CITY OF
TUALATIN
Planning Division

Applicant's Consultant:
AKS Engineering & Forestry, LLC
Chris Goodell, AICP, LEED AP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
chrisg@aks-eng.com (503)563-6151

Land Use Application

Project Information	
Project Title:	Praxair Site Improvements
Brief Description:	Expansion of gravel vehicular circulation area in southeast corner of the existing Praxair industrial site.

Property Information	
Address:	10450 SW Tualatin Sherwood Road
Assessor's Map Number and Tax Lots:	2S123CC Tax Lot 1500

Applicant/Primary Contact			
Name:	Trent Suko	Company Name:	Praxair Distribution, Inc.
Address:	10450 SW Tualatin Sherwood Road		
City:	Tualatin	State: OR	ZIP: 97062
Phone:	Contact Applicant's Consultant	Email:	Contact Applicant's Consultant

Property Owner			
Name:	Praxair Distribution, Inc., Attn: Corporate Real Estate		
Address:	10 Riverview Drive		
City:	Danbury	State: CT	ZIP: 06810
Phone:	Contact Applicant's Consultant	Email:	Contact Applicant's Consultant
Property Owner's Signature: BCM (Brian Morgan (Mar 30, 2021 09:16 EDT)) By: Brian C. Morgan, Director, Corporate Real Estate		Date:	3/30/2021

(Note: Letter of authorization is required if not signed by owner)

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:	Date:
Trent M. Suko	29 March 2021

Land Use Application Type:

- ☐ Annexation (ANN)
- ☑ Architectural Review (AR)
- ☐ Architectural Review—Single Family (ARSF)
- ☐ Architectural Review—ADU (ARADU)
- ☐ Conditional Use (CUP)
- ☐ Historic Landmark (HIST)
- ☐ Industrial Master Plan (IMP)
- ☐ Plan Map Amendment (PMA)
- ☐ Plan Text Amendment (PTA)
- ☐ Tree Removal/Review (TCP)
- ☐ Minor Architectural Review (MAR)
- ☐ Minor Variance (MVAR)
- ☐ Sign Variance (SVAR)
- ☐ Variance (VAR)

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

SPECIAL POWER OF ATTORNEY

The undersigned, Praxair Distribution, Inc., a Delaware corporation (the "Corporation") organized and existing under the laws of the State of Delaware, USA, with offices at 10 Riverview Drive, Danbury, Connecticut, USA 06810 does hereby grant to BRIAN C. MORGAN, as Director, Corporate Real Estate of Praxair, Inc., full and sufficient Power of Attorney, to complete, execute, file and provide all contracts, agreements, documents and all other necessary certifications or verifications, affidavits and/or forms necessary with respect to any real estate transactions of the Corporation or any of its subsidiaries in all 50 States in the United States on behalf of the Corporation, subject to the limits on Brian Morgan's authority imposed by internal policies of Praxair, Inc. and its subsidiaries as to the nature and amount of transactions that may require Brian C. Morgan to obtain additional authority from other officers of Praxair, Inc.

Given and signed on this 27th day of February, 2018.

PRAXAIR DISTRIBUTION, INC.

By: Anthony M. Pepper
Secretary

Subscribed and sworn to before me
this 27th day of February, 2018.

Paula J. Cleary
Notary Public
Commission Expires Sept. 30, 2020

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY
10450 SW Tualatin Sherwood Rd
R2180005
2S123CC01500
Washington

OWNER
Praxair Distribution Inc

DATE PREPARED
02/23/2021

PREPARED BY
samaya@firstam.com

First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 2/23/2021

OWNERSHIP INFORMATION

Owner: Praxair Distribution Inc
CoOwner:
Site: 10450 SW Tualatin Sherwood Rd Tualatin OR 97062
Mail: 10 Riverview Dr Danbury CT 06810

Parcel #: R2180005
Ref Parcel #: 2S123CC01500
TRS: 02S / 01W / 23 / SW
County: Washington

PROPERTY DESCRIPTION

Map Grid: 685-D4
Census Tract: 032003 Block: 1014
Neightborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 23J Tigard-Tualatin
Impr Type: ME - Machinery & Equipment
Subdiv/Plat:
Land Use: 3010 - Industrial Improved
Std Land Use: CMSC - Commercial Miscellaneous
Zoning: Tualatin-MG - Gereral Manufacturing
Lat/Lon: 45.37605163 / -122.78421465
Watershed: Fanno Creek-Tualatin River
Legal: NO LEGAL

ASSESSMENT AND TAXATION

Market Land: $0.00
Market Impr: $106,910.00
Market Special: $0.00
Market Total: $106,910.00 (2020)
% Improved: 100.00%
Assessed Total: $106,910.00 (2020)
Levy Code: 23.76
Tax: $1,813.68 (2020)
Millage Rate: 17.4301
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:		Total SqFt:	Year Built:
Baths, Total:		First Floor:	Eff Year Built:
Baths, Full:		Second Floor:	Lot Size Ac: 4.43 Acres
Baths, Half:		Basement Fin:	Lot Size SF: 192,971 SqFt
Total Units:		Basement Unfin:	Lot Width:
# Stories:		Basement Total:	Lot Depth:
# Fireplaces:		Attic Fin:	Roof Material:
Cooling:		Attic Unfin:	Roof Shape:
Heating:		Attic Total:	Ext Walls:
Building Style:	A7B - Equipment Building	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PRAXAIR DISTRIBUTION INC				N		

First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 2/23/2021

OWNERSHIP INFORMATION

Owner: Praxair Distribution Inc Attn: Tax Dept
CoOwner:
Site: OR
Mail: 10 Riverview Dr Danbury CT 06810

Parcel #: P2153306
Ref Parcel #: 2S123CC-01500
TRS: 02S / 01W / 23
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: Block:
Neightborhood:
School Dist:
Impr Type:
Subdiv/Plat:
Land Use:
Std Land Use:
Zoning:
Lat/Lon: 0 / 0
Watershed:
Legal:

ASSESSMENT AND TAXATION

Market Land: $0.00
Market Impr: $0.00
Market Special: $0.00
Market Total: $0.00 (2020)
% Improved: 0.00%
Assessed Total: $0.00 (0)
Levy Code: 23.76
Tax: $0.00 (2020)
Millage Rate: 17.4301
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac:
Baths, Half:	Basement Fin:	Lot Size SF:
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PRAXAIR DISTRIBUTION INC				PPS		

First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 2/23/2021

OWNERSHIP INFORMATION

Owner: Air Liquide Electronics Us Lp
CoOwner:
Site: OR
Mail: PO Box 460149 Houston TX 77056

