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STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

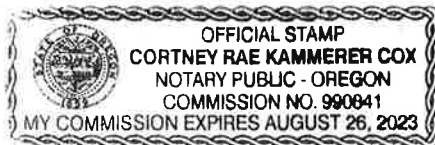
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the 15 day of July, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 15 of, July 2022


Signature

SUBSCRIBED AND SWORN to before me this 15th day of July, 2022




Notary Public for Oregon

My commission expires: August 26, 2023

RE: BASALT CREEK INDUSTRIAL CODE PROJECT INVITE

Exhibit A.

WOODBURN INDUSTRIAL CAPITAL GROUP
LLC
PO BOX 1060
WOODBURN,OR

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR
97123

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR
97123

VANAUSTEN PATRICIA MARIE &
VANAUSTEN CARL VICTOR
16100 SW HIGHPOINT DR
SHERWOOD,OR

TYLER MARVIN L & TYLER MONIQUE J &
BUTLER AUDREY B REV TRUST
PO BOX 242
TUALATIN,OR

THOMPSON LEE H & MARION B
FOUNDATION
24130 SW GRAHAM'S FERRY RD
SHERWOOD,OR

SUMMERS STEVEN J
PO BOX 1562
WILSONVILLE,OR
97070

OAKES LARRY M
11220 SW TONQUIN RD
SHERWOOD,OR
97140

MCGUIRE BROS LLC
947 SE MARKET ST
PORTLAND,OR
97214

LEITGEB SHERMAN W & LEITGEB LARK L
23200 SW GRAHAMS FERRY RD
SHERWOOD,OR
97140

WOODBURN INDUSTRIAL CAPITAL GROUP
LLC
PO BOX 1060
WOODBURN,OR

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR
97123

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR
97123

UNITED STATES OF AMERICA
1002 NE HOLLADAY ST
PORTLAND,OR
97232

THOMPSON LEE H & MARION B
FOUNDATION
24130 SW GRAHAM'S FERRY RD
SHERWOOD,OR

TAYLOR JEAN D SURVIVOR'S TRUST
PO BOX 676
WILSONVILLE,OR
97070

SHERWOOD GRAHAMS FERRY INVESTORS
LLC
22400 SALAMO RD STE #106
WEST LINN,OR

MCLEOD ESTELLA L
13400 NW FIRCREST RD
CARLTON,OR
97111

LITERA JIRI
23740 SW GRAHAM'S FERRY RD
SHERWOOD,OR
97140

LEGGETT ALBERT SCOT
11150 SW TONQUIN LOOP
SHERWOOD,OR
97140

WOODBURN INDUSTRIAL CAPITAL GROUP
LLC
PO BOX 1060
WOODBURN,OR

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO,OR
97123

WALDO RONALD M TRUST
10965 SW TONQUIN LOOP
SHERWOOD,OR
97140

UNITED STATES OF AMERICA
1002 NE HOLLADAY ST
PORTLAND,OR
97232

THOMPSON LEE H & MARION B
FOUNDATION
24130 SW GRAHAM'S FERRY RD
SHERWOOD,OR

TAYLOR JEAN D SURVIVOR'S TRUST
PO BOX 676
WILSONVILLE,OR
97070

PARR STEVEN M & PARR KATHRYN E
10650 SW TONQUIN LOOP
SHERWOOD,OR
97140

MCLEOD ESTELLA L
13400 NW FIRCREST RD
CARLTON,OR
97111

LITERA JIRI
9287 SW SWEET DR
TUALATIN,OR
97062

KCV PROPERTIES LLC
4825 SW EVANS ST
PORTLAND,OR
97219

ICE JAMES NEAL & ICE CHRISTINE MARIE
11348 SW TONQUIN LOOP
SHERWOOD,OR
97140

HOUSTON HOWARD W JR FAMILY TRUST
6214 LAKE WASHINGTON BLVD N3
KIRKLAND,WA
98033

FELLERS RICHARD R & FELLERS MICHELLE E
15065 S KIRK RD
OREGON CITY,OR
97045

CHILDS THOMAS L & CHILDS HANNAH J &
POWELL SCOTT D ET AL
23470 SW GRAHAMS FERRY RD
SHERWOOD,OR

BEWLEY ROY W JR & BEWLEY KELLEY J
11290 SW TONQUIN LOOP
SHERWOOD,OR
97140

ANDERSON STEPHEN & BORGNUY FAM
TRUST
8590 SW MIAMI ST
WILSONVILLE,OR

ANDERSON STEPHEN & ANDERSON
BORGNUY
8590 SW MIAMI ST
WILSONVILLE,OR

ICE JAMES NEAL
11348 SW TONQUIN LOOP
SHERWOOD,OR
97140

GERTTULA DEBRA KAY & GERTTULA
SUZANNE & GREENWAIT JUDY ET AL
770 AVENUE S
SEASIDE,OR

DUMONT LLC
20915 SW 105TH AVE
TUALATIN,OR
97062

CATALDO MICHAEL C & FAIRCHILD-
CATALDO JOANNE M
11080 SW TONQUIN LOOP
SHERWOOD,OR

BASALT INDUSTRIAL LLC
13170 SW WALL ST
PORTLAND,OR
97223

ANDERSON STEPHEN FRANK & ANDERSON
BORGNUY ANN
8590 SW MIAMI ST
WILSONVILLE,OR

ICE JAMES NEAL
11348 SW TONQUIN LOOP
SHERWOOD,OR
97140

FOX LOIS C REV TRUST
23550 SW GRAHAMS FERRY RD
SHERWOOD,OR
97140

DAANE MARGARET L
10970 SW TONQUIN LOOP
SHERWOOD,OR
97140

BOWEN EDWARD A
640 SEA SPRAY PL
BULLHEAD CITY,AZ
86442

ANDERSON STEPHEN & ANDERSON
BORGNUY
8590 SW MIAMI ST
WILSONVILLE,OR

ANDERSON STEPHEN & BORGNUY FAM
TRUST
8590 SW MIAMI ST
WILSONVILLE,OR



PLEASE JOIN US for an open house discussion

Wednesday, July 27, 2022
5:30 –7 pm

ZOOM TELECONFERENCE:

<https://tinyurl.com/3r3cbrrz>

Meeting ID: 818 9026 2604

Passcode: 750407

