



ANALYSIS AND FINDINGS
124th Commerce Center Extension Request
December 9, 2025

Case #:	AR 23-0004
Project:	124 th Commerce Center
Location:	19000 SW 124 th Avenue; Tax Lot: 2S127BB00100
Applicant:	AHBL, Inc.
Owner:	Tualatin 124, LLC

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.



I. INTRODUCTION

A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC) are applicable to the subject proposal:

- TDC 32: Procedures
- TDC 33.020: Architectural Review

B. Project Description

The site at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100) is a 23.8-acre lot which is zoned General Manufacturing (MG). The property will take access from SW 124th Avenue. The subject site is vacant, undeveloped land. There are existing wetlands and neighboring properties to the east, neighboring properties to the north, and existing wetlands to the south, and the existing stormwater treatment and detention facility easement for 124th Avenue to the south. Most of the east side of the property is designated as a Natural Resource Protection Overlay District (NRPO), and a portion of the proposed development is located in the overlay.

On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100). The original AR 23-0004 decision is included as Exhibit B.

The applicant's revised proposal (Exhibit A3) increases Building A to 70,809 square feet and combines Building B and C into a single building of approximately 128,649 square feet for a total development of 199,458 square feet.

In 2023, City staff approved a Property Line Adjustment (PLA23-0003) (Exhibit D) for the project site that relocated the property line between Tax Lots: 2S127BB00100 and 2S127BB00200 at 19000 SW 124th Avenue and 12075 SW Tualatin Sherwood Road. The Property Line Adjustment was between the two existing lots and proposed to move the property line to the south, remaining as two lots. The approved PLA23-0003 decision has since expired. The applicant team would need to apply for a new Property Line Adjustment proposed under the original submittal.



Planning Districts
Commercial Office (CO)
Central Commercial (CC)
General Commercial (CG)
Recreational Commercial (CR)
Medical Commercial (MC)
Light Manufacturing (ML)
General Manufacturing (MG)
Manufacturing Park (MP)
Manufacturing Business Park (MBP)
Low Density Residential (RL)
Medium Low Density Residential
Medium High Density Residential (RMH)
High Density Residential (RH)
High Density/High Rise Residential (RH/HR)
Institutional (IN)

C. Proposed Extension

AHBL, Inc., on behalf of Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center development, case file AR 23-0004. The applicant requests to extend the decision through December 22, 2026.

D. Previous Land Use Actions

- ANN82-08 – Annexation

E. Surrounding Uses

The subject site is surrounded by industrial uses including:

North: General Manufacturing (MG)

- A & I Distributors
- Albina Co., Inc.

East: General Manufacturing (MG)

- Hedges D Parking Lot
- Vacant Land

West: General Manufacturing (MG)

- SW 124th Avenue
- Tualatin Island Greens

South: General Manufacturing (MG)

- Itel Corporate Center Condominiums
- MSI Portland

F. Exhibit List

- A1. Land Use Application & Request for Extension
- A2. Memorandums
- A3. Revised Site Plans
- B. AR23-0004 Decision & Final Order
- C. Public Notice
- D. PLA23-0003 Decision
- E. Ordinance 1486-24 CFEC Parking Reform
- F. Ordinance 1451-25 Tualatin 2045 TSP

II. FINDINGS

These findings reference the Tualatin Development Code (TDC), unless otherwise noted.

Chapter 32: Procedures

Section 32.010 – Purpose and Applicability.

[...]

(2) **Applicability of Review Procedures.** All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure “type” assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City’s land use and development applications and corresponding review procedure(s).

[...]

(c) **Type III Procedure (Quasi-Judicial Review – Public Hearing).** Type III procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment. Quasi-Judicial decisions involve discretion but implement established policy. Type III decisions are made by the Planning Commission or Architectural Review Board and require public notice and a public hearing, with an opportunity for appeal to the City Council.

[...]

