



CITY OF TUALATIN
 18880 SW Martinazzi Ave
 Tualatin, OR 97062-7092
 Phone: (503) 692-2000
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:
 SUBDIVISION/PARTITION/
 PROPERTY LINE ADJUSTMENT**

Application for: Subdivision Partition Property Line Adjustment

Project Address: 11045 NW Tualatin - Sherwood Rd. Planning District: MG

Project Tax Map Number: 2S 4 22 DC Tax Lot Number(s): #600, 700 & 800

Property Owner(s): Myslony Development LLC

Property Owner's Address: 10250 SW NORTH DAKOTA ST. / Tigard, Oregon 97223

Owner's Phone Number: (503) 320-4575 Fax Number: (503) 684-4634

Owner's Email Address: plpasquzzi@gmail.com

Owner's Signature: [Signature] Date: Oct. 8, 2019

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Phelan Development

Applicant's Address: 450 Newport Center Drive, Suite 405, Newport Beach CA 92660

Applicant's Phone Number: 949-720-8050 Fax Number: 949-720-8090

Applicant's Email Address: Tchavez@phelandevco.com

Applicant's Signature: [Signature] Date: 10/7/19

Consultant's Name: Beth Zauner

Consultant's Company: AAI Engineering

Consultant's Address: 4075 SW Griffith Dr. #300 Beaverton, OR 97005

Consultant's Phone Number: 503-670-3030 Fax Number: 503-670-5539

Consultant's Email Address: bethz@aaiaeng.com

Direct Communication to: Owner Applicant Consultant

Existing Use: vacant land. Proposed Use: Industrial Park.

Total Acreage: 16.46 acres. No. of Lots/Parcels: _____

Average Lot/Parcel Width: _____ Average Lot/Parcel Area: _____

Subdivision Name (if applicable): na

Receipt Number: _____ Fee: \$ _____ Job Number: _____

By: _____ Date: _____



CITY OF TUALATIN
Community Development Department-Planning Division
Land Use Application—Type III

PROPOSAL NAME Tualatin Industrial Park

PROPOSAL SUMMARY (Brief description)
New construction of two industrial buildings w/assoc. parking, loading, utilities & landscape.

PROPERTY INFORMATION

Location (address if available): 11045 SW Tualatin - Sherwood Rd.
 Tax Map & Lot #(s): 25 4 22 DC Planning District: ME
 Total site size: 16.46 acres. Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Phelan Development
 Mailing Address: 450 Newport Center Drive, Suite 405
 City/State: Newport Beach, CA Zip: 92660
 Phone: 949-720-8050 Email: Tchavez@phelandevco.com
 Applicant's Signature: [Signature] Date: 10/7/19

