



AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

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

That on the 20 day of May, 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.

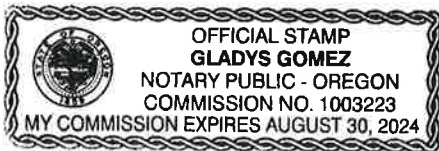
Dated this 20th of May, 2022



Signature

SUBSCRIBED AND SWORN to before me this

20th day of May




Notary Public for Oregon

My commission expires: August 30, 2024

RE: AR21-0018

PROPERTY: 11345 SW HERMAN RD
TAXLOT: 2S122D00550

EXHIBIT A.

Resident	Address	City/ State	Zip
Janine Wilson	18325 SW 135th Terrace	Tualatin, OR	97062
Chris Tunstall	17400 SW Cheyenne Way	Tualatin, OR	97062
Dan Hardy	23070 SW Lodgepole Ave	Tualatin, OR	97062
Kate Pinamonti	10240 SW Fulton Drive	Tualatin, OR	97062
Jeanne Raikoglo	17630 SW Shawnee Trail	Tualatin, OR	97062
Daniel Bachhuber	10205 SW Casteel Ct	Tualatin, OR	97062
Doug Ulmer	7149 SW Sagert St., Unit 105	Tualatin, OR	97062
Dana Holland	7237 SW Delaware Ct.	Tualatin, OR	97062
Margarita Crowell	7237 SW Delaware Ct.	Tualatin, OR	97062
Tammy Palumbo	9510 SW Siuslaw Ln	Tualatin, OR	97062
Sallie Olson	8960 SW Arapaho Rd	Tualatin, OR	97062
Del Moore	8790 SW Nisqually Ct	Tualatin, OR	97062
Jamison Shields	8182 SW Paiute	Tualatin, OR	97062
Claudia Sterling	20600 SW Shoshone Dr	Tualatin, OR	97062
Janet Gilkey	21132 SW 86th Ct	Tualatin, OR	97062
Roy Loop	20190 SW 86th Ct	Tualatin, OR	97062
Ed Casey	22255 SW 102nd Pl.	Tualatin, OR	97062
Julie Makarowsky	10775 SW Willow St.	Tualatin, OR	97062
Patricia Parsons	21690 SW 109th Terrace	Tualatin, OR	97062
Ray Winkowski	10652 SW Cottonwood St	Tualatin, OR	97062
Alex Thurber	9875 SW Iowa Dr	Tualatin, OR	97062
Mary Lyn Westenhaver	9845 SW Iowa Dr	Tualatin, OR	97062
Deb Fant	22680 SW Eno Pl.	Tualatin, OR	97062
Cathy Holland	10740 SW Lucas Dr.	Tualatin, OR	97062
Scott Miller	12976 SW Hillside Terrace	Tualatin, OR	97062
Chris Tunstall	17400 SW Cheyenne Way	Tualatin, OR	97062
Brian Fant	22680 SW Eno Pl.	Tualatin, OR	97062