Parcel #: P2205054
Ref Parcel #: 2S123CC-01500
TRS: 02S / 01W / 23
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: Block:
Neightborhood:
School Dist:
Impr Type:
Subdiv/Plat:
Land Use:
Std Land Use:
Zoning:
Lat/Lon: 0 / 0
Watershed:
Legal:

ASSESSMENT AND TAXATION

Market Land: $0.00
Market Impr: $0.00
Market Special: $0.00
Market Total: $0.00 (2020)
% Improved: 0.00%
Assessed Total: $0.00 (0)
Levy Code: 23.76
Tax: $0.00 (2020)
Millage Rate: 17.4301
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac:
Baths, Half:	Basement Fin:	Lot Size SF:
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 2/23/2021

OWNERSHIP INFORMATION

Owner: Praxair Distribution Inc
CoOwner:
Site: 10450 SW Tualatin Sherwood Rd Tualatin OR 97062
Mail: 10 Riverview Dr Danbury CT 06810

Parcel #: R532070
Ref Parcel #: 2S123CC01500
TRS: 02S / 01W / 23 / SW
County: Washington

PROPERTY DESCRIPTION

Map Grid: 685-D4
Census Tract: 032003 Block: 1014
Neightborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 23J Tigard-Tualatin
Impr Type: I2 - Special Use
Subdiv/Plat:
Land Use: 2310 - Commercial In Industrial Zone Improved
Std Land Use: CMSC - Commercial Miscellaneous
Zoning: Tualatin-MG - Gereral Manufacturing
Lat/Lon: 45.37605163 / -122.78421465
Watershed: Fanno Creek-Tualatin River
Legal: ACRES 4.43

ASSESSMENT AND TAXATION

Market Land: $1,500,910.00
Market Impr: $2,184,370.00
Market Special: $0.00
Market Total: $3,685,280.00 (2020)
% Improved: 59.00%
Assessed Total: $2,975,580.00 (2020)
Levy Code: 23.76
Tax: $51,049.75 (2020)
Millage Rate: 17.4301
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:
Baths, Total:
Baths, Full:
Baths, Half:
Total Units:
Stories:
Fireplaces:
Cooling:
Heating:
Building Style:

Total SqFt: 16,500 SqFt
First Floor:
Second Floor: 16,500 SqFt
Basement Fin:
Basement Unfin:
Basement Total:
Attic Fin:
Attic Unfin:
Attic Total:
Garage:

Year Built:
Eff Year Built:
Lot Size Ac: 4.43 Acres
Lot Size SF: 192,971 SqFt
Lot Width:
Lot Depth:
Roof Material:
Roof Shape:
Ext Walls: Wood
Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PRAXAIR DISTRIBUTION INC	12/31/2015	2016000182	$2,500,000.00	DW		
	12/01/1981		$600,000.00	Deed		Conv/Unk

First American Title™

First American Title™

Washington County, Oregon **2016-000182**
D-DW
Stn=30 A DUYCK **01/04/2016 12:51:01 PM**
$15.00 $11.00 $5.00 $2,500.00 $20.00 **$2,551.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

After recording return to:
Stewart Title
1980 Post Oak Blvd. St. 610
Houston, TX 77056
Attn. Mia Garza

Until requested otherwise, send all tax statements to:

Space Above Reserved for
Recorder's Use

Praxair Distribution, Inc.
Tax Department
39 Old Ridgebury Road
Danbury, CT 06810

STEWART TITLE 01049-20834

SPECIAL WARRANTY DEED

Air Liquide America Specialty Gases LLC, a Delaware Limited Liability Company, conveys and specially warrants to Praxair Distribution, Inc., Grantee, the following described real:

See Exhibit "A"

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The property is free of all encumbrances created or suffered by the Grantor except for those matters of record and observations, encroachments and other matters as revealed in the survey of the property by Michael A. Hoffman, RPLS 57847LS, dated December 28, 2015.

The true consideration for this conveyance is $2,500,000.00.

Dated this 31ST day of December, 2 015.

AIR LIQUIDE AMERICA SPECIALTY GASES LLC

STATE OF TEXAS,
COUNTY OF HARRIS

This instrument was acknowledged before me on December 31, 2015 by MICHAEL STODDARD as V.P. STRATEGY of Air Liquide America Specialty Gases LLC .

Notary Public for Texas

My commission expires: Aug 31, 2016

DONNA C. DAILEY
Notary Public, State of Texas
My Commission Expires
August 31, 2016

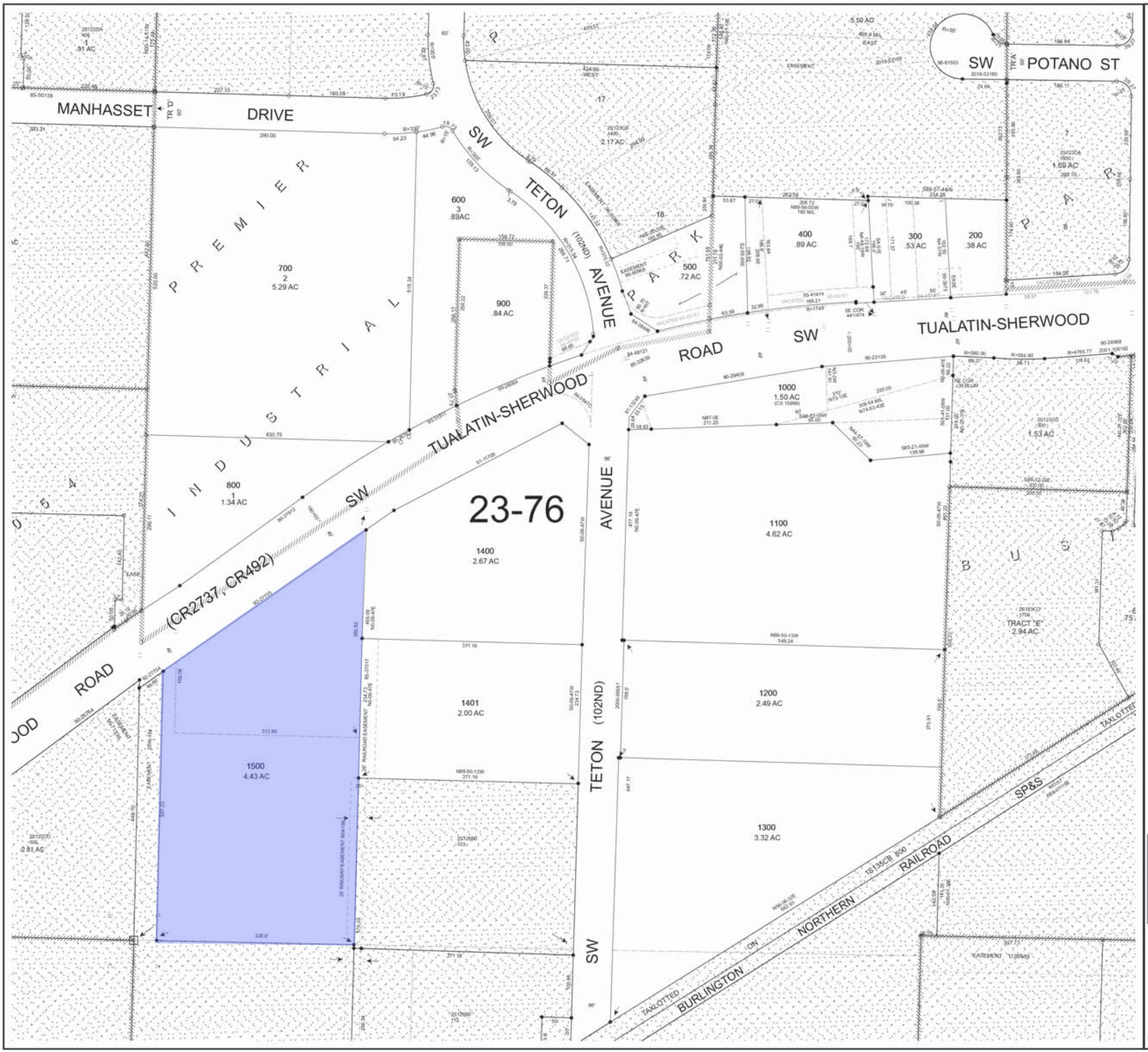
EXHIBIT "A"

