



# AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 26 day of April, 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.

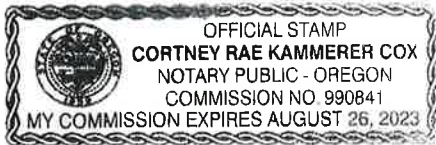
Dated this 26 of, April 2023

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this 26th day April, 2023

Cortney Rae Kammerer Cox  
Notary Public for Oregon

My commission expires: August 26, 2023



RE: AR23-0003

TLID	OWNER1
2S127BD00700	2002-066 PARTITION PLAT OWNER OF LOT 2
2S127BD00800	2002-066 PARTITION PLAT OWNER OF LOT 2
2S127BD00900	2002-066 PARTITION PLAT OWNER OF LOT 2
2S127BD01600	2003-042 PARTITION PLAT OWNER OF LOT 1
2S127C001400	2009-006 PARTITION PLAT OWNERS OF LOTS 1-3
2S127C000401	ASHWOOD CONSTRUCTION INC
2S128A000300	COLUMBIA CORRUGATED BOX CO INC
2S127C001300	CPUS 115TH COMMERCE PARK LP
2S127C000700	DTI PROPERTIES LLC
2S128A000100	FORE-SIGHT BALBOA LLC
2S127BD01000	G & S FAMILY LP
2S127BD01100	G & S FAMILY LP
2S127BD01400	G & S FAMILY LP
2S127BC90111	ICC 2 LLC
2S127BC90121	ICC 2 LLC
2S127BC90131	ICC 2 LLC
2S127BD01700	INDOOR ARENA INVESTORS LLC
2S127BC00200	IPT TUALATIN DC LLC
2S127BC90000	ITEL CORPORATE CENTER CONDOMINIUMS OWNERS OF ALL UNITS
2S127BD01300	ITEL MICHAEL
2S127BA00400	LU PACIFIC BUILDING #2 LLC
2S127BD01900	LU PACIFIC BUILDING #2 LLC
2S127C000100	MAJESTIC TUALATIN LLC
2S127BD00200	MILGARD MANUFACTURING INC
2S127BD01200	NICOL GORHAM DOUGLAS REV TRUST & NICOL ROBIN HIATT REV TRUST
2S127C000850	OREGON ASPHALTIC PAVING LLC
2S127C001100	OREGON REAL ESTATE 8 LLC
2S127C000550	PORTLAND GENERAL ELECTRIC CO
2S127C000551	PORTLAND GENERAL ELECTRIC CO
2S127BD01800	THRIVE INVESTMENTS LLC
2S127C000300	TIGARD SAND & GRAVEL LLC
2S127C000400	TIGARD SAND & GRAVEL CO INC
2S127C000900	TIGARD SAND & GRAVEL LLC
2S127BC90141	TRUTH-WEST INC
2S127BB00200	TUALATIN 124 LLC
2S127BC00100	TUALATIN 124 LLC
2S127BD00500	TUALATIN CITY OF
2S127BD00600	TUALATIN CITY OF
2S127C001200	WESTERN PRECISION PROPERTIES LLC
2S128D001200	WILLAMETTE WATER SUPPLY SYSTEM COMMISSION
2S128D001300	WILSHIRE SHERWOOD OWNER LLC
2S128D001400	WILSHIRE SHERWOOD OWNER LLC
2S128D001500	WILSHIRE SHERWOOD OWNER LLC
2S128D001600	WILSHIRE SHERWOOD OWNER LLC
2S128D001700	WILSHIRE SHERWOOD OWNER LLC
2S128D001800	WILSHIRE SHERWOOD OWNER LLC
2S128D001900	WILSHIRE SHERWOOD OWNER LLC
2S128D002000	WILSHIRE SHERWOOD OWNER LLC
	TINA TIPPIN
	WINTERBROOK PLANNING ATTN: BEN SHONBERGER & AMANDA PHILIP