TLID	OWNER1
2S122DD00600	ZAMPELL TUALATIN LLC
2S122DA00300	WETLANDS CONSERVANCY INC
2S1220000500	WASHINGTON COUNTY FACILITIES MGMT
2S122D000552	WALGRAEVE GARY & WALGRAEVE RICKY
2S122C001500	TUALATIN YARDS LLC
2S122DA90021	TUALATIN INDUSTRIAL VENTURES LLC
2S127AB00300	TAMARISK TUALATIN LLC
2S122DD00400	SIDIEL LLC
2S122DA00700	S BENNER HEATHERBRAE LLC & M BENNER HEATHERBRAE LLC
2S127AB00100	PNWP LLC
2S1220000300	PHIGHT LLC
2S122AD01200	PASCUZZI INVESTMENT LLC
2S122DA00900	PACIFIC METAL COMPANY
2S127BA00500	OFIPLEX OR LLC
2S122C002600	NORSTAR BUSINESS CENTER WEST #2 LLC
2S122DD00300	NDH LLC & HOLMES THOMAS L
2S122C002700	MYSLONY LLC
2S122AD00800	MORGAN WILLIAM RAY & JANICE ELLEN REV LIV TRUST
2S122DA00100	METRO
2S122AD01000	MARSHALL ASSOCIATED LLC
2S122C001502	MARINE LUMBER COMPANY
2S122DA01900	MANHASSET BUSINESS CENTER OWNERS ASSOC
2S122DD00200	MANHASSET INDUSTRIAL LLC
2S122C000300	MAJNARICH FAMILY LP
2S122C002300	LUMBER FAMILY CO LLC
2S122C002500	LIGHTSPEED TECHNOLOGIES INC
2S122DA90011	LIC LLC
2S127BA00900	HEDGES D AN LLC
2S122AD01100	GARSKE TRAVIS W
2S1220000400	FUJIMI CORPORATION
2S122DA00600	EVE LAND INVESTMENTS LLC
2S122C002100	D&B PROPERTY LEASING LLC
2S122DA90031	CJO PROPERTIES LLC
2S122AD00900	CEDAR LANDSCAPE MAINTENANCE LLC
2S122DD00100	BT PROPERTY LLC
2S122C000103	AW & JS ENTERPRISES LLC
2S127AB00600	AMU PROPERTIES LLC
2S122AD01300	ABBOTT TUALATIN LLC
2S122D000600	112TH & MYSLONY JPMJD/USICV LLC
	AAI Engineering Beth Zauner

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
3 STANLEY TUCKER DR	NEWBURYPORT	MA	01950
4640 SW MACADAM AVE #50	PORTLAND	OR	97239
169 N 1ST AVE #42	HILLSBORO	OR	97124
11345 SW HERMAN RD	TUALATIN	OR	97062
19100 SW 51ST AVE	TUALATIN	OR	97062
1101 SE TECH CENTER DR #160	VANCOUVER	WA	98683
1099 18TH STE 2900	DENVER	CO	80202
PO BOX 1696	BEAVERTON	OR	97075
3329 WINTERCREEK CT	EUGENE	OR	97405
6600 SW 105TH AVE, STE 175	BEAVERTON	OR	97008
ONE BOWERMAN DR	BEAVERTON	OR	97005
10250 SW NORTH DAKOTA	TIGARD	OR	97223
10700 SW MANHASSET DR	TUALATIN	OR	97062
5348 VEGAS DR	LAS VEGAS	NV	89108
PO BOX 1696	BEAVERTON	OR	97075
PO BOX 111	CANBY	OR	97013
11555 SW MYSLONY ST	TUALATIN	OR	97062
4500 SW ADVANCE RD	WILSONVILLE	OR	97070
600 NE GRAND AVE	PORTLAND	OR	97232
PO BOX 278	TUALATIN	OR	97062
11800 SW MYSLONY ST	TUALATIN	OR	97062
1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
8625 EVERGREEN WAY STE 200	EVERETT	WA	98208
8338 SW 11TH AVE	PORTLAND	OR	97219
PO BOX 1427	TUALATIN	OR	97062
11509 SW HERMAN RD	TUALATIN	OR	97062
7650 SW VILLAGE GREEN CIR	WILSONVILLE	OR	97070
PO BOX 15523	SEATTLE	WA	98115
PO BOX 729	COLBERT	WA	99005
11200 SW LEVETON DR	TUALATIN	OR	97062
PO BOX 19856	PORTLAND	OR	97280
8060 SW PFAFFLE ST STE 200	TIGARD	OR	97223
14859 SW 162ND TER	TIGARD	OR	97224
6107 SW MURRAY BLVD #175	BEAVERTON	OR	97008
55 GLENLAKE PKWY NE	ATLANTA	GA	30328
PO BOX 849	TUALATIN	OR	97062
20049 SW 112TH AVE	TUALATIN	OR	97062
3030 BRIDGEWAY	SAUSALITO	CA	94965
450 NEWPORT CENTER DR STE 405	NEWPORT BEACH	CA	92660
4875 SW Griffith Dr. #100	Beaverton	OR	97005



