



## Land Use Application

Project Information		
Project Title: <b>Fujimi Facility Expansion</b>		
Brief Description:  Type II Architectural Review (AR) for a building expansion and additional parking on the developed site, located in the the Manufacturing Park (MP) Zone.		
Estimated Construction Value: 9,293,213		
Property Information		
Address: <b>11200 SW Leveton Drive</b>		
Assessor's Map Number and Tax Lot(s): <b>2S1220000400</b>		
Applicant/Primary Contact		
Name: <b>Suzannah Stanley</b>	Company Name: <b>Mackenzie</b>	
Address: <b>1515 SE Water Avenue, Suite 100</b>		
City: <b>Portland</b>	State: <b>Oregon</b>	ZIP: <b>97214</b>
Phone: <b>503-839-7036</b>	Email: <b>SStanley@mcknze.com</b>	
Property Owner		
Name: <b>Fujimi Corporation</b>		
Address: <b>11200 SW Leveton Drive</b>		
City: <b>Tualatin</b>	State: <b>OR</b>	ZIP: <b>97062</b>
Phone:	Email: <b>EAnderson@fujimi.com</b>	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		Date: <b>9/20/2023</b>

**AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.**

Contact Person

Applicant's Signature:	Date: <b>9/18/23</b>
------------------------	----------------------

**Land Use Application Type:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Annexation (ANN)<br><input checked="" type="checkbox"/> Architectural Review (AR)<br><input type="checkbox"/> Architectural Review—Single Family (ARSF)<br><input type="checkbox"/> Architectural Review—ADU (ARADU)<br><input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Historic Landmark (HIST)<br><input type="checkbox"/> Industrial Master Plan (IMP)<br><input type="checkbox"/> Plan Map Amendment (PMA)<br><input type="checkbox"/> Plan Text Amendment (PTA)<br><input type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)<br><input type="checkbox"/> Minor Variance (MVAR)<br><input type="checkbox"/> Sign Variance (SVAR)<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Other _____ |
|---|---|---|

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



# OLD REPUBLIC TITLE COMPANY OF OREGON

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

1 SW Columbia Street, Suite 750 • Portland OR • 97204 • Phone 503-219-2300 • Fax 503-796-9805

## Records of Title Report

**Requesting Party** : Fujimi Corp  
11200 SW Leveton Drive  
Tualatin, Oregon 97062  
Attn: Fujimi - Eric Anderson

**Date Prepared** : September 19, 2023

**Customer ref** : 11200 SW Leveton Drive  
**Order No.** : 5516002107  
**Effective Date** : September 12, 2023  
**Fee** : \$500.00

The information contained in this Records of Title Report ("Report") is provided by Old Republic Title Company of Oregon, an Oregon corporation ("Company"), in response to a request made by the above-referenced Requesting Party, and is based on title records maintained by the Company ("Records") that pertain to the land described in paragraph 2 of Part I of this Report ("Land"). The Records have been searched only to the extent necessary to list the matters contained herein.

**THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO THE LAND. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE, COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTEE. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE-REFERENCED REQUESTING PARTY, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE COMPANY'S PRIOR WRITTEN CONSENT. THE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, THE REQUESTING PARTY AGREES THAT THE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. THE REQUESTING PARTY ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT THE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. THE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF THE REQUESTING PARTY'S USE OF THE INFORMATION HEREIN.**

In relation to the following matters, the Records have been reviewed through the Effective Date of this Report.

**PART I**  
**Vesting and Legal Description**

**1. The apparent vested owner of the Land is:**

[Fujimi Corporation](#), an Oregon corporation

**2. The Land referred to in this Report is described as follows:**

Parcel 3, [PARTITION PLAT NO. 1993-098](#), in the City of Tualatin, County of Washington, and State of Oregon.

TOGETHER WITH:

A tract of land being a portion of Parcel 2, PARTITION PLAT NO. 1993-098, in the City of Tualatin, County of Washington, and State of Oregon, being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 2; thence along the East line thereof South 00°15'58" East, 902.15 feet to the Southeast corner of said Parcel 2; thence along the South line thereof South 89°52'01" West, 48.28 feet; thence leaving said South line North 00°15'58" West, 902.57 feet to a point on the North line of said Parcel 2; thence along said North line South 89°37'48" East, 48.28 feet to the point of beginning.

**PART II**  
**Encumbrances**

The Land appears to be encumbered by the following matters, not necessarily in order of priority:

1. Taxes and assessments, general and special, for the fiscal year 2023-2024, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2022-2023, paid in full:

Assessor's Parcel No. : [R2035454](#)  
Map Tax No. : [2S1220000400](#)  
Code No. : 023.76  
Original Amount : \$204,795.11

Note: Affects real property.

3. Taxes and assessments, general and special, for the fiscal year 2022-2023, paid in full:

Assessor's Parcel No. : [R2180072](#)  
Map Tax No. : 2S1220000400  
Code No. : 023.76  
Original Amount : \$108,588.38

Note: Affects associated machinery/equipment.

4. Local agency liens, if any, in favor of the City of Tualatin.

5. The land is within and is subject to restrictions and regulations of Leveton Tax Increment/Urban Renewal Plan, as imposed by the City of Tualatin, as amended.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Tualatin  
For : Right of way, slope, utilities, construction, and drainage  
Recorded : June 09, 1989 in Official Records under Document No. [89-026084](#)  
Affects : See recorded plat for particulars

And re-recorded July 06, 1989 In Official Records under Document No. [89-030633](#).

Terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks, imposed by Quitclaim Deed,

Recorded : October 06, 1993 in Official Records under Document No.: [93-082347](#)

7. All covenants, conditions, restrictions, easements or other servitudes, if any, disclosed by the recorded plat.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : City of Tualatin  
For : Public storm sewer  
Recorded : October 06, 1993 in Official Records under Document No. [93-082349](#)

9. Terms and provisions as contained in an instrument,

Entitled : Street Improvement Agreement  
Recorded : October 06, 1993 in Official Records under Document No. [93-082351](#)

10. Terms and provisions as contained in an instrument,

Entitled : Sanitary Sewer Reimbursement Agreement  
Recorded : October 06, 1993 in Official Records under Document No. [93-082352](#)

11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

For : Sanitary sewer  
Recorded : April 28, 2006 in Official Records under Document No. [2006-050342](#)

Assignment of Easement:

From : Phight, LLC  
To : City of Tualatin  
Recorded : November 19, 2007 in Official Records under Document No. [2007-120422](#)

12. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.

13. A copy of a proper resolution authorizing the execution of the documents to be insured passed by Board of Directors of Fujimi Corporation, an Oregon corporation must be furnished prior to closing. The resolution should specify the officers authorized to sign on behalf of the corporation.

## **Involuntary Liens**

With respect to the following named party or parties:

Fujimi Corporation

The following general involuntary monetary liens, such as judgments, federal tax liens, state warrants or orders and county tax warrants, may be unsatisfied: **NONE**

## **End of Reported Information**

There will be additional charges for supplemental reports, other services or copies. For questions or additional requests, contact:

Christine Ritter  
critter@ortc.com

Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

**Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:**

Project Type	Criteria	Permit Fee
<b>Commercial or Industrial Building</b>	Building floor area greater than 48,300 square feet <b>or</b> Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
<b>Residential development</b>	More than 49 dwelling units	\$ 1,000
<b>Multi-family development</b>	More than 49 dwelling units <b>or</b> a combined building floor area greater than 48,300 square feet	\$ 300 per building

**Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).**

Commercial or Industrial Development

- Building floor area \_\_\_\_\_ square feet
- Anticipated water demand (if known) \_\_\_\_\_ gallons per day
- Described planned building use \_\_\_\_\_

Residential Development

- Number of dwelling units or single family home lots \_\_\_\_\_

Multi-Family Residential Development

- Number of dwelling units \_\_\_\_\_
- Building floor area (sum of all building) \_\_\_\_\_
- Number of multi-family buildings \_\_\_\_\_

**Permit fee required based on the information provided above \$ \_\_\_\_\_**

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system



10295 South West Ridder Road, Wilsonville, OR 97070  
© 2023 Republic, 1-800-532-9307, republicservices.com

September 14, 2023

Chelsey Reinoehl  
Mackensie Architecture

Re: Fujimi  
11200 SW Leveton Dr.  
Tualatin, OR 970762

Dear Chelsey,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

We have reviewed the proposed facility expansion plans and determined that the finished project will not impede our ability to service the trash and recycling. The existing trash and recycle enclosure area will be adequate to include additional receptacles if necessary to accommodate the facility expansion and possible increase in trash and recycle volumes.

Thanks Chelsey, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** \_\_\_\_\_

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR Site Address:** \_\_\_\_\_

City, State, Zip: \_\_\_\_\_  
 Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment       Minor land partition
- Residential condominium    Commercial condominium
- Residential subdivision       Commercial subdivision
- Single lot commercial         Multi lot commercial
- Other \_\_\_\_\_

4. **Applicant Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

6. **Will the project involve any off-site work?**  Yes  No  Unknown

Location and description of off-site work: \_\_\_\_\_

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name \_\_\_\_\_

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL \_\_\_\_\_

Date \_\_\_\_\_

## FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

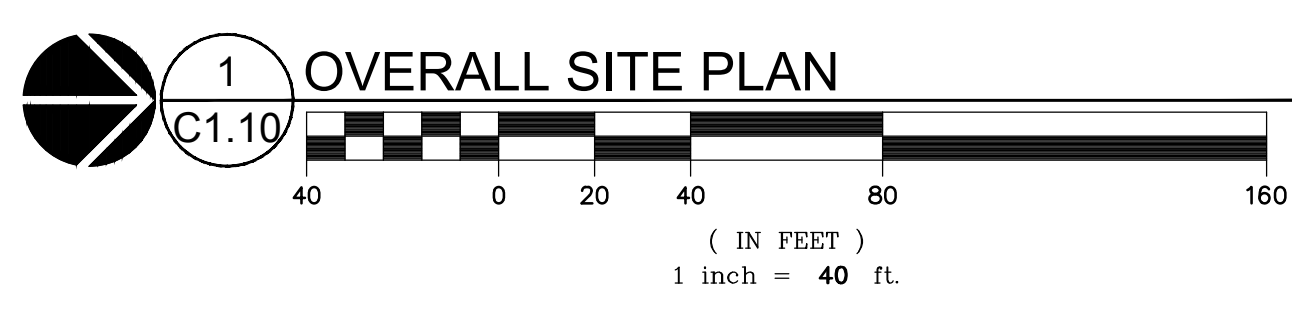
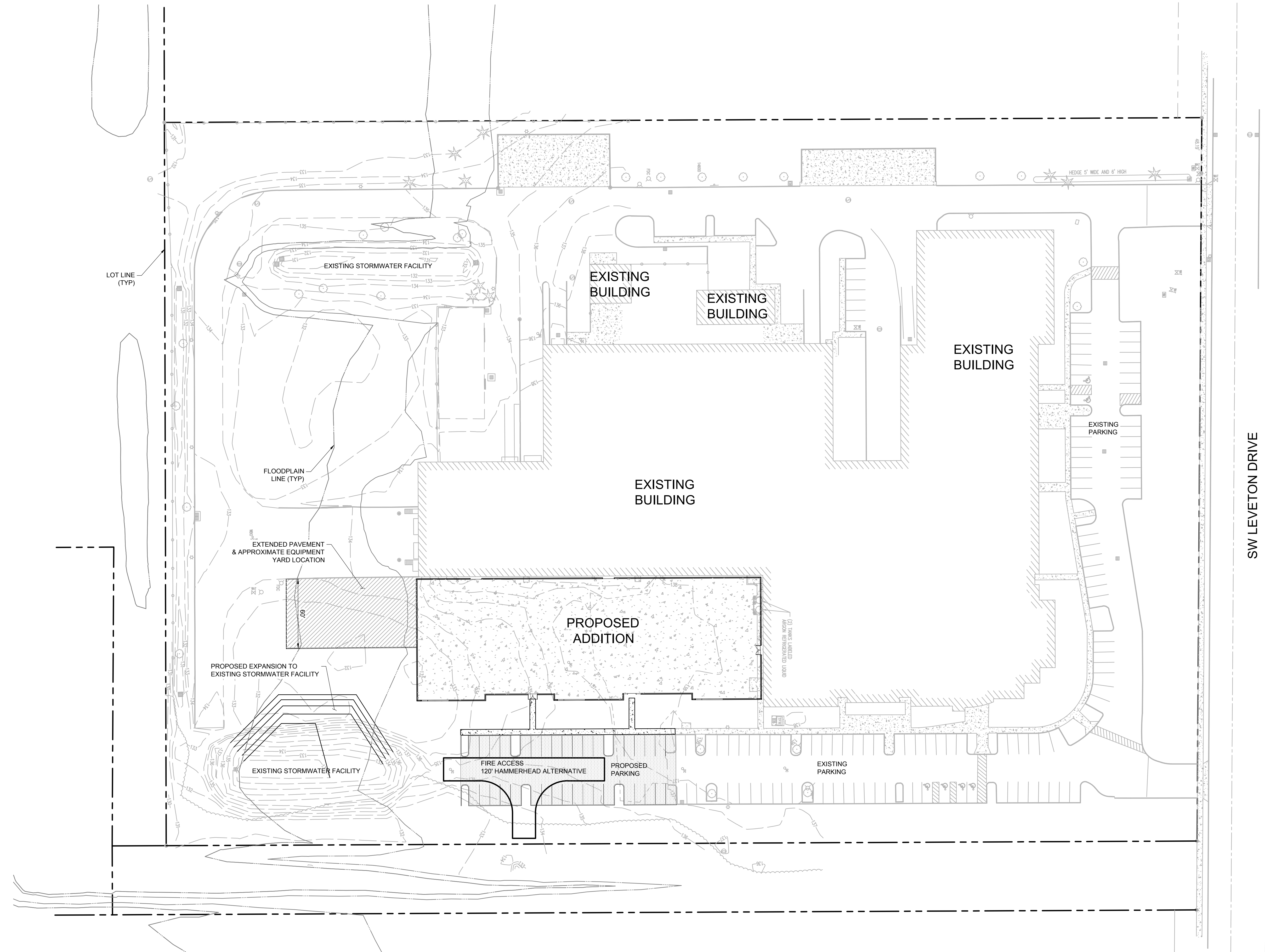
Reviewed by Mila Gonzalez Lima \_\_\_\_\_