LEGAL DESCRIPTION

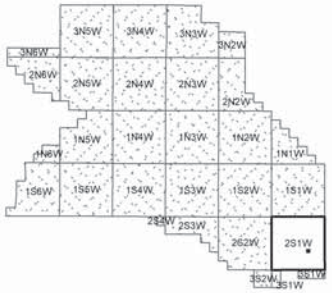
A tract of land in the Southwest one-quarter of Section 23, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington, and State of Oregon, described as follows:

Beginning at a point on the Southerly right-of-way line of the Tualatin-Sherwood Road (County Road No. 492) which is located North 00°04'41" West 479.73 feet and North 55°25'50" East 48.55 feet from the Southwest corner of said Section 23; thence continuing North 55°25'50" East 407.0 feet to the Northwest corner of that tract of land conveyed to Elwyn G. Kinney by deed recorded October 22, 1970 in Book 798, Page 208, Deed Records of Washington County; thence South 00°09'47" West 736.22 feet, along the Westerly line of said Kinney tract, to the line separating Section 23 from Section 26; thence South 89° 55'19" West 333.80 feet, along this line, to a point 40.0 feet East from the West line of said Section 23; thence North 00°04'41" West, parallel with and 40 feet East from said West line of Section 23, a distance of 507.23 feet to the point of beginning.

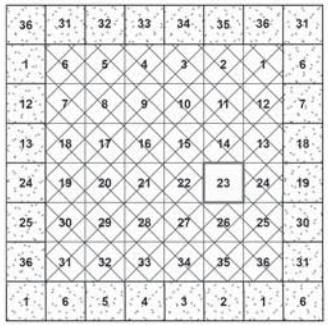
EXCEPTING THEREFROM that portion conveyed to Washington County by Dedication Deed recorded April 24, 1992 as Fee No. 92027735, Washington County Records.



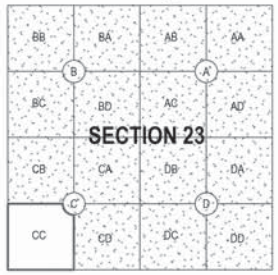
2S123CC



WASHINGTON COUNTY OREGON
SW 1/4 SW 1/4 SECTION 23 T2S R1W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S123CC
1100A1,1300A1,901,1001,100,101,1401A1,1201,1300A3,1300A2

Feet
0 50 100 200 300

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: 3/11/2020
Rotation: 0
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

TUALATIN
2S123CC

Clean Water Services

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 20-002439

1. **Jurisdiction:** Tualatin

2. **Property Information** (example: 1S234AB01400)
   Tax lot ID(s): 2S12301500

   ***OR* Site Address:** 10450 SW Tualatin Sherwood Road
   City, State, Zip: Tualatin, OR, 97062
   Nearest cross street: SW Teton Road

3. **Owner Information**
   Name: Air Liquide America Limited Partnership
   Company: Same as above
   Address: PX Box 460149
   City, State, Zip: Houston, Texas, 77056
   Phone/fax: Contact Applicant
   Email: Contact Applicant

4. **Development Activity** (check **all** that apply)
   - ☐ Addition to single family residence (rooms, deck, garage)
   - ☐ Lot line adjustment ☐ Minor land partition
   - ☐ Residential condominium ☐ Commercial condominium
   - ☐ Residential subdivision ☐ Commercial subdivision
   - ☐ Single lot commercial ☐ Multi lot commercial
   - Other Industrial building addition

4. **Applicant Information**
   Name: Sonya Templeton
   Company: AKS Engineering & Forestry, LLC
   Address: 12965 SW Herman Road, Suite 100
   City, State, Zip: Tualatin, OR, 97062
   Phone/fax: 5038672613
   Email: templetons@aks-eng.com

6. **Will the project involve any off-site work?** ☐ Yes ☐ No ☐ Unknown
   Location and description of off-site work:

7. **Additional comments or information that may be needed to understand your project:**

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Sonya Templeton Print/type title Natural Resource Specialist