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

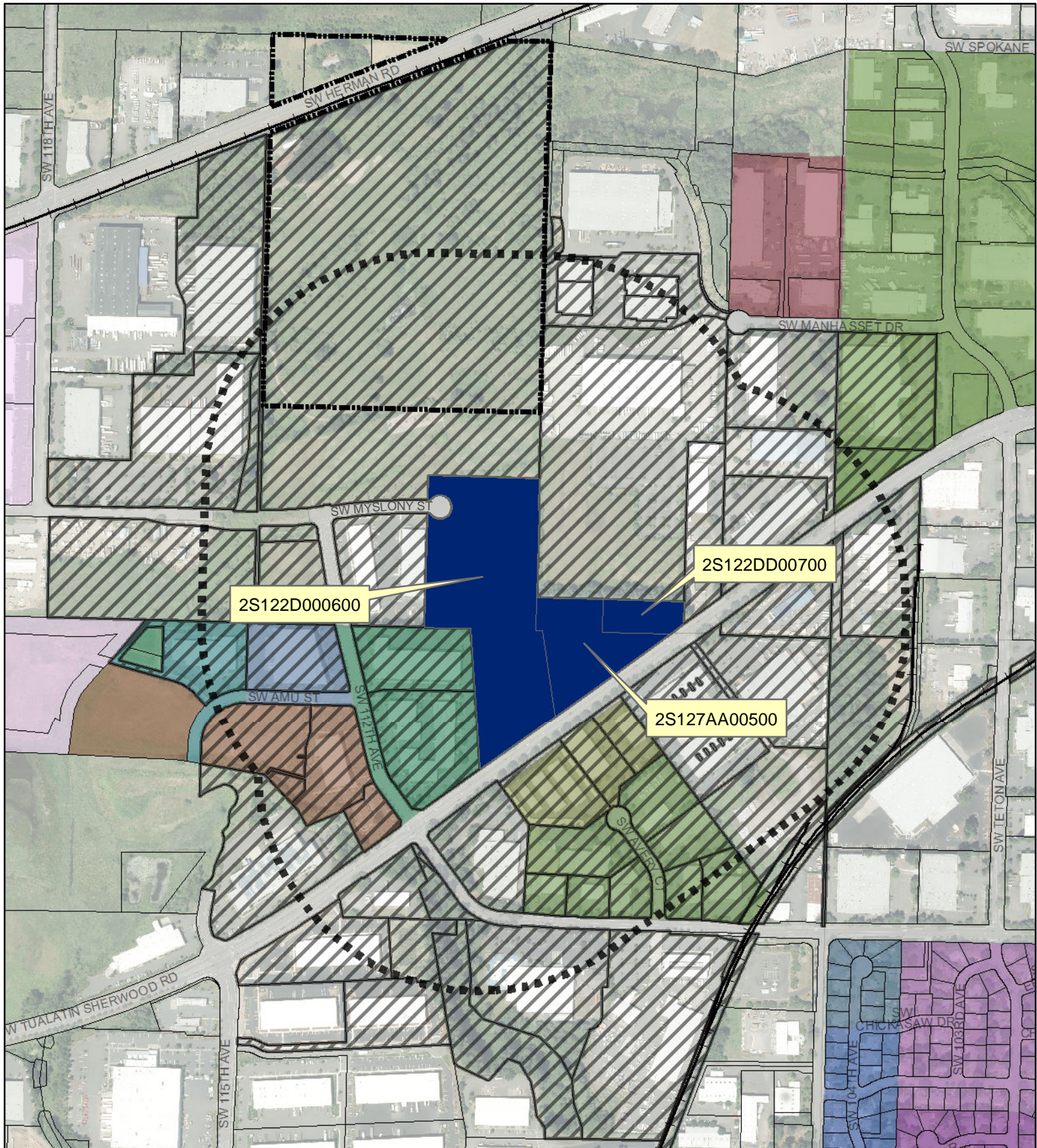
Name: Myslon Development LLC.
 Mailing Address: 10250 SW North Dakota St. /
 City/State: Tigard, Oregon Zip: 97223
 Phone: (503) 320-4575 Email: plpascuzzi@gmail.com
 Property Owner Signature: [Signature] Date: Oct. 8, 2019

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (ARB) Sign Variance (SVAR)
- Industrial Master Plan (IMP) Transitional Use Permit (TRP)
- Variance (VAR) Reinstatement of Use

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____



1000' Buffer

Selected Taxlots



NOTICE OF NEIGHBOR/DEVELOPER MEETING

08/21/2019

**Pascuzzi Industrial
10775 SW Tualatin-Sherwood Rd
Tualatin, OR, 97062**

RE: Pascuzzi Industrial Development Neighborhood/Developer Meeting

Dear Property Owner:

You are cordially invited to attend a meeting on September 12, 2019 at 6:00 PM at the Tualatin Public Library. This meeting shall be held to discuss a proposed project located at 10775 SW Tualatin-Sherwood Rd. The proposal is to construct two new buildings for industrial use, along with associated landscape and hardscape.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

Andisheh Afghan
AAI Engineering, Inc.
(503)-620-3030; AndishehA@AAIeng.com

CC: LSanford@tualatin.gov; Tualatin Community Development Department

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, ANDISHEH AFGHAN being first duly sworn, depose and say:

That on the 22ND day of AUGUST, 2019, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting 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 shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



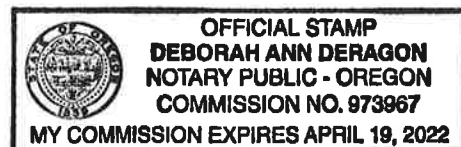
Signature

SUBSCRIBED AND SWORN to before me this 26th day of September, 2019.



Notary Public for Oregon
My commission expires:

RE: PASCUZZI INDUSTRIAL



CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>____ SW _____</p> <p>503-__-__</p>
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In addition to the requirements of TDC 31.064(2), the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at:
<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

As the applicant for the PASCUZZI INDUSTRIAL project, I hereby certify that on this day, 09/22/2019 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: ANDISHEH AFGHAN

(Please Print)

Applicant's Signature: 

Date: 09/22/2019

Tualatin Industrial Park
10775 SW Tualatin-Sherwood Road
Tualatin, OR 97062

NEIGHBORHOOD MEETING MINUTES

The first (and only) attendees arrive at approximately 6:20 pm. However, the two people (Dayne and Tiffney) were not concerned about our project, rather the fact that they lived off of Tualatin-Sherwood Road and understood that future improves might impact their property. Their property is located approximately 5 miles from the project site, so we could not be particularly helpful.