NOTICE IS HEREBY GIVEN that a public hearing before the Architectural Review Board will be held:

Wednesday, June 29, 2022 at 6:30 pm

Location: Tualatin Service Center

10699 SW Herman Road, Tualatin, OR 97062

Zoom Teleconference: Link with log-in instructions available
www.tualatinoregon.gov/meetings

AR 21-0018

Walgraev Industrial Park (Hedges Creek)

AAI Engineering, on behalf of Ricky and Gary Walgraev, is requesting approval to construct three buildings. Building A will be 148,600 square feet, Building B will be 142,550 square feet and Building C will be 151,425 square feet for a total of 442,575 square feet on a 21 acre site zoned General Manufacturing (MG).

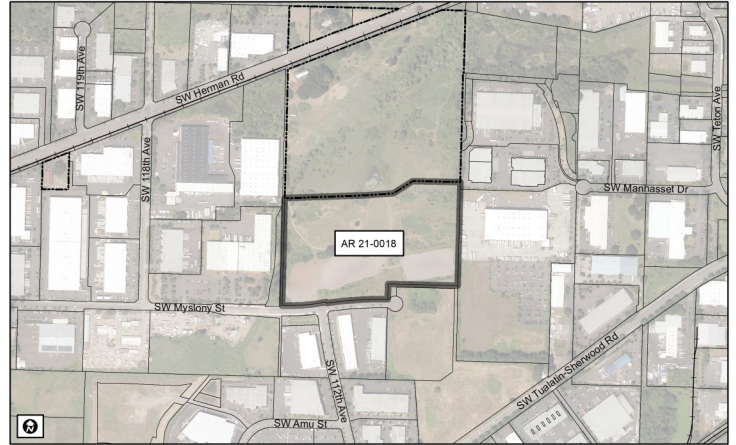
To view the application materials, visit:
www.tualatinoregon.gov/projects

Comments and questions may be submitted to:

Keith Leonard, Associate Planner

Email: kleonard@tualatin.gov or Phone: 503-691-3029

The property is located at: 11345 SW Herman Road, Tax Lot: 2S122D000550.



- **Type III Architectural Review Criteria:** Tualatin Development Code Chapters: 32, 33, 61, 63, 70, 71, 72, 73A-D, 74, 75
- **Staff report** will be available at least seven days before the hearing for inspection at no cost, and copies will be provided at a reasonable cost.
- **Print copies** of the application are available at a reasonable cost.



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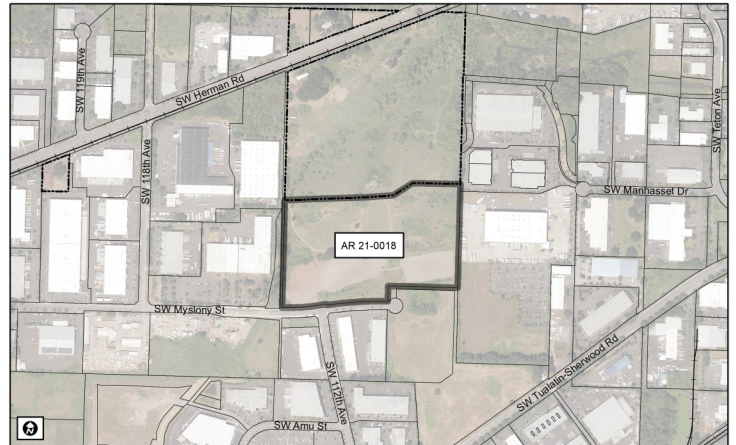
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- **Individuals wishing to comment on the application** must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by June 8, 2022 to be included in the hearing packet.
- **The public hearing will begin** with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard:** 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 the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:

Keith Leonard, Associate Planner, kleonard@tualatin.gov or 503-691-3029

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