(3) **Determination of Review Type.** Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Table 32-1 – Applications Types and Review Procedures

Application / Action	Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood /Developer Mtg Required	Applicable Code Chapter
Architectural Review						
Industrial Buildings 150,000 square feet + [...] as requested by the CM	III	ARB	CC	Yes	Yes	TDC 33.020
[...]						
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

Finding:

The proposed project was adopted as a Type III Architectural Review (Architectural Review 23-0004) on December 13, 2023. As the Architectural Review Board (ARB) approved the Architectural Review, the ARB will decide the extension reached under the Type III quasi-judicial procedures. The application has been processed according to the applicable code criteria for Type III procedures. These standards are met.

Section 32.030 – Time to Process Applications.

(1) **Time Limit - 120-day Rule.** The City must take final action on all Type II, Type III, and Type IV-A land use applications, as provided by ORS 227.178, including resolution of all local appeals, within 120 days after the application has been deemed complete under TDC 32.160, unless the applicant provides written request or consent to an extension in compliance with ORS 227.178. (Note: The 120-day rule does not apply to Type IV-B (Legislative Land Use) decisions.)
[...]

(3) **Time Periods.** "Days" means calendar days unless otherwise specified. In computing time periods prescribed or allowed by this Chapter, the day of the act or event from which the designated period of time begins is not included. The last day of the period is included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or City recognized legal holiday.

Finding:

The hearing for the Architectural Review 23-0004 extension request is scheduled for December 9, 2025. The final action on this application must take place within 120 days unless the application requests an extension in compliance with ORS 227.178. These standards are met.

Section 32.110 – Pre-Application Conference.

(1) **Purpose of Pre-Application Conferences.** Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(2) **When Mandatory.** Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.

(3) **Timing of Pre-Application Conference.** A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

(4) **Application Requirements for Pre-Application Conference.**

(a) **Application Form.** Pre-application conference requests must be made on forms provided by the City Manager.

(b) **Submittal Requirements.** Pre-application conference requests must include:

(i) A completed application form;

(ii) Payment of the application fee;

(iii) The information required, if any, for the specific pre-application conference sought; and

(iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.

(5) **Scheduling of Pre-Application Conference.** Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the

involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.

(6) **Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.** A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

- (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six (6) months of the pre-application conference;
- (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
- (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Finding:

The subject land use action was identified as requiring a Pre-Application Meeting in Table 32-1. The Pre-Application Meeting standards were met in the original Architectural Review 23-0004 casefile. These standards are not applicable to the request for extension.

Section 32.120 – Neighborhood/Developer Meetings.

(1) **Purpose.** The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.

(2) **When Mandatory.** Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.

(3) **Timing.** A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.

(4) **Time and Location.** Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:

- (a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
- (b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

(5) **Notice Requirements.**

(a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.

(b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:

- (i) All property owners within 1,000 feet measured from the boundaries of the subject property;
- (ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one

of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and

(iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.

(c) The City will provide the applicant with labels for mailing for a fee.

(d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.

(6) Neighborhood/Developer Sign Posting Requirements. The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.

(7) Neighborhood/Developer Meeting Requirements. The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Finding:

The subject land use action was identified as requiring a Neighborhood/Developer Meeting in Table 32-1. The Neighborhood/Developer Meeting standards were met in the original Architectural Review 23-0004 casefile. These standards are not applicable to the request for extension.

Section 32.130 – Initiation of Applications.

(1) Type I, Type II, Type III, and Type IV-A Applications. Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:

(a) The owner of the subject property;

(b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;

(c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or

(d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

[...]

Finding:

The applicant submitted a letter of authorization from a property owner representative, Tualatin 124, LLC. This standard is met.

Section 32.140 – Application Submittal.