Signature ***ONLINE SUBMITTAL*** Date 9/3/2020

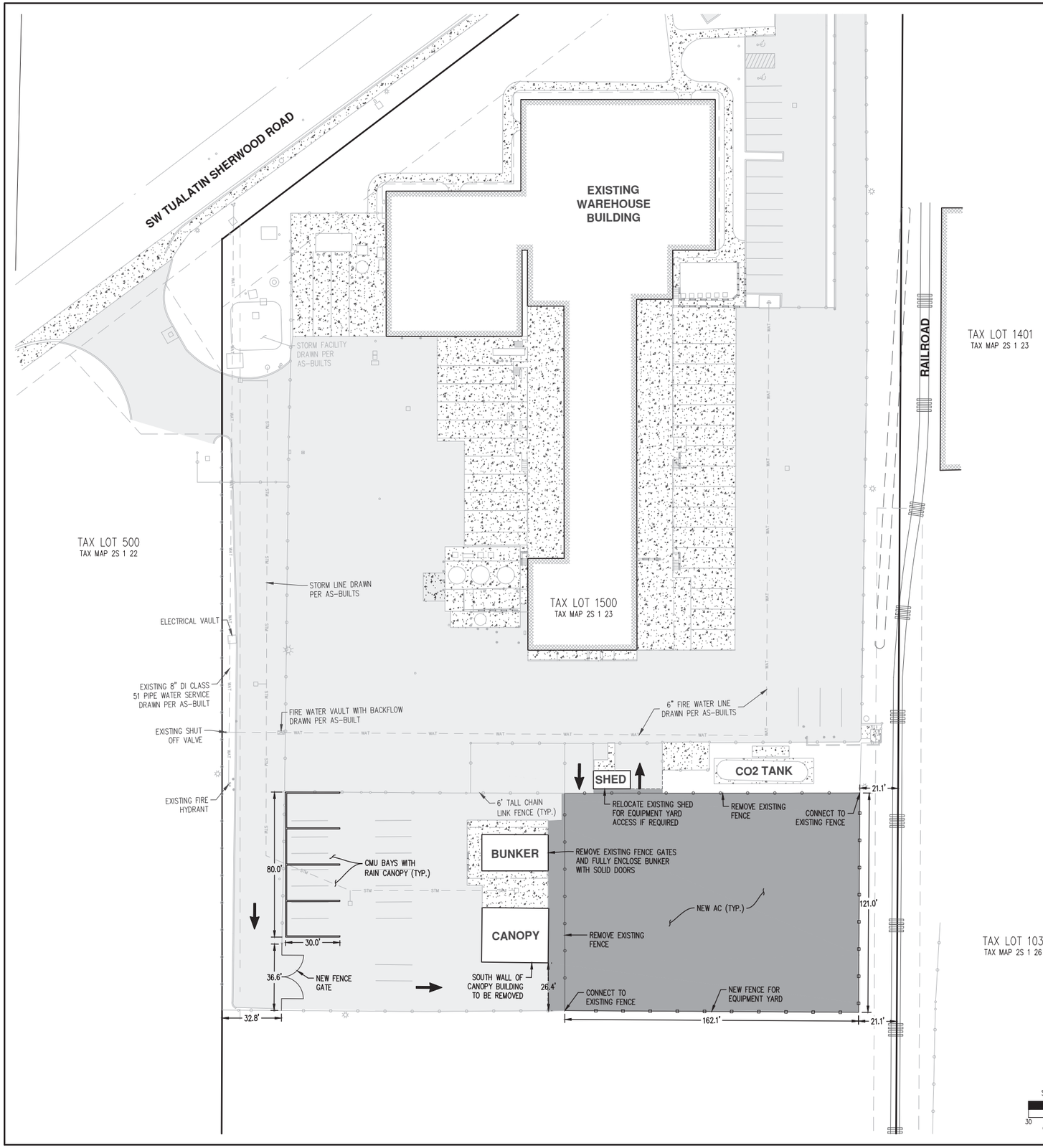
FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☐ Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- ☑ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☑ **THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS** 1 **CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Lindsey Obermiller Date 09/14/2020

Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020



LEGEND

EXISTING ASPHALT	
EXISTING CONCRETE	
NEW ASPHALT	

CWS FILE NO. 20-002439
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By LO Date 09/14/2020
SPL ATTACHMENT 1 OF 1

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRAXAIR BUILDING ADDITION

TUALATIN OREGON
TAX LOT 1500
WASHINGTON COUNTY TAX MAP 2 1 23C

SITE PLAN

DESIGNED BY:	CAK
DRAWN BY:	TMI
CHECKED BY:	CEG/CAK
SCALE:	AS NOTED
DATE: 08/21/2020	

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1999
CHARLES EDWARD GREGORY
PRELIMINARY NOT FOR CONSTRUCTION
RENEWS: JUNE 30, 2021

REVISIONS

JOB NUMBER
7784

SHEET
C100

AKS DRAWING FILE: 7784 C100 SITE.DWG | LAYOUT: C100

REPUBLIC SERVICES

10295 Southwest Ridder Road Wilsonville, OR 97070
o 503.570.0626 f 503.582.9307 republicservices.com

March 29, 2021

Melissa Slotemaker

Re: AKS Engineering
10450 SW Tualatin Sherwood Rd.
Tualatin OR, 97062

Dear Melissa,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

I have reviewed the site plan that you sent on 3/29/2021, for the address at 10450 SW Tualatin Sherwood Rd. Tualatin OR 97062, and I do not see that the proposed property improvement will impeded our ability to access and service our trash and recycle boxes that are currently on the property.

Thank you, Melissa, for your help and concerns for our services prior to this project being developed.

Sincerely,

Kelly Herrod
Operations Supervisor
Republic Services Inc.

TAX LOT 1400
TAX MAP 2S 1 23

TAX LOT 1401
TAX MAP 2S 1 23

TAX LOT 103
TAX MAP 2S 1 26

RAILROAD

18.5'
125.5'
18.5'

CONNECT TO EXISTING FENCE

NEW CURB TO DIRECT DRAINAGE

6.0' LANDSCAPE BUFFER

REPAIR AC AS NEEDED FOR STORM CONNECTION

CO2 TANK

111.7'

5.0' LANDSCAPE BUFFER

174.2'

N2

NEW GRAVEL (TYP.)

CONNECT TO EXISTING FENCE

61.8'

NEW FENCE FOR EQUIPMENT YARD

EXISTING BUILDING

TAX LOT 1500
TAX MAP 2S 1 23CC

TAX LOT 105
TAX MAP 2S 1 26

NEW CURB TO DIRECT DRAINAGE

110.2'

DIRECTIONAL ARROW PAVEMENT MARKING (TYP.)

40 cubic yard dumpster

BUNKER

CANOPY

CONNECT TO EXISTING FENCE

40 cubic yard trash dumpster and recycling bin

SW TUALATIN SHERWOOD ROAD

ACCESS EASEMENT PER DOC NO. 95071339

TAX LOT 500
TAX MAP 2S 1 22

LEGEND

EXISTING CONCRETE

REPAIRED ASPHALT

NEW GRAVEL

NEW LANDSCAPING

N

SCALE: 1"=30 FEET

30 0 6 15 30

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRAXAIR SITE IMPROVEMENTS

TUALATIN OREGON
WASHINGTON COUNTY TAX MAP 2S 1 23CC
TAX LOT 1500

PRELIMINARY SITE PLAN

DESIGNED BY:	CAK
DRAWN BY:	TMI
CHECKED BY:	CEG/CAK
SCALE:	AS NOTED

DATE: 03/05/2021

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 14, 1999
CHARLES EDWARD GREGORY

PRELIMINARY NOT FOR CONSTRUCTION

RENEWS: JUNE 30, 2021

REVISIONS

JOB NUMBER
7784

SHEET
C4

AKS DRAWING FILE: 7784 C100 SITE.DWG | LAYOUT: C4

CERTIFICATION OF SIGN POSTING

NOTICE

ARCHITECTURAL REVIEW AR-[21]- 0006

For more information call 503-691-3026 or visit www.tualatinoregon.gov

The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:
https://www.tualatinoregon.gov/planning/land-use-application-sign-templates

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Praxair Site Improvements project, I hereby certify that on this day, 1 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: Mitchell Godwin
(Please Print)

Applicant's Signature: MitchGodwin

Date: 4/9/2021


Welding Gas &
Supply Center
10450
NOTICE
ARCHITECTURAL
REVIEW AR-[21]-0006
For more information call
503-691-3026 or visit
www.tualatinoregon.gov

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 5 day of February, 20 21, 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 8th day of February, 2021.