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
		OR	00000
29772 SW HEATER RD	SHERWOOD	OR	97140
12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
PO BOX 638	ADDISON	TX	75001
22026 SW GRAHAMS FERRY RD APT C	TUALATIN	OR	97062
20400 SW CIPOLE RD	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
20752 SW 120TH AVE	TUALATIN	OR	97062
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
11883 SW ITEL ST	TUALATIN	OR	97062
2151 MICHELSON DR STE #282	IRVINE	CA	92612
		OR	00000
20900 SW 120TH AVE	TUALATIN	OR	97062
PO BOX 483	TUALATIN	OR	97062
PO BOX 483	TUALATIN	OR	97062
13191 CROSSROADS PKWY N FL 6	CITY OF INDUSTRY	CA	91746
PO BOX 4900	SCOTTSDALE	AZ	85261
3891 CALAROGA DR	WEST LINN	OR	97068
PO BOX 4810	TUALATIN	OR	97062
34500 SLEEPING FOX TRAIL	EVERGREEN	CO	80439
121 SW SALMON ST	PORTLAND	OR	97204
121 SW SALMON ST	PORTLAND	OR	97204
16192 NW JOSCELYN ST	BEAVERTON	OR	97006
PO BOX 4810	TUALATIN	OR	97062
PO BOX 4810	TUALATIN	OR	97062
PO BOX 4810	TUALATIN	OR	97062
26909 SW LABROUSSE RD	SHERWOOD	OR	97140
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
21101 SW 115TH AVE	TUALATIN	OR	97062
1850 SW 170TH AVE	BEAVERTON	OR	97003
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
100 WILSHIRE BLVD STE 940	SANTA MONICA	CA	90401
121 SW SALMON ST WTC 0401	PORTLAND	OR	97204
610 SW ALDER ST STE 810	PORTLAND	OR	97205



**NOTICE IS HEREBY GIVEN** that on April 4, 2023 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on April 19, 2023 to be known as:

**AR 23-0003**

**PGE IOC Accessory Storage Building**

*Winterbrook Planning, on behalf of Portland General Electric Company, is requesting approval to construct a 40' x 40' or 1,600 square foot accessory building used for storage associated with the existing IOC facility on a 36 acre site that is zoned Manufacturing Business Park (MBP).*

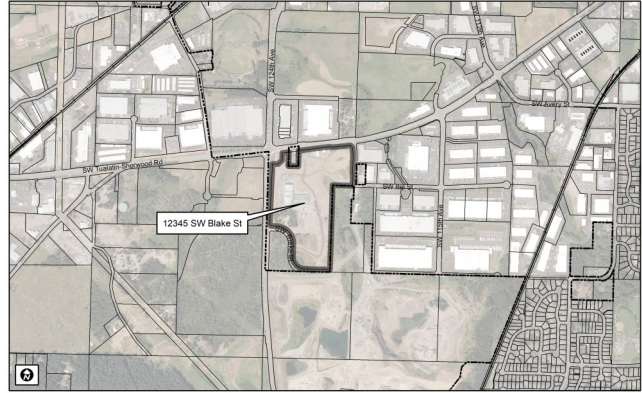
To view the application materials, visit:  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

**Individuals wishing to comment on the application, must do so in writing by 5pm on May 11, 2023 to:**

[kleonard@tualatin.gov](mailto:kleonard@tualatin.gov) or 503-691-3029

Planning Division  
Attn: Keith Leonard  
City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062

The property is located at: 12345 SW Blake St. Tax Lot: 2S127C000550



- **Criteria:** Development Code Chapters: 32, 33, 63, 64, 73A-D and 74.
- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.



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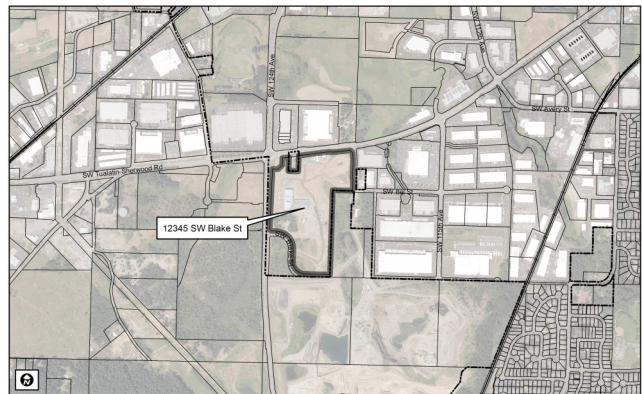
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- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Architectural Review Decision** will only be provided to those who submit written comments regarding that application.

*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](mailto:kleonard@tualatin.gov) and 503-691-3029

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