Or by phone: (253) 215-8782

You received this mailing because you own property with a Manufacturing Park (MP) designation that is being considered for a zoning amendment under this project.

BASALT CREEK INDUSTRIAL CODE PROJECT

Presently, the Manufacturing Park (MP) district encourages the development of large-scale specialized manufacturers and research campuses. However market trends have shown a decline in this type of development.

As a result, this project aims to create greater flexibility for landowners to develop their industrially designated property in the Basalt Creek area based on employment and market trends.



PLEASE JOIN US for an open house discussion

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For more information:

This open house will be recorded and will be posted to the project web page for viewing a week after the meeting.

Please visit:

<https://www.tualatinoregon.gov/planning/basalt-creek-industrial-code-project>

Questions and comments may be submitted to:

Erin Engman, Senior Planner
503.691.3024
eengman@tualatin.gov

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Erin Engman, Senior Planner
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eengman@tualatin.gov

From: [Erin Engman](#)
To: [Erin Engman](#); [Steve Koper](#)
Cc: [Chris Green](#); [Brad Kilby](#); [Jonathan Taylor](#); [Don Hudson](#)
Bcc: [mdearmey@phelandevco.com](#); [pskei@spechtprop.com](#); [SamB@PacTrust.com](#); [KOlsen@trammellcrow.com](#); [stu@macadamforbes.com](#); [skipstanaway@gmail.com](#); [Anneleah@tualatinchamber.com](#); [jsouthgate@westsidealliance.org](#); [colin.sears@oregon.gov](#); [nick.triska@greaterportlandinc.com](#); [rybold@ci.wilsonville.or.us](#); [bateschell@ci.wilsonville.or.us](#); [pauly@ci.wilsonville.or.us](#); [palmere@sherwoodoregon.gov](#); [Theresa_Cherniak@co.washington.or.us](#); [erin_wardell@co.washington.or.us](#); [elissa.gertler@oregonmetro.gov](#); [laura.kelly@dlcd.oregon.gov](#)
Subject: Virtual Open House: Basalt Creek Industrial Code Project, July 27 5:30-7pm
Date: Friday, July 15, 2022 1:41:03 PM
Attachments: [image002.png](#)



VIRTUAL OPEN HOUSE INVITATION

Wednesday, July 27 5:30-7 pm

I wanted to extend an invitation to a virtual open house to discuss the City of Tualatin's Basalt Creek Industrial Code Project.

As a valued stakeholder your attendance, comments, and questions would be greatly valued. I hope to see you there!

Join by Zoom Meeting:

[https://us02web.zoom.us/j/81890262604?
pwd=WDc5aW8zL1Bzd01FRjVhOEEdtZmMzd09](https://us02web.zoom.us/j/81890262604?pwd=WDc5aW8zL1Bzd01FRjVhOEEdtZmMzd09)

Meeting ID: 818 9026 2604

Passcode: 750407

Or by phone: (253) 215-8782

PROJECT HIGHLIGHTS:

Presently, the Manufacturing Park (MP) district encourages the development of large-scale specialized manufacturers and research campuses. However the market has shown a decline in this type of development.

As a result, this project aims to create greater flexibility for landowners to develop their industrially designated property in the Basalt Creek area based on employment and market trends.

This project includes the following tasks:

- Code audit to review the existing MP zoning against current economic data, land development trends, and recommendations from the City's adopted Basalt Creek Concept

Plan, Economic Opportunities Analysis, and Southwest and Basalt Creek Development Area plan;

- Public engagement opportunities that will afford members of the Council, Planning Commission, public, and stakeholder groups an opportunity to provide feedback on recommended changes; and
- Amended zoning code for City Council consideration and adoption.

Additional project information may be found on our website:

<https://www.tualatinoregon.gov/planning/basalt-creek-industrial-code-project>

Please reach out to me if you would like to provide comments or ask questions. Enjoy your weekend!

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov