



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

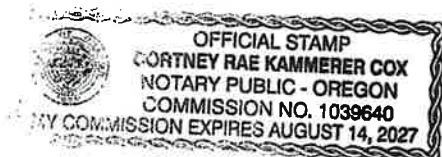
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the August day of 25, 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 August 25 of, 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this 25th of August, 2025



Cortney Rae Kammerer Cox
Notary Public for Oregon

My commission expires: August 14, 2027

RE: IMP24-0001 Notice of Decision, INT25-0001 Notice of Application

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122AD00600	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S122AD00700	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S122AD00800	WILLY LUMP LUMP LLC	4500 SW ADVANCE RD	WILSONVILLE	OR	97070
2S122DA00200	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S122DA00300	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S1220000500	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S122D000501	WALGRAEVE GARY & WALGRAEVE RICKY	11345 SW HERMAN RD	TUALATIN	OR	97062
2S122D001150	WALGRAEVE GARY & WALGRAEVE RICKY	11345 SW HERMAN RD	TUALATIN	OR	97062
2S122D001151	WALGRAEVE GARY & WALGRAEVE RICKY	11345 SW HERMAN RD	TUALATIN	OR	97062
2S1220000600	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S1220000700	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S1220000800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S122AD00200	TUALATIN CITY OF	PO BOX 723597	ATLANTA	GA	31139
2S123B000602	TUALATIN TETON LLC	621 SW ALDER ST STE 800	PORTLAND	OR	97205
2S122AD01200	TERESA HOLDINGS LLC & LAURENCE HOLDINGS LLC ET AL	10120 SW NORTH DAKOTA	TIGARD	OR	97223
2S1220000300	PHIGHT LLC	ONE BOWERMAN DR	BEAVERTON	OR	97005
2S122DA00900	PACIFIC METAL COMPANY	10700 SW MANHASSET DR	TUALATIN	OR	97062
2S122DA00100	METRO	600 NE GRAND AVE	PORTLAND	OR	97232
2S122AD01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123BC01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S122DA01100	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01200	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01300	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01400	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01500	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01900	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122AA00700	LUMBER FAMILY CO LLC	PO BOX 1427	TUALATIN	OR	97062
2S122AA00500	LAM RESEARCH CORPORATION	2025 GATEWAY PL #228	SAN JOSE	CA	95110
2S122AA00600	LAM RESEARCH CORPORATION	ATTN TAX DEPT, BLDG CA-10	FREMONT	CA	94538
2S122AA00800	LAM RESEARCH CORPORATION	2025 GATEWAY PL #228	SAN JOSE	CA	95110
2S122AB00100	LAM RESEARCH CORPORATION	2025 GATEWAY PL #228	SAN JOSE	CA	95110
2S123BC01100	JUBITZ CORPORATION	33 NE MIDDLEFIELD RD	PORTLAND	OR	97211
2S123CB01700	GNT LEASING LLC	PO BOX 2687	TUALATIN	OR	97062
2S122AD01100	GARSKE TRAVIS W	PO BOX 729	COLBERT	WA	99005
2S1220000400	FUJIMI CORPORATION	11200 SW LEVETON DR	TUALATIN	OR	97062
2S122AD00900	FRANKLINIA LLC	6107 SW MURRAY BLVD #175	BEAVERTON	OR	97008
2S122DA00600	EVE LAND INVESTMENTS LLC	PO BOX 2893	TUALATIN	OR	97062
2S122AD00100	EGC TUALATIN LLC & OSWALD BO & OSWALD KRISTA	6040 SW MERIDIAN WAY	TUALATIN	OR	97062
2S123B000600	CHAMBERLAIN HUSSA PROPERTIES	18755 SW TETON AVE	TUALATIN	OR	97062
2S122AD00400	CALMAX TECHNOLOGY INC	3491 LAFAYETTE ST	SANTA CLARA	CA	95054
2S122AA00400	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S122AD01300	ABBOTT TUALATIN LLC	3030 BRIDGEWAY	SAUSALITO	CA	94965
		PO BOX 73399	PUYALLUP	WA	98373



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

Exhibit B.

NOTICE IS HEREBY GIVEN that a public hearing before the City Council will be held:

Monday, September 22, 2025 at 7 pm
Tualatin City Services Building
10699 SW Herman Road

To view the application materials visit:
www.tualatinoregon.gov/projects

Request for Review of INT25-0001 – “Honey Bucket Interpretation”

TO PROVIDE COMMENTS:

Email: mnelson@tualatin.gov

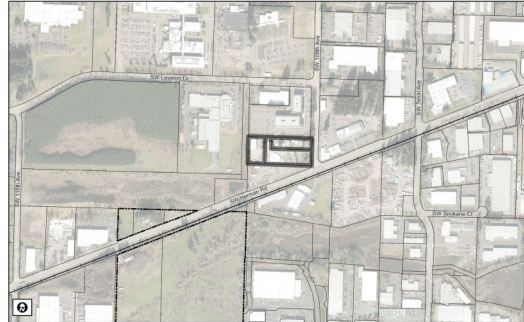
Mail: Planning Division
Attn: Madeleine Nelson
10699 SW Herman Road
Tualatin, OR 97062

To attend the hearing, there are two options:

- **Attend in person at the Tualatin City Services Building.**
- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings

A Request for Review of the July 11, 2025 “Honey Bucket Interpretation” decision issued by the City to identify if the proposed uses of “a portable restroom and industrial equipment rental business” are permitted uses within the Light Manufacturing (ML) Zone. The review request was submitted by Northwest Cascade, Inc. DBA Honey Bucket (c/o Greg Potts); cc: Merissa Moeller (Stoel Rives LLP).

- **Site Address:** 18805 SW 108th Avenue (Tax Lots: 2S122AD 600, 700 and 800).



- **Criteria:** Tualatin Development Code (TDC) Chapters 31, 32, 39, 60 and 63.
- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable



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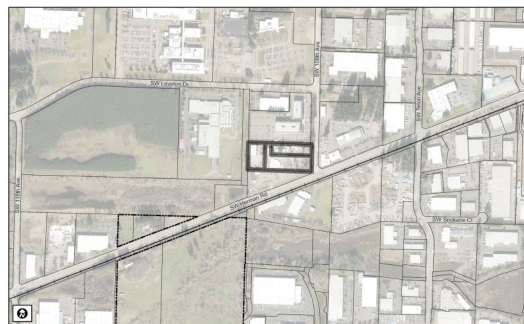
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- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, exhibits, and findings will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Madeleine Nelson, Associate Planner: mnelson@tualatin.gov

«OWNER1»
«OWNERADDR»
«OWNERCITY», «OWNERSTATE»
«OWNERZIP»

10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



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10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



Notice of Hearing: INT25-0001 Decision

From Madeleine Nelson <mnelson@tualatin.gov>

Date Mon 8/25/2025 1:42 PM

To Riverparkcio@gmail.com <riverparkcio@gmail.com>; jasuw7@gmail.com <jasuw7@gmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; cynmartz12@gmail.com <cynmartz12@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug_ulmer@comcast.net <doug_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; dana476@gmail.com <dana476@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; jdrs80@gmail.com <jdrs80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; solson.1827@gmail.com <solson.1827@gmail.com>

Cc Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>

1 attachment (501 KB)

INT25-0001 Notice.pdf;



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., **Monday, September 22, 2025**, held at the Tualatin City Services Building (10699 SW Herman Road).

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You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/int25-0001-request-review-interpretation-decision>

Comments due for staff report: **September 8, 2025**. Comments made after that date but prior to the close of the written record will be included in the written record but may not be included in the staff report to

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Criteria: Tualatin Development Code (TDC) Chapters 31, 32, 39, 60 and 63.

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Notice of Hearing: INT25-0001 Decision

From Madeleine Nelson <mnelson@tualatin.gov>

Date Mon 8/25/2025 1:40 PM

To gregpotts@nwcascade.com <gregpotts@nwcascade.com>; merissa.moeller@stoel.com <merissa.moeller@stoel.com>

Cc Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>

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INT25-0001 Notice.pdf;



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Notice of Hearing: INT25-001 Decision

From Madeleine Nelson <mnelson@tualatin.gov>

Date Mon 8/25/2025 1:41 PM

To Sherilyn Lombos <slombos@tualatin.gov>; Don Hudson <dHUDSON@tualatin.gov>; Kevin McConnell <KMcConnell@tualatin.gov>; Heather Heidel <hheidel@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Sidaro Sin <ssin@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Terrance Leahy <tLeahy@tualatin.gov>; Ernie Castro <ECASTRO@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>

Cc 'schuylertw@tigard-or.gov' <schuylertw@tigard-or.gov>; planning@sherwoodoregon.gov <planning@sherwoodoregon.gov>; Dyami_Valentine@washingtoncountyor.gov <dyami_valentine@washingtoncountyor.gov>; theresa_cherniak@co.washington.or.us <theresa_cherniak@co.washington.or.us>; deqinfo@deq.state.or.us <deqinfo@deq.state.or.us>; 'landusenotifications@oregonmetro.gov' <landusenotifications@oregonmetro.gov>; 'ODOT_R1_DevRev@odot.oregon.gov' <odot_r1_devrev@odot.oregon.gov>; baldwinb@trimet.org <baldwinb@trimet.org>; LUComments@cleanwaterservices.org <lucomments@cleanwaterservices.org>; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; KHerrod@republicservices.com <kherrod@republicservices.com>; Alexander Pulaski <apulaski@ttsd.k12.or.us>; lburton@ttsd.k12.or.us <lburton@ttsd.k12.or.us>; gbennett@sherwood.k12.or.us <gbennett@sherwood.k12.or.us>; info@theintertwine.org <info@theintertwine.org>; Anneleah@tualatinchamber.com <anneleah@tualatinchamber.com>; OR.METRO.ENGINEERING@ZIPLY.COM <or.metro.engineering@ziply.com>; tod.shattuck@pgn.com <tod.shattuck@pgn.com>; brandon.fleming@pgn.com <brandon.fleming@pgn.com>; kenneth.spencer@pgn.com <kenneth.spencer@pgn.com>

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