We did take the opportunity to present our project, however the attendees had no comments or questions.


Beth Zauner

112th Avenue/Myslony Street

Pre-Application Meeting 8-14-19 Summary

Thank you for discussing the proposed development at 11045, 10835, 10775 SW Tualatin-Sherwood Road. Below, please find a summary of some of the points we were able to discuss. If there is anything else you would like to document from our meeting, please respond with your notes as well. Thank you.

Development Standards

The site is within the General Manufacturing (MG) zone, the standards for which are located in Tualatin Development Code (TDC) [Chapter 61](#). In addition to zone-specific standards, new development also needs to meet the standards and criteria of TDC Chapters 73A through 73D, Site Development, Landscaping, Parking, and Waste and Recyclables Management.

Required Land Use Reviews

Property line adjustment or lot consolidation (Type I staff decision):

- Application packet:
https://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/page/5159/development_-_app_sub_par_pla_w_sign_and_mailing_labels.pdf

Architectural Review

Industrial development over 150,000 SF – Type III Architectural Review Board decision

- Application packet:
<https://www.tualatinoregon.gov/planning/architectural-review-ar-application>
- Architectural rendering of buildings along Tualatin-Sherwood is appreciated for the Architectural Review Board meeting
- Architectural Review application may be submitted while PLA plat is being reviewed by the County; however plat must be recorded prior to issuance of AR approval.

Criteria to address:

- Tualatin Municipal Code:
 - [03-02: Sewer Regulations](#)
 - [03-03: Water Service](#)
 - [03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building & Sewers](#)
- Tualatin Development Code:
 - [33:110 Tree Removal Permit/Review](#)
 - [61: General Manufacturing Zone](#)
 - [71: Wetland Protection District](#)
 - [73A, 73B, 73C, and 73D: Design Standards](#)
 - [74: Public Improvements](#)
 - [75: Access](#)

Neighborhood/Developer Meeting:

A packet with detailed information about this meeting is online here:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/4823/ndm_packet_20171109.pdf

- My colleague, Lynette Sanford (lsanford@tualatin.gov or 503-691-3026) can produce the address list for your notice letters for a \$32 fee.
- Popular locations for these meetings include the library (503-691-3071) or Juanita Pohl Center (503-691-9786)
- Neighborhood/Developer meetings may be held up to six months prior to submittal.

Transportation and Site Access

Scope a traffic impact analysis with Mike McCarthy, 503-691-3674.

- Tualatin-Sherwood Road is under Washington County's jurisdiction. Contact Naomi Vogel at 503-846-7636 to discuss potential for right in/right out.

Public Utilities

Water will require a flow test by contacting Terrance Leahy, Water Division Manager, 503-691-3095. The hydraulic modeling application is located in the AR application with instructions that require a fee for each new building over 48,300 SF or of known use will be over 870 gallons per acre per day of water.

Your team will need to confirm stormwater capacity of the public system if connecting to the lines in the streets or outfall into the wetlands. Separate treatment and detention is generally required per lot with some exceptions allowed for shared parking areas if using filter cartridges. For the portion that includes the WPD fringe, Tualatin does not require detention, however CWS hydromodification may result with the need for detention.

You must route sanitary sewer lines per lot to public systems with the potential of a limited crossing of private property. A 16" public water loop will be required to connect stubs located in Myslony to the eastern property line stub to the Tualatin-Sherwood Road line within new 15-foot wide public easements. Please share a plan view exhibit to initiate discussion.

Fire Suppression:

- TVF&R: Tom Mooney, Deputy Fire Marshal: tmooney@tvfr.com, 503-259-1419

Building Fees

- Contact, Lauren Gonzalez (lgonzalez@tualatin.gov, 503-691-3048) to generate a fee estimate.

Additional Information:

- Ice Age Tonquin Trail - Work with Rich Mueller (rmueller@tualatin.gov, 503-691-3064) to determine easement alignment along the north end of the property.
- You may reference recently submitted applications for land use examples: <https://www.tualatinoregon.gov/projects>