Date \_\_\_\_\_

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123





**SITE DATA**

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	566,249	13.00	
RIGHT-OF-WAY DEDICATION	0		
NET PROPERTY AREA	566,249	13.00	
AREA OF DISTURBANCE	103,378	2.37	18.3%
IMPERVIOUS AREA			
BUILDING AREA	31,334	0.72	5.5%
PAVED AREA	12,957	0.30	2.3%
TOTAL IMPERVIOUS AREA	44,291	1.02	7.8%
LANDSCAPE AREA	TBD	TBD	TBD

**PARKING DATA**

PARKING TYPE	EXISTING	PROPOSED	TOTAL
STANDARD	120	36	156
COMPACT	0	0	0
ACCESSIBLE	6	0	6
TOTAL PARKING	126	36	162

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 WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:  
**OVERALL SITE  
 PLAN**

SHEET

**C1.10**

JOB NO. **2210148.00**

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name: Nicole Burrell  
Address: 1515 SE Water Ave, Suite 100, PDX, OR 97214  
Phone: 503-705-6652  
Email: nburrell@mcknze.com  
Site Address: 11200 SW Leveton Drive  
City: Tualatin  
Map & Tax Lot #: \_\_\_\_\_  
Business Name: Fujimi Corporation  
Land Use/Building Jurisdiction: \_\_\_\_\_  
Land Use/ Building Permit # \_\_\_\_\_

Choose from: ~~Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County~~

**Project Description**

A building expansion on the existing campus including expanded parking area. Two story expansion with approximately 70,000 additional square feet. New fire truck hammerhead turn around shall be provided. Firewater sprinkler supply shall come from adjacent building's fire riser room and utilize existing FDC.

**Permit/Review Type (check one):**

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2023-0145  
Permit Type: SPP-Tualatin  
Submittal Date: 9/18/2023  
Assigned To: McGladrey  
Due Date: 9/19/2023  
Fees Due: 0  
Fees Paid: N/A

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

McGladrey 9/19/2023  
Fire Marshal or Designee Date

Conditions: TVFR Final Inspection Required

See Attached Conditions:  Yes  No

Site Inspection Required:  Yes  No

**This section used when site inspection is required**

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**FIRE ACCESS  
PLAN**

SHEET:

# FS1

JOB NO. **2210148.00**

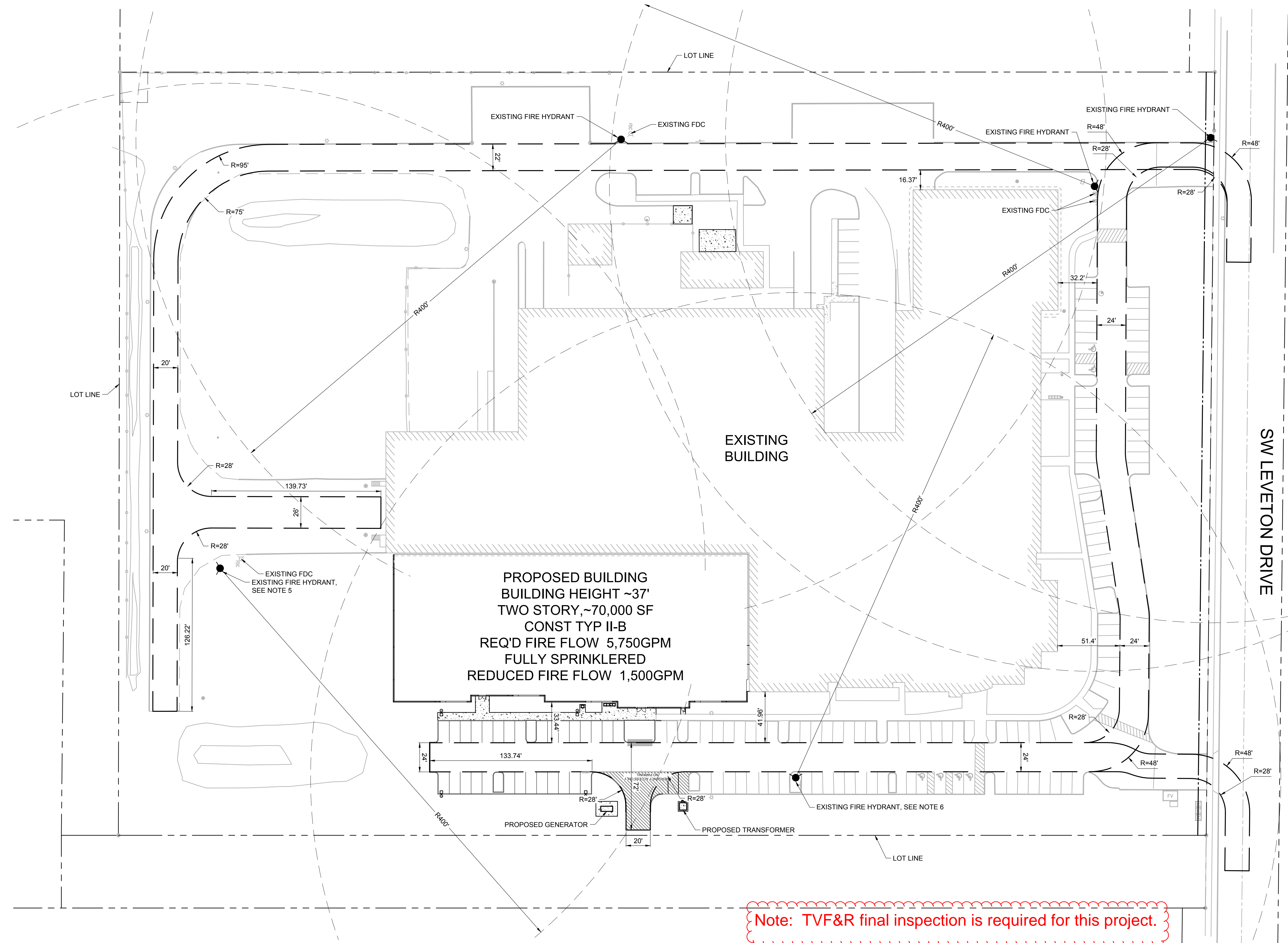
**TVF&R**  
Tualatin Valley  
Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL  
OF OMISSIONS OR OVERSIGHTS.

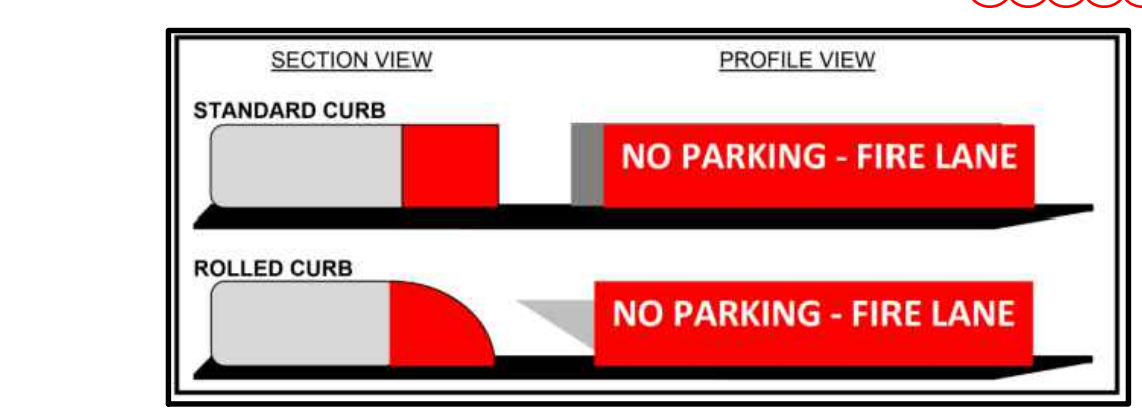
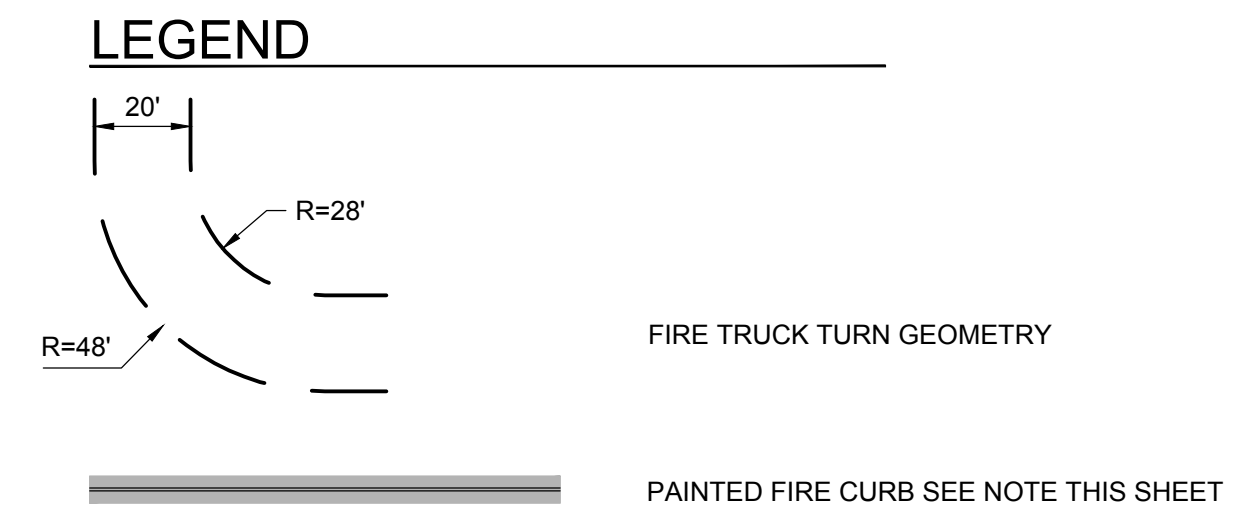
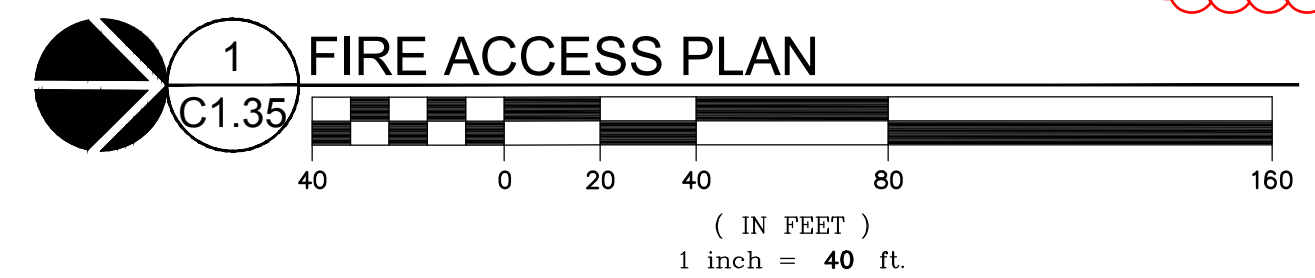
*Alan M. [Signature]*  
Deputy Fire Marshal II

**TVF&R Permit #2023-0145**



Note: TVF&R final inspection is required for this project.

- NOTES**
- FIRE CURB SHALL BE PAINTED IN ACCORDANCE WITH TUALATIN VALLEY FIRE AND RESCUE CODE NO PARKING FIRE LANE CURB DETAIL IN APPENDIX F AND 2018 OFC CHAPTER 5, SECTION 503.3:
    - CURB PAINT SHALL BE RED FOR ENTIRE LENGTH OF FIRE LANE
    - "NO PARKING FIRE LANE" SHALL BE STENCILED WITH A 3-1/2" MINIMUM HEIGHT BLOCK IN WHITE LETTERING WITH A MINIMUM OF 1/2" STROKE WIDTH
    - THE MARKINGS SHALL BE SPACED AT 25' INTERVALS
    - FOR MORE INFORMATION SEE DETAIL 2, THIS SHEET
  - FIRE SPRINKLER DESIGN IS A DEFERRED SUBMITTAL
  - FIRE LANES SHALL SUPPORT 75,000 POUND FIRE APPARATUS WITH 12,500 POUND WHEEL LOAD INCLUDING HAMMERHEAD
  - ALL FDCS SHALL HAVE SIGNAGE INDICATING BUILDINGS SERVED
  - FIRE HYDRANT FLOW TEST INFORMATION PERFORMED BY WEST COAST FIRE ON MARCH 1, 2023 FOR SOUTH OF BUILDING HYDRANT:  
STATIC PRESSURE: 65PSI  
RESIDUAL PRESSURE: 61PSI  
GPM FLOWED: 843GPM
  - FIRE HYDRANT FLOW TEST INFORMATION PERFORMED BY WEST COAST FIRE ON MARCH 1, 2023 FOR EAST OF BUILDING:  
STATIC PRESSURE: 65PSI  
RESIDUAL PRESSURE: 60PSI  
GPM FLOWED: 809GPM



2 NO PARKING FIRE LANE CURB DETAIL  
FS1

FOR  
 REFERENCE  
 ONLY

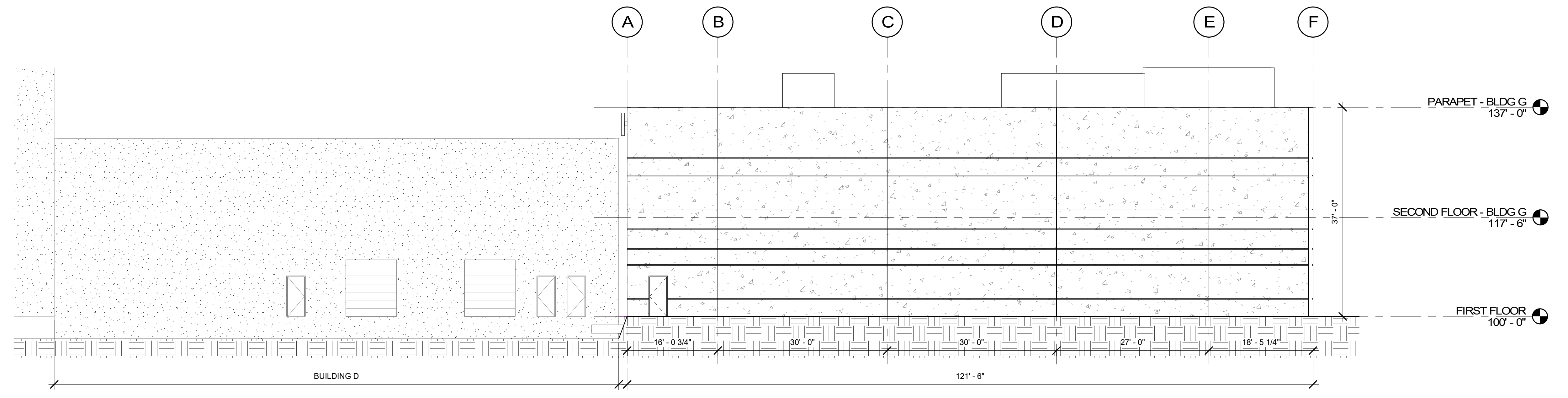
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

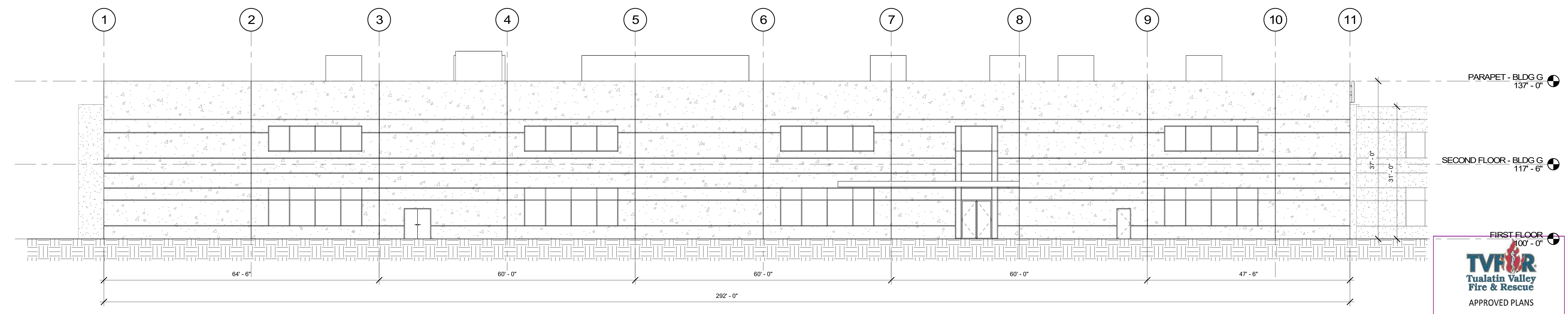
SHEET TITLE:  
**BUILDING  
 ELEVATIONS**

DRAWN BY: Author  
 CHECKED BY: Checker  
 SHEET

**FS2**



3 SOUTH ELEVATION  
 A2.10 3/32" = 1'-0"



4 EAST ELEVATION  
 A2.10 3/32" = 1'-0"

**TVF&R**  
 Tualatin Valley  
 Fire & Rescue  
 APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL  
 OF OMISSIONS OR OVERSIGHTS.  
 [Signature]  
 Deputy Fire Marshal II

