



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

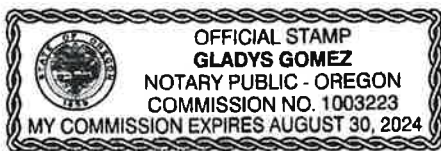
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the 15 day of September, 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 15 of, September 2023

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this 15th day of September



Gladys Gomez
Notary Public for Oregon

My commission expires: August 30, 2023

RE: AR23-0010 NOTICE OF APPLICATION

TLID	OWNER1
2S128A000400	CHAVEZ ALAN J & CHAVEZ DEANNA
2S128A001800	CIPOLE LLC
2S128A001900	CIPOLE LLC
2S128A000300	COLUMBIA CORRUGATED BOX CO INC
2S127C000700	DTI PROPERTIES LLC
2S128A000104	EXETER 19855 SW 124TH LP
2S128A000100	FORE-SIGHT BALBOA LLC
2S128A000102	HAGG JOHN D & HAGG DENISE C
2S128A000200	HAGG JOHN D JR & HAGG DENISE C
2S127BC90111	ICC 2 LLC
2S127BC90121	ICC 2 LLC
2S127BC90131	ICC 2 LLC
2S127BC00200	IPT TUALATIN DC LLC
2S127BC90000	ITEL CORPORATE CENTER CONDOMINIUMS OWNERS OF ALL UNITS
2S128A000505	MARK MANAGEMENT ASSOCIATES LLC
2S128A000600	NORTHWEST NATURAL GAS CO
2S128A000603	NORTHWEST NATURAL GAS CO
2S128A000601	NSA PROPERTY HOLDINGS LLC
2S127C000550	PORTLAND GENERAL ELECTRIC CO
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S128D001800	SHERWOOD CITY OF
2S128D002000	SHERWOOD CITY OF
2S127BC90141	TRUTH-WEST INC
2S127BB00100	TUALATIN 124 LLC
2S127BB00200	TUALATIN 124 LLC
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
2S128D001900	WILSHIRE SHERWOOD OWNER LLC
2S128A000503	WIRKKALA SHERWOOD PROPERTY II LLC
2S128A001700	WIRKKALA JEFFREY G & WIRKKALA JAYNIE A

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
PO BOX 1363	SHERWOOD	OR	97140
2151 MICHELSON DR STE 282	IRVINE	CA	92612
2151 MICHELSON DR STE 282	IRVINE	CA	92612
12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
22026 SW GRAHAMS FERRY RD APT C	TUALATIN	OR	97062
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
20400 SW CIPOLE RD	TUALATIN	OR	97062
20340 SW CIPOLE RD	TUALATIN	OR	97062
20340 SW CIPOLE RD	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
2151 MICHELSON DR STE #282	IRVINE	CA	92612
		OR	00000
2067 MAUDRAY WAY	REDDING	CA	96003
220 NW 2ND AVE	PORTLAND	OR	97209
220 NW 2ND AVE	PORTLAND	OR	97209
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
121 SW SALMON ST	PORTLAND	OR	97204
23295 SW MAIN ST	SHERWOOD	OR	97140
22560 SW PINE ST	SHERWOOD	OR	97140
22560 SW PINE ST	SHERWOOD	OR	97140
26909 SW LABROUSSE RD	SHERWOOD	OR	97140
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
9760 SW FREEMAN DR	WILSONVILLE	OR	97070
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
20548 SW WILDROSE PL	SHERWOOD	OR	97140
30905 NE MICHAEL RD	NEWBERG	OR	97132



NOTICE IS HEREBY GIVEN that on August 16, 2023 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on September 15, 2023, known as:

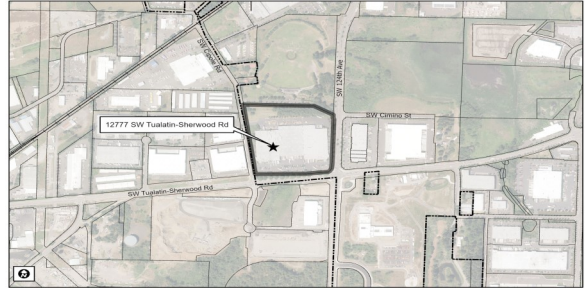
**“Columbia Corrugated Box Driveway Access”
File No. AR 23-0010**

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

Individuals wishing to comment on the application, must do so in writing by 5 pm on October 2, 2023 to:

Planning Division
Attn: Madeleine Nelson
mnelson@tualatin.gov or 503.691.3027

VLMK Engineering + Design, on behalf of Columbia Corrugated Box, is requesting approval to construct a new driveway access along SW 124th Ave. The proposed access would be a 40 ft wide asphalt driveway centered on the SW Cimino Rd centerline on the east side of 124th Ave. The 18.39-acre site is zoned General Manufacturing (MG) and no changes to the existing building, parking, or drive aisles are proposed.



The property is located at: 12777 SW Tualatin Sherwood Road
Tax Lot: 2S128A000300

- **Criteria:** Tualatin Development Code Chapters: 32, 33, 61, 73A-73D, 74, 75
- **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



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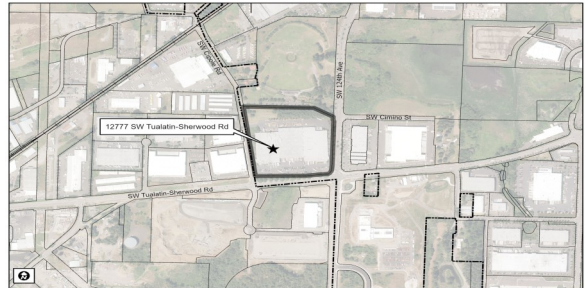
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proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the 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.

- **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:

Madeleine Nelson, Assistant Planner, mnelson@tualatin.gov and 503-691-3027

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Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, September 15, 2023 10:44 AM
To: Jennifer Kimura; roggy@p-r-c.com
Cc: Steve Koper
Subject: Notice of Application: AR23-0010 "Columbia Corrugated Box Driveway Access"



Notice of Application

VLMK Engineering + Design, on behalf of Columbia Corrugated Box, is requesting approval to construct a new driveway access along SW 124th Ave at the existing site located at 12777 SW Tualatin Sherwood Road (Tax Lot: 2S128A000300). The proposed access would be a 40 ft wide asphalt driveway centered on the SW Cimino Rd centerline on the east side of 124th Ave. The 18.39-acre site is zoned General Manufacturing (MG) and no changes to the existing building, parking, or drive aisles are proposed.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar23-0010-columbia-corrugated-box-driveway-access>

Comments Due: October 2, 2023 at 5:00 PM

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From: Madeleine Nelson
Sent: Friday, September 15, 2023 10:44 AM
To: riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; dan@danhardyproperties.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; daniel@bachhuber.co; cio.east.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com; tualatinmidwestcio@gmail.com; dikkusan@live.com; tmpgarden@comcast.net; snoelluwcwle@yahoo.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; ClaudiaSterling68@gmail.com; abuschert@gmail.com; roydloop@gmail.com; Tualatinibachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; rwcleanrooms@gmail.com; byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; kapaluapro@aol.com; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; robertekellogg@yahoo.com; christine@newmountaingroup.com; sonyanybergrygh@gmail.com
Cc: Megan George; Betsy Ruef; Steve Koper
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Cc: planning@sherwoodoregon.gov; Naomi Vogel; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; alex.mcgladrey@tvfr.com; KHerrod@republicservices.com; gbennett@sherwood.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; David Underwood; richard.girard@nwnatural.com; icrawford@wcca.com
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