OFFICIAL STAMP
GOLDIE MARIE HAMILTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 999054
MY COMMISSION EXPIRES APRIL 20, 2024

Notary Public for Oregon
My commission expires: April 20, 2024

RE: _____

February 5, 2021

RE: Neighborhood/Developer Virtual Meeting – Praxair Architectural Review

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding the property located at 10450 SW Tualatin Sherwood Road in Tualatin, Oregon, which is Tax Lot 1500 of Washington County Assessor's Map 2S 1 23CC and is zoned General Manufacturing (MG). A map of the location is shown on the back of this letter. The project involves an architectural review application for an expansion of the existing outdoor equipment yard, a new covered storage area, and upgrades to existing accessory buildings at the Praxair Distribution site. Prior to submitting a land use application to the City of Tualatin, we would like to discuss the project with you in more detail.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom webinar. The City of Tualatin Planning Division approves of this means of holding the required neighborhood meeting. The meeting is scheduled for:

WEDNESDAY, FEBRUARY 24, 2021 AT 6:00 PM
SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards and is consistent with Tualatin's land use regulations. Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at slotemakerm@aks-eng.com.

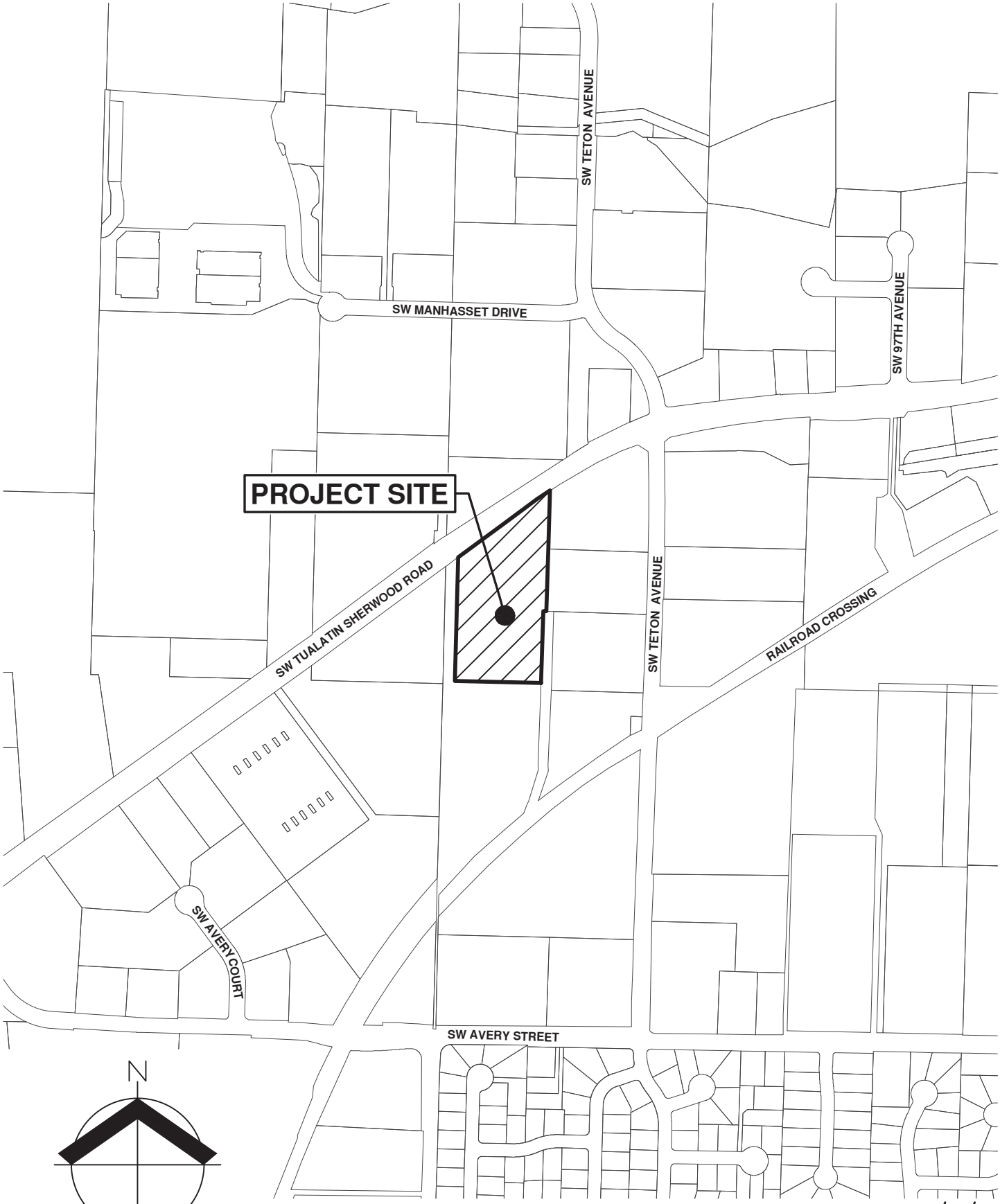
Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Enclosures: Vicinity Map
Instructions for Joining & Participating in the Public Neighborhood Meeting

Cc: Erin Engman, City of Tualatin Community Development Department by email



N

SCALE: 1"= 500 FEET

500 0 100 250 500

DATE: 02/04/2021

PRAXAIR VICINITY MAP

EXHIBIT **A**

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

DRWN: TMI
CHKD: CAK
AKS JOB: 7784

Instructions for Joining & Participating in the Public Neighborhood Meeting for the Praxair Site Improvements

Virtual Meeting provided via Zoom Webinar

Wednesday February 24, 2021 at 6:00 PM

Please Register in Advance (a list of attendees must be submitted to the City):

- Go to **www.aks-eng.com/praxair** and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available on **www.aks-eng.com/praxair** two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at **www.aks-eng.com/praxair** but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **817 4267 5928**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:
For technical assistance or to submit questions prior to the meeting:
Email slotemakerm@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the "Join by telephone" instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to: **slotemakerm@aks-eng.com**

During the Meeting:

- ***Preferred Method:*** Use the "Q&A" or chat button on the bottom of the presentation screen to submit a question in real time.

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to: **slotemakerm@aks-eng.com**

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the "Click Here to Join" link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the "Join by telephone" instructions to listen in.

BC CALKIN LLC ATTN: CATHERINE CALKIN
PO BOX 3450
TUALATIN, OR 97062-3450

SEASONAL PRODUCTS LLC
4112 NW SANDPIPER DR
WOODLAND, WA 98674-2229

EVE LAND INVESTMENTS LLC
PO BOX 19856
PORTLAND, OR 97280-0856

S BENNER HEATHERBRAE LLC & M BENNER HEATHERBRAE LLC
4423 WEST BAY RD
LAKE OSWEGO, OR 97035-5527

BT PROPERTY LLC ATTN: CORPORATE REAL ESTATE TAX DEP
55 GLENLAKE PKWY NE
ATLANTA, GA 30328-3474

AXIOM INDUSTRIES INC
PO BOX 1147
TUALATIN, OR 97062-1147

NDS INVESTMENT
PO BOX 68
TUALATIN, OR 97062-0068

SIDIEL LLC
6550 SW 63RD AVE
PORTLAND, OR 97221-1026

1701 NW 14TH LLC BY QUIMBY CORP
150 ALLEN RD STE #302
BASKING RIDGE, NJ 07920-2977

ZAMPELL TUALATIN LLC
3 STANLEY TUCKER DR
NEWBURYPORT, MA 01950-4029

112TH & MYSLONY JPMJD/USICV LLC
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH, CA 92660-7610

PACIFIC NUTRITIONAL FOODS
9960 SW POTANO
TUALATIN, OR 97062-8492

LP 560 LLC
19495 SW TETON AVE
TUALATIN, OR 97062-8846

SW TETON PROPERTIES LLC BY WILLIAM G BLACKLAW
19500 SW TETON AVE
TUALATIN, OR 97062-8825

BAKER GROUP NORTHWEST LLC
9650 SW REGAL DR
PORTLAND, OR 97225-4954

KRZYCKI VINCENT & MARY FAM TRUS
12465 NW STEELHEAD DR
TERREBONNE, OR 97760-8533

WHEELER INVESTMENTS LLC BY THOMAS C & SHARLENE WHEELER
2435 SW DAKOTA ST
PORTLAND, OR 97239-1952

SW TETON PROPERTIES LLC BY WILLIAM G BLACKLAW
19500 SW TETON AVE
TUALATIN, OR 97062-8825

KRUGER WALTER A & KRUGER DONALD A
25225 SW GRAHAM'S FERRY RD
SHERWOOD, OR 97140-9024

ORETIN LLC
2750 SIGNAL PKWY
SIGNAL HILL, CA 90755-2207

B&P PROPERTIES LLC
10870 SW TUALATIN SHERWOOD RD
TUALATIN, OR 97062-7575

SHOCAT INC
PO BOX 2445
TUALATIN, OR 97062-2445

WASHINGTON COUNTY FACILITIES MGM
169 N 1ST AVE #42
HILLSBORO, OR 97124-3001

HFF TUAL LLC
1590 W 2ND AVE
EUGENE, OR 97402-4131

TAYLOR CORP DBA: TAYLOR COMMUNICATIONS INC
1725 ROE CREST DR
NORTH MANKATO, MN 56003-1807

THERMAL MODIFICATION TECHNOLOGIE
19830 SW TETON AVE
TUALATIN, OR 97062-8807

TETON RB LLC
PO BOX 1069
TUALATIN, OR 97062-1069

D&J PROPERTY INVESTMENT LLC
5361 NW 135TH AVE
PORTLAND, OR 97229-4646

PRAXAIR DISTRIBUTION INC ATTN: TAX DEPT
10 RIVERVIEW DR
DANBURY, CT 06810-6268

TLF LOGISTICS II TUALATIN CORPOR BY COLLIERS INTERNATIONAL
851 SW 6TH AVE STE 1200
PORTLAND, OR 97204-1349

SAPHIRE LLC
3745 PORTLAND RD
NEWBERG, OR 97132-2079

JENITEK DEVELOPMENT LLC
10850 SW TUALATIN SHERWOOD RD
TUALATIN, OR 97062-7575

REX PROPERTIES LLC
10848 SW TUALATIN SHERWOOD RD
TUALATIN, OR 97062-7575

VERSUM MATERIALS US LLC
7201 HAMILTON BLVD
ALLENTOWN, PA 18195-9642

EDWARD LYNN LLC
7058 SW IRONWOOD CT
WILSONVILLE, OR 97070-8473

HARSCH INVESTMENT PROPERTIES
LLC ATTN: TAX DEPT
1121 SW SALMON ST FL 6
PORTLAND, OR 97205-2000

LEVITON MANUFACTURING CO INC
201 NORTH SERVICE RD
MELVILLE, NY 11747-3138

COLUMBIA CL PROPERTIES LLC
10189 SW AVERY ST
TUALATIN, OR 97062-8592

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

CMS EXCHANGE LLC
20040 SW EDY RD
SHERWOOD, OR 97140-7404

BLACK LAB INVESTMENTS LLC
PO BOX 3850
TUALATIN, OR 97062-3850

AIRGAS-NORPAC INC BY AIRGAS USA LLC WEST DIVISION
3737 WORSHAM AVE
LONG BEACH, CA 90808-1774

PLUMBERS & STEAMFITTERS LOCAL 29 BY PAUL CLENDENIN & FRANK QUINN TRS
20210 SW TETON AVE
TUALATIN, OR 97062-8810

TLF LOGISTICS II TUALATIN CORPOR BY COLLIERS INTERNATIONAL
851 SW 6TH AVE STE 1200
PORTLAND, OR 97204-1349

SCHWAN'S SALES ENTERPRISES INC
PO BOX 35
MARSHALL, MN 56258-0035

LAKESIDE LUMBER INC
10600 SW TUALATIN SHERWOOD RD
TUALATIN, OR 97062-7576

PAL AVERY LP BY LEVITON MANUFACTURING CO INC
201 N SERVICE RD
MELVILLE, NY 11747-3138

EAN HOLDINGS LLC
20400 SW TETON AVE
TUALATIN, OR 97062-8812

112TH & MYSLONY JPMJD/USICV LLC
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH, CA 92660-7610

HG HOLDINGS INC
PO BOX 1624
SHERWOOD, OR 97140-1624

MUTUAL MATERIALS CO BY A/P
7414 S 206TH ST
KENT, WA 98032-1357

BUSHIDO PARTNERS LLC BY ROBERT MITCHELL
5875 SW BLACKBERRY LN
TUALATIN, OR 97062-9723

CERTIFICATION OF SIGN POSTING

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

2 /24 /2021 6:00 P.m.

Register for virtual meeting at:
www.aks-eng.com/praxair
503-563-6151

In addition to the requirements of TDC 32.150, 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**. A PowerPoint template of this sign is available at: https://www.tualatinoregon.gov/planning/land-use-application-sign-templates.

As the applicant for the Praxair Architectural Review project, I hereby certify that on this day, 2/5/2021 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: Mitchell Godwin
(Please Print)

Applicant's Signature: Mitchell Godwin

Date: 2/8/2021

February 25, 2021

Neighborhood Meeting Summary: Praxair Site Improvements Architectural Review

Meeting Date: February 24, 2021
Time: 6:00 PM
Location: Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process. On February 5, 2021, property owners within 1000 feet of the proposed development site were sent notification of the planned Praxair Site Improvements Architectural Review application. This notification included the project location, project details, and the neighborhood meeting date and time. Information on how to join the meeting remotely was provided in the notification letter. A sign was posted on the subject property to notify the public of the proposed project and upcoming meeting. The City emailed the meeting information to the applicable CIO representatives.

On February 24, 2021, Melissa Slotemaker and Chris Knight from AKS Engineering & Forestry, LLC and a representative of the Applicants team were prepared to make a presentation to attendees. While one person had registered to attend the meeting, no one joined the meeting within 30 minutes of the scheduled start time. At 6:31 PM, the meeting concluded. Materials planned to be presented at the meeting were available on the AKS Engineering & Forestry website 2 days prior to the meeting and will be available until March 8, 2021.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Attendee Report

Report Generated: **2/25/2021 8:24**

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views
Praxair Site Improvements Neighborhood Meeting	817 4267 5928	2/24/2021 17:36	55	4	0	2	7	0

Host Details

Attended	User Name (Original N	Email	Join Time	Leave Time	Time in Session (minutes)	Country/ Region Name
Yes	Glen Southerland	southerlandg@aks-eng.com	2/24/2021 17:36	2/24/2021 18:31	55	United States of America

Panelist Details

Attended	User Name (Original N	Email	Join Time	Leave Time	Time in Session (minutes)	Country/ Region Name
Yes	sageConnolly	sage.connolly@linde.com	2/24/2021 18:04	2/24/2021 18:30	27	United States of America
Yes	AKS Engineering	tcr1@aks-eng.com	2/24/2021 17:37	2/24/2021 18:31	55	United States of America
Yes	ChrisKnight	knightc@aks-eng.com	2/24/2021 18:01	2/24/2021 18:30	29	United States of America
Yes	Melissa Slotemaker	slotemakerm@aks-eng.com	2/24/2021 17:45	2/24/2021 18:31	46	United States of America

Attendee Details

Attended	User Name (Original N	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Country/ Region Name
No	chuck	chuck	gregory	chuckg@aks-eng.com	2/4/2021 9:59	approved	--	--	--	
Yes	sage Connolly	sage	Connolly	sage.connolly@linde.com	2/24/2021 17:59	approved	2/24/2021 18:01	2/24/2021 18:04	3	United States of America
Yes	Chris Knight	Chris	Knight	knightc@aks-eng.com	2/3/2021 9:05	approved	2/24/2021 18:01	2/24/2021 18:01	1	United States of America
No	Catherine	Catherine	Filgas	cathy.filgas@gmail.com	2/18/2021 15:12	approved	--	--	--	

The meeting will start shortly…

Visit

If you haven't already, please visit

www.aks-eng.com/praxair

to register for this event.

Call

If you are having audio difficulties, please call

+1-253-215-8782

Zoom ID **817 4267 5928**, Password **6151**

OR one of the telephone numbers listed on the Virtual Meeting Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

During the Question/Answer period, you can also **"Raise Your Hand"** to be called on to provide your questions and comments.

AKS ENGINEERING & FORESTRY

Praxair

Architectural Review Application

Neighborhood Meeting

February 24, 2021

PRAXAIR

AKS ENGINEERING & FORESTRY

Introductions

Applicant

- Praxair Distribution

Land Use Planning and Civil Engineering

- AKS Engineering & Forestry, LLC
  - Chris Knight, EI
  - Melissa Slotemaker, AICP

Location

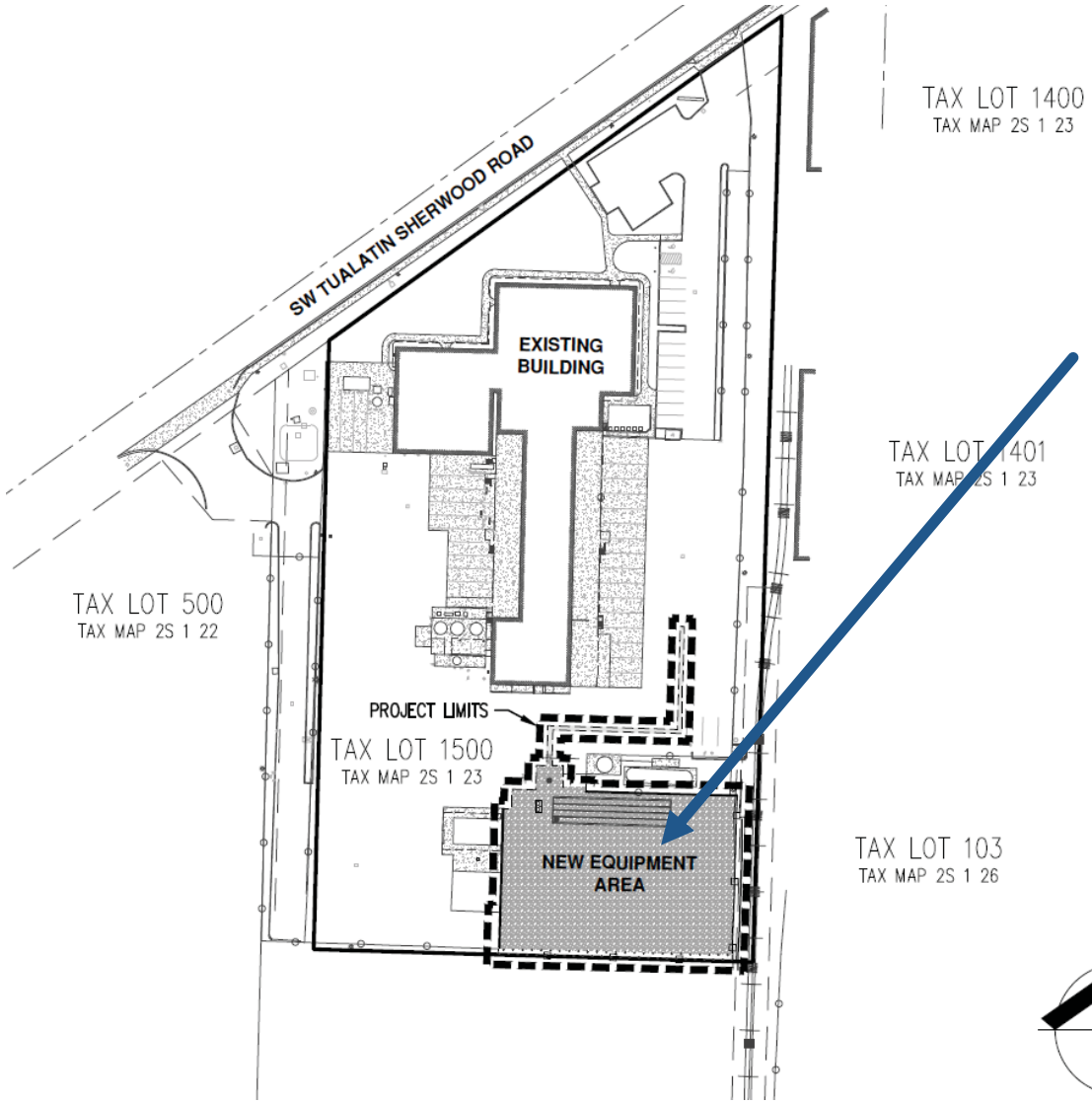
- ±4.43-acre site on SW Tualatin Sherwood Rd
- Existing improvements
- Planned improvements at southeast corner

AKS ENGINEERING & FORESTRY

Planned Site Improvements

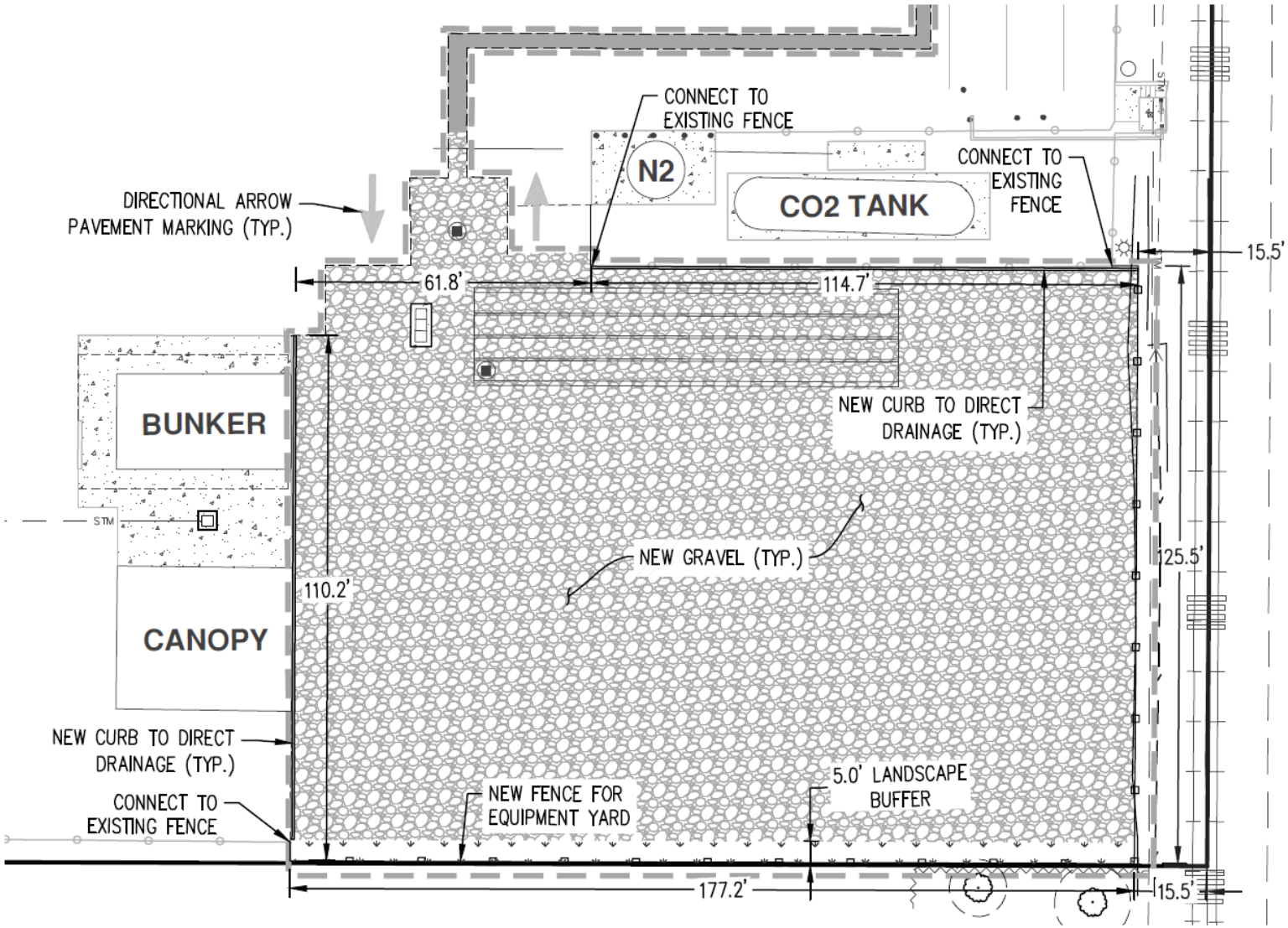
- The Praxair site is used for the filling and storage of gases.

- The site improvements will add a gravel vehicular circulation area on the southeast corner of the site.



New Gravel Circulation Area

- Removal of 5 trees
- Removal and realignment of chain link fencing
- Removal of small shed
- New gravel area
- Underground stormwater facility and connection to existing system


CONNECT TO
EXISTING FENCE
N2
CO2 TANK
CONNECT TO
EXISTING
FENCE
DIRECTIONAL ARROW
PAVEMENT MARKING (TYP.)
15.5'
61.8'
114.7'
BUNKER
NEW CURB TO DIRECT
DRAINAGE (TYP.)
STM
NEW GRAVEL (TYP.)
25.5'
110.2'
CANOPY
NEW CURB TO DIRECT
DRAINAGE (TYP.)
5.0' LANDSCAPE
BUFFER
NEW FENCE FOR
EQUIPMENT YARD
CONNECT TO
EXISTING FENCE
177.2'
15.5'

What applications are needed?

- A Type II Architectural Review Permit is required for the site alterations.

The Process – Type II Administrative Review

Application
- Pre-application Conference
- Neighborhood Meeting

City Review
- Notice/Site Posting

City Staff
- Decision

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

You can also submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

Questions?

Melissa Slotemaker, AICP
AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
slotemakerm@aks-eng.com
(503) 563-6151