



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 11 day of October, 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 11 of, October 2023

Lindsey Hagerman
Signature

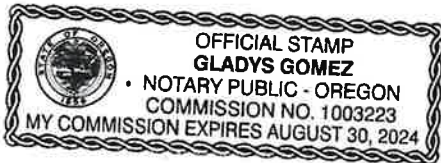
SUBSCRIBED AND SWORN to before me this

11th day of October

Gladys Gomez
Notary Public for Oregon

My commission expires:

8/30/24



RE: AR23-0006 NOTICE OF DECISION

TLID	OWNER1
2S128B000700	BARKER PROPERTIES LLC
2S121DD00100	BEHBAHANY PROPERTIES LLC
2S121DD00800	BELMONT PROPERTY LLC & JAMFEE3 LLC
2S121C001202	CIPOLE ROAD HOLDINGS LLC
2S121DC00700	CIPOLE PROPERTIES LLC
2S121DC00900	CIPOLE FARMHOUSE LLC
2S121DC00100	COLEMAN STEVEN R & COLEMAN SANDRA J & COLEMAN MATTHEW J ET AL
2S121DC00801	DEEP VALLEY LLC
2S128A001600	ENSTROM PATRICK LEE
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A000104	EXETER 19855 SW 124TH LP
2S128A000100	FORE-SIGHT BALBOA LLC
2S121D000600	GRAY ROBERT A TRUST
2S121DD00300	GUAN'S OREGON LLC
2S121DD00400	GULSONS
2S121DB00300	HAGG FAMILY TRUST
2S121D000301	HERMAN RV STORAGE LLC
2S121DC90001	HERMAN CONDO LLC
2S121DC90002	HERMAN CONDO LLC
2S121DC90003	HERMAN CONDO LLC
2S121DC90004	HERMAN CONDO LLC
2S121DC90005	HERMAN CONDO LLC
2S121DC90006	HERMAN CONDO LLC
2S121DC90007	HERMAN CONDO LLC
2S121DC90008	HERMAN CONDO LLC
2S121DC90009	HERMAN CONDO LLC
2S121DC99001	HERMAN CONDO LLC
2S121DC99002	HERMAN CONDO LLC
2S121DC99003	HERMAN CONDO LLC
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2S121DC99035	HERMAN CONDO LLC

OWNER2	OWNERADDR	OWNERCITY
	19355 SW 125TH CT	TUALATIN
	12505 SW HERMAN RD	TUALATIN
	PO BOX 23025	PORTLAND
	19785 SW CIPOLE RD	SHERWOOD
	PO BOX 69	TUALATIN
	19990 SW CIPOLE RD	TUALATIN
	30600 S ARROW CT	CANBY
	PO BOX 69	TUALATIN
	9304 SW 51ST	PORTLAND
	101 W ELM ST STE 600	CONSHOHOCKEN
	101 W ELM ST STE 600	CONSHOHOCKEN
	20400 SW CIPOLE RD	TUALATIN
	7823 SW KINGFISHER WAY	PORTLAND
	16315 SW BARROWS RD #105A	BEAVERTON
	307 LEWERS ST 6TH FLOOR	HONOLULU
	19100 SW 129TH AVE	TUALATIN
	12965 SW HERMAN RD #100	TUALATIN
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2S121DC00300 JABSHOP LLC
2S121DB00700 JC HOLDINGS LLC
2S121DC00400 JCBAY LLC
2S128B000101 JDF PROPERTIES LLC
2S128A001500 JK PROPERTY LLC
2S128A000700 JNA PROPERTIES LLC
2S121DC00500 LUDWIG LARRY W & LUDWIG JUDY K
2S121DC00600 LUDWIG LARRY W & LUDWIG JUDY K
2S128A000800 LUDWIG JASON L
2S121DC01100 MACHINE SPECIALTIES INC
2S128A000600 NORTHWEST NATURAL GAS CO
2S121DC01000 NSA PROPERTY HOLDINGS LLC
2S128A000900 OROZCO MANUEL SALVADOR LOPEZ & URIBE LIZETH ACEVEDO
2S121DD01200 PETER COTTONTAIL ENTERPRISES LLC
2S121DC00200 PURA PROPERTY LLC
2S128A000103 SHERWOOD SCHOOL DIST #88J
2S121DC90000 TUALATIN INDUSTRIAL CONDOS OWNERS OF ALL UNITS
2S121DB00200 UNION WINE COMPANY
2S121C001400 UNITED STATES OF AMERICA
AKS ATT: MAGGIE GORDON