(1) Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

- (a) A completed application form. The application form must contain, at a minimum, the following information:
- (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (ii) The address or location of the subject property and its assessor's map and tax lot number;
 - (iii) The size of the subject property;
 - (iv) The comprehensive plan designation and zoning of the subject property;
 - (v) The type of application(s);
 - (vi) A brief description of the proposal; and
 - (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
- (b) A written statement addressing each applicable approval criterion and standard;
- (c) Any additional information required under the TDC for the specific land use action sought;
- (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
- (e) Recorded deed/land sales contract with legal description.
- (f) A preliminary title report or other proof of ownership.
- (g) For those applications requiring a neighborhood/developer meeting:
- (i) The mailing list for the notice;
 - (ii) A copy of the notice;
 - (iii) An affidavit of the mailing and posting;
 - (iv) The original sign-in sheet of participants; and
 - (v) The meeting notes described in TDC 32.120(7).
- (h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;
- (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;
- (2) Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.
- (3) Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Finding:

The applicant submitted the extension request application on November 11, 2025. The extension request land use submittal requirements were included in the application. These standards are met.

Section 32.150 - Sign Posting.

- (1) When Signs Posted. Signs in conformance with these standards must be posted as follows:
- (a) Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and
 - (b) Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.
- (2) Sign Design Requirements. The applicant must provide and post a sign(s) that conforms to the following standards:
- (a) Waterproof sign materials;
 - (b) Sign face must be no less than eighteen (18) inches by twenty-four (24) inches (18" x 24"); and
 - (c) Sign text must be at least two (2) inch font.
- (3) On-site Placement. The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs). The applicant cannot place the sign within public right of way.
- (4) Removal. If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within forty-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than fourteen (14) days after:
- (a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
 - (b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Finding:

The applicant provided certification within Exhibit C that signs in conformance with this section were placed on site in accordance with this section. These standards are met.

Section 32.160 – Completeness Review.

- (1) Duration. Except as otherwise provided under ORS 227.178, the City Manager must review an application for completeness within 30 days of its receipt.
- (2) Considerations. Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.
- (3) Complete Applications. If an application is determined to be complete, review of the application will commence.
- (4) Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:

- (a) All of the missing information;
 - (b) Some of the missing information and written notice from the applicant that no other information will be provided; or
 - (c) Written notice from the applicant that none of the missing information will be provided.
- (5) Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.
- (6) Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

Finding:

The applicant submitted a complete extension request for Architectural Review 23-0004 on November 11, 2025. These standards are met.

Section 32.230 – Type III Procedure (Quasi-Judicial Review – Public Hearing).

Type III decisions involve the use of discretion and judgment and are made by the Planning Commission or Architectural Review Board after a public hearing with an opportunity for appeal to the City Council. The decision body for each application type is specified in Table 32-1. A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons.

- (1) Submittal Requirements. Type III applications must include the submittal information required by TDC 32.140(1).
- (2) Determination of Completeness. After receiving an application for filing, the City Manager will review the application will for completeness in accordance with TDC 32.160.
- (3) Written Notice of Public Hearing – Type III. Once the application has been deemed complete, the City must mail by regular first class mail Notice of a Public Hearing to the following individuals and agencies no fewer than 20 days before the hearing.

(a) Recipients:

- (i) The applicant and, the owners of the subject property;
- (ii) All property owners within 1,000 feet measured from the boundaries of the subject property;
- (iii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
- (iv) All recognized neighborhood associations within 1,000 feet from the boundaries of the subject property;
- (v) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
- (vi) Any person who submits a written request to receive a notice;
- (vii) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly

affects a state highway, the Oregon Department of Transportation; and where the project site would access a County road or otherwise be subject to review by the County, then the County; and Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code;

(viii) Utility companies (as applicable); and,

(ix) Members of the decision body identified in Table 32-1.

(b) The Notice of a Public Hearing, at a minimum, must contain all of the following information:

(i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;

(ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;

(iii) The type of application and a concise description of the nature of the land use action;

(iv) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;

(v) Brief summary of the local decision making process for the land use decision being made and a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings;

(vi) The date, time and location of the hearing;

(vii) Disclosure statement indicating that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Land Use Board of Appeals on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;

(viii) The name of a City representative to contact and the telephone number where additional information may be obtained; and

(ix) Statement that the application and all documents and evidence submitted to the City are in the public record and available for review, and that copies can be obtained at a reasonable cost from the City; and

(x) Statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.

(c) Failure of a person or agency to receive a notice, does not invalidate any proceeding in connection with the application, provided the City can demonstrate by affidavit that required notice was given.

Finding:

After application submittal and completeness review as required by this section, notice for the Type III hearing concerning the extension request for Architectural Review 23-0004 was mailed by city staff on November 19, 2025, and contained the information required by this section (Exhibit C). No public comments were received as part of this application. These standards are met.

(4) Conduct of the Hearing - Type III.

The person chairing the hearing must follow the order of proceedings set forth below. These procedures are intended to provide all interested persons a reasonable opportunity to participate in the hearing process and to provide for a full and impartial hearing on the

application before the body. Questions concerning the propriety or the conduct of a hearing will be addressed to the chair with a request for a ruling. Rulings from the chair must, to the extent possible, carry out the stated intention of these procedures. A ruling given by the chair on such question may be modified or reversed by a majority of those members of the decision body present and eligible to vote on the application before the body. The procedures to be followed by the chair in the conduct of the hearing are as follows:

(a) At the commencement of the hearing, the person chairing the hearing must state to those in attendance all of the following information and instructions:

(i) The applicable substantive criteria;

(ii) That testimony, arguments and evidence must be directed toward the criteria described in paragraph (i) of this subsection or other criteria in the plan or land use regulation which the person believes to apply to the decision;

(iii) That failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue;

(iv) At the conclusion of the initial evidentiary hearing, the decision body must deliberate and make a decision based on the facts and arguments in the public record; and

(v) Any participant may ask the decision body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the decision body grants the request, it will schedule a date to continue the hearing as provided in TDC 32.230(4)(e), or leave the record open for additional written evidence or testimony as provided TDC 32.230(4)(f).

(b) The public is entitled to an impartial decision body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible.

Where questions related to ex parte contact are concerned, members of the decision body must follow the guidance for disclosure of ex parte contacts contained in ORS 227.180.

Where a real conflict of interest arises, that member or members of the decision body must not participate in the hearing, except where state law provides otherwise. Where the appearance of a conflict of interest is likely, that member or members of the decision body must individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they must be excused from the proceedings.

(c) Presenting and receiving evidence.

(i) The decision body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;

(ii) No oral testimony will be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and

(iii) Members of the decision body may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.

(d) The decision body, in making its decision, must consider only facts and arguments in the public hearing record; except that it may take notice of facts not in the hearing record (e.g., local, state, or federal regulations; previous City decisions; case law; staff reports). Upon announcing its intention to take notice of such facts in its deliberations, it must allow

persons who previously participated in the hearing to request the hearing record be reopened, as necessary, to present evidence concerning the newly presented facts.

(e) If the decision body decides to continue the hearing, the hearing must be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity must be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the close of the hearing, the decision body may limit additional testimony to arguments and not accept additional evidence.

(f) If the decision body leaves the record open for additional written testimony, the record must be left open for at least seven days after the hearing. Any participant may ask the decision body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the decision body must reopen the record, as follows:

- (i) When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;
- (ii) An extension of the hearing or record granted pursuant to this section is subject to the limitations of TDC 32.030, unless the applicant waives his or her right to a final decision being made within the required timeframe; and
- (iii) If requested by the applicant, the decision body must grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.

Finding:

The Architectural Review Board will follow the hearing requirements set forth by this section. These standards will be met.

(5) Notice of Adoption of a Type III Decision.

Notice of Adoption must be provided to the property owner, applicant, and any person who provided testimony at the hearing or in writing. The Type III Notice of Adoption must contain all of the following information:

- (a) A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
- (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
- (c) A statement that a copy of the decision and complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
- (d) The date the decision becomes final, unless a request for appeal is submitted; and
- (e) The notice must include an explanation of rights to appeal the decision to the City Council in accordance with TDC 32.310.

(6) Appeal of a Type III Decision. Appeal of an Architectural Review Board or Planning Commission Type III Decision to the City Council may be made in accordance with TDC 32.310.

(7) Effective Date of a Type III Decision.

- (a) The written order is the final decision on the application.
- (b) The mailing date is the date of the order certifying its approval by the decision body.
- (c) A decision of the Architectural Review Board or Planning Commission is final unless:
 - (i) a written appeal is received at the City offices within 14 calendar days of the date notice of the final decision is mailed; or
 - (ii) The City Manager or a member of the City Council requests a review of the decision within 14 calendar days of the date notice of the final decision is mailed.

[...]

Finding:

A final decision and any appeal will follow the requirements of this section. These standards will be met.

Chapter 33: Applications and Approval Criteria

[...]

Section 33.020 Architectural Review.

[...]

(5) Approval Criteria.

(d) Large Commercial, Industrial, and Multifamily Development. Applications for Large Commercial, Industrial, and Multifamily Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.

Finding:

The subject application, which was for large industrial development, must comply with the applicable standards and objectives in TDC 73A through 73G. These standards were originally met by the staff findings and recommended Conditions of Approval for the subject application Architectural Review 23-0004 that the Architectural Review Board previously adopted on December 13, 2023 (Exhibit B).

(9) Permit Expiration.

Architectural Review decisions (including Minor Architectural Review decisions) expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

(10) Extension of Permit Expiration.

- (a) **An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date.**

Finding:

The effective date of Architectural Review 23-0004 was December 22, 2023. Two years from the effective date is December 22, 2025. The applicant submitted a request for an extension of time for Architectural Review 23-0004 on November 11, 2025.

- (b) **A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.**

Finding:

The request for extension is for Architectural Review 23-0004, approved by the Architectural Review Board under the Type III quasi-judicial procedures. This standard is not applicable.

- (c) **Upon receipt of a request for an extension of time, the City will process the extension request as follows:**
 - (i) **If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC 32.220.**
 - (ii) **If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230.**

Finding:

The Architectural Review Board (ARB) approved Architectural Review 23-0004 on December 13, 2023. The ARB will decide the extension request under the Type III quasi-judicial procedures at a hearing on December 9, 2025. The application has been processed according to the applicable code criteria for Type III procedures. This standard is met.

- (d) **The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150.**

Finding:

After the application submittal, notice for the Type III hearing concerning the extension request for Architectural Review 23-0004 was mailed by city staff on November 19, 2025. The mailing was sent to the recipients required by TDC Section 32.230. The applicant provided certification within Exhibit C that signs in conformance with TDC Section 32.150 were placed on site. This standard is met.

- (e) **The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:**
 - (i) **The applicant submitted a written extension request prior to the expiration date;**

Finding:

The decision mailing date is the date of the order certifying its approval by the decision body. The Architectural Review Board decision for Architectural Review 23-0004 became effective December 22, 2023. The applicant submitted an extension request in advance of the December 22, 2025, expiration date on November 11, 2025. This standard is met.

- (ii) **There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;**

Finding:

Staff noted that since the Architectural Review 23-0004 land use approval, the Tualatin Development Code (TDC) has had several updates that could be considered significant. Plan Text Amendment (PTA) 24-0002 was adopted in June of 2024, which updated the TDC with Climate Friendly and Equitable

Communities (CFEC) Parking Reform (Exhibit E). The amendments repealed minimum parking requirements and addressed parking lot design, pedestrian connectivity, tree canopy, electric vehicle readiness, and maximum parking requirements. Staff have also highlighted the implementation of Tualatin's 2045 Transportation Plan, recently adopted in September of 2025 (Exhibit F).

The applicant responded to the identified Tualatin Development Code changes in the submitted narrative included in Exhibit A1. The narrative stated that the project remains consistent with current TDC amendments related to site design and parking. Walkways, landscaping, parking dimensions, surface materials, circulation, lighting, screening, and accessible parking all meet or exceed current standards. The project provides more than the minimum required landscape and bicycle parking, includes wheel stops and deflected lighting, and offers tree canopy coverage exceeding 40% for climate mitigation. Off-street parking for the warehouse/manufacturing use in Parking Zone B complies with the maximum vehicle and minimum bicycle parking standards. The applicant's narrative concluded that there have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project.

Applicable agencies that previously approved the project include Tualatin Valley Fire & Rescue, Clean Water Services, and Republic Services. These agencies were notified of the applicant's request for extension on November 19, 2025. As of writing the findings, no agency comments have been received.

- (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and**

Finding:

The applicant's extension request narrative (Exhibit A1) noted separate letters provided by Soundview Consultants, LLC, and TENW in response to the previous special studies. The applicant's narrative stated that as a result of the submitted memorandums, additional studies are not warranted.

The applicant provided a memorandum (Exhibit A2) from TENW in regard to the Transportation Impact Analysis (TIA) that was completed on April 18, 2023. The memorandum outlined the original assumptions, findings, and changes since the report. The submitted memorandum stated the TIA for the originally proposed 124th Commerce Center (AR 23-0004), a 199,170 sf industrial development assuming a general light industrial land use. Vehicular access was proposed at two (2) driveways on SW 124th Ave. The memorandum noted the current site plan (199,458 SF) and updated trip generation estimates using the current ITE manual, the proposed project is estimated to generate less traffic than was previously evaluated. The memorandum concluded that the recently adopted code updates would not result in any changes to the conclusions of the original TIA. Therefore, no supplemental analysis is needed to accommodate the requested extension.

The applicant submitted a memorandum (Exhibit A2) from Soundview Consultants, LLC, in response to environmental compliance. The memorandum stated there are no significant changes in any conditions, ordinances, regulations, or standards of the City of Tualatin, including Ordinance 1486-24 (Parking Requirements) and Ordinance 1451-25 (Transportation System Plan), that affect the previously approved project. Therefore, new environmental studies (e.g., wetland studies, mitigation plans, et cetera) are not warranted based on any such code changes.

- (iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

Finding:

The existing site is unimproved, and no development activity has occurred since the Architectural Review 23-0004 decision issued in 2023. With Condition of Approval A4, this standard is met.

- (f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within 60 days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.

Finding:

The Architectural Review Board will follow the hearing requirements set forth by this section. This standard will be met.

- (g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

Finding:

A final decision by the Architectural Review Board will follow the requirements of this section and TDC 32.230. This standard will be met.

[...]

III. RECOMMENDATION

Should the Architectural Review Board choose to approve the decision extension request relative to Architectural Review 23-0004 “124th Commerce Center”, Staff recommends the following Conditions of Approval:

GENERAL:

- | | |
|-----|--|
| A1. | The extension can be no more than a single one-year extension. The original decision for Architectural Review 23-0004 became effective on December 22, 2023, with an expiration date of December 22, 2025. This decision will extend the expiration timeline by one year to December 22, 2026. |
| A2. | The proposed extension must adhere to the conditions of the original decision of Architectural Review 23-0004. |
| A3. | The proposed extension must comply with all applicable standards and objectives in Tualatin Development Code Chapters 32 and 33. |
| A4. | The site must continue to be maintained and not become blighted in accordance with TDC 33.020(10)(e)(iv). |
| A5. | The Property Line Adjustment (PLA 23-0003) tied to the original AR 23-0004 decision has expired. The applicant will need to apply for a new Property Line Adjustment proposed under the original submittal prior to issuance of any permits. |