TVF&R Permit #2023-0145

ABBOTT TUALATIN LLC  
3030 BRIDGEWAY  
SAUSALITO, CA 94965

ASCENTEC ENGINEERING LLC  
18500 SW 108TH AVENUE  
TUALATIN, OR 97062

ASCENTEC ENGINEERING LLC  
18500 SW 108TH AVENUE  
TUALATIN, OR 97062

CALMAX TECHNOLOGY INC  
3491 LAFAYETTE STREET  
SANTA CLARA, CA 95054

FRANKLINIA LLC  
6107 SW MURRAY BLVD #175  
BEAVERTON, OR 97008

FUJIMI CORPORATION  
11200 SW LEVETON DRIVE  
TUALATIN, OR 97062

GARSKE TRAVIS W  
PO BOX 729  
COLBERT, WA 99005

HR LLC  
18280 SW 108TH AVENUE  
TUALATIN, OR 97062

JAE OREGON INC  
11555 SW LEVETON DRIVE  
TUALATIN, OR 97062

JAE OREGON INC  
11555 SW LEVETON DRIVE  
TUALATIN, OR 97062

LAM RESEARCH CORPORATION  
2025 GATEWAY PLACE #228  
SAN JOSE, CA 95110

LAM RESEARCH CORPORATION  
2025 GATEWAY PLACE #228  
SAN JOSE, CA 95110

LAM RESEARCH CORPORATION  
2025 GATEWAY PLACE #228  
SAN JOSE, CA 95110

LIGHTSPEED TECHNOLOGIES INC  
11509 SW HERMAN ROAD  
TUALATIN, OR 97062

LUMBER FAMILY CO LLC  
PO BOX 1427  
TUALATIN, OR 97062

MANHASSET BUSINESS CENTER  
OWNERS ASSOC  
1498 SE TECH CENTER PLACE #150  
VANCOUVER, WA 98683

MANHASSET BUSINESS CENTER  
OWNERS ASSOC  
1498 SE TECH CENTER PLACE #150  
VANCOUVER, WA 98683

MANHASSET BUSINESS CENTER  
OWNERS ASSOC  
1498 SE TECH CENTER PLACE #150  
VANCOUVER, WA 98683

MARSHALL ASSOCIATED LLC  
PO BOX 278  
TUALATIN, OR 97062

MORGAN WILLIAM RAY & JANICE  
ELLEN REV LIV TRUST  
4500 SW ADVANCE ROAD  
WILSONVILLE, OR 97070

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ELLEN REV LIV TRUST  
4500 SW ADVANCE ROAD  
WILSONVILLE, OR 97070

MORGAN WILLIAM RAY & JANICE  
ELLEN REV LIV TRUST  
4500 SW ADVANCE ROAD  
WILSONVILLE, OR 97070

PACIFIC METAL COMPANY  
10700 SW MANHASSET DRIVE  
TUALATIN, OR 97062

PASCUZZI INVESTMENT LLC  
10250 SW NORTH DAKOTA  
TIGARD, OR 97223

PHIGHT LLC  
ONE BOWERMAN DRIVE  
BEAVERTON, OR 97005

TUALATIN CITY OF  
18880 SW MARTINAZZI AVENUE  
TUALATIN, OR 97062

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18880 SW MARTINAZZI AVENUE  
TUALATIN, OR 97062

TUALATIN CITY OF  
PO BOX 723597  
ATLANTA, GA 31139

WALGRAEVE GARY & WALGRAEVE  
RICKY  
11345 SW HERMAN ROAD  
TUALATIN, OR 97062

WALGRAEVE GARY & WALGRAEVE  
RICKY  
11345 SW HERMAN ROAD  
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WALGRAEVE GARY & WALGRAEVE  
RICKY  
11345 SW HERMAN ROAD  
TUALATIN, OR 97062

WASHINGTON COUNTY FACILITIES  
MGMT  
169 N 1ST AVENUE #42  
HILLSBORO, OR 97124

WETLANDS CONSERVANCY INC  
4640 SW MACADAM AVENUE #50  
PORTLAND, OR 97239

WETLANDS CONSERVANCY INC  
4640 SW MACADAM AVENUE #50  
PORTLAND, OR 97239

# MACKENZIE.

August 14, 2023

RE: Fujimi Facility Expansion – New Building and Parking

Dear Property Owner:

You are cordially invited to attend a meeting on August 29, 2023, at 6:30 PM. This meeting is being held at the Juanita Pohl Center located at 8513 SW Tualatin Road. This meeting is being held to discuss a proposed project located at 11200 SW Leveton Drive. The proposal is for a new 60,000 square foot (SF) 2-story building addition on the southeast end of the existing 175,000 SF building. The proposed parking expansion will be east of the proposed building.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,



Suzannah Stanley