	6424 SW PROPERTIES PARK RD	TUALATIN
	12111 SW MALLOY WAY	SHERWOOD
	19435 SW 129TH AVE	TUALATIN
	PO BOX 1381	TUALATIN
	PO BOX 37	TUALATIN
	19975 SW CIPOLE RD	SHERWOOD
	PO BOX 473	TUALATIN
	PO BOX 473	TUALATIN
	19445 SW CIPOLE RD	SHERWOOD
	19730 CIPOLE RD #1	TUALATIN
	220 NW 2ND AVE	PORTLAND
	5005 MEADOWS RD STE 420	LAKE OSWEGO
	19915 SW CIPOLE RD	SHERWOOD
	2020 SW MARKET ST #205	PORTLAND
	28742 SW PETES MOUNTAIN RD	WEST LINN
	23295 SW MAIN ST	SHERWOOD
	PO BOX 370	SHERWOOD
US FISH & WILDLIFE SERVICE LANDS DIV	911 NE 11TH AVE	PORTLAND
	126965 SW HERMAN RD	TUALATIN

OR	97062
OR	97140
OR	97062
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OR	97232
OR	97062



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 23-0006 — Cipole Properties Industrial Building

NOTICE IS HEREBY GIVEN that on May 2, 2023 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on October 6, 2023 to be known as:

AR 23-0006

Cipole Properties Industrial Building

AKS Engineering and Forestry, on behalf of Cipole Properties, LLC., is requesting approval to construct a 13,790 square foot new industrial building with loading docks, landscaping, 64 parking space, 2 bike parking spaces on a 1.44 acre site that is zoned General Manufacturing (MG).

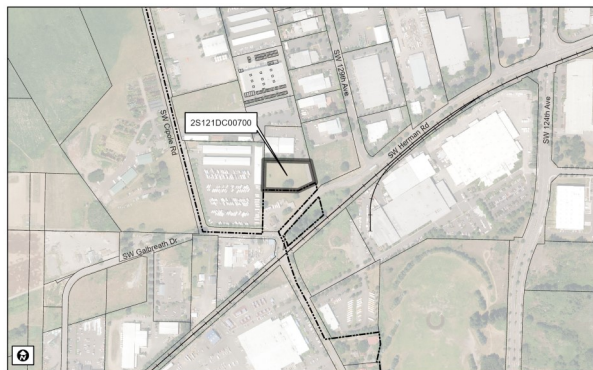
To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5pm on October 26, 2023 to:

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 North of SW Herman Road, North and East of SW Cipole Road, Tax Map/Lot: 2S121DC00700



- **Criteria:** Development Code Chapters: 32, 33, 61, 63, 73A-D, 74 and 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 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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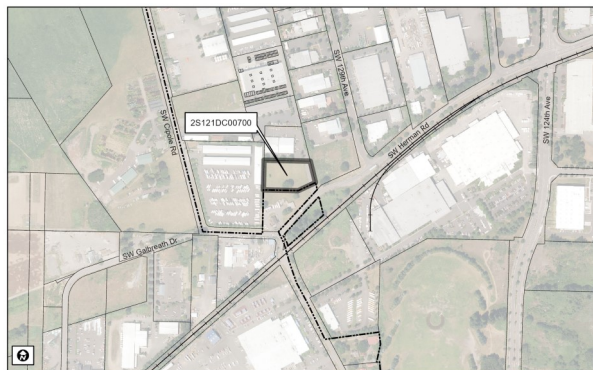
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- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written 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 and 503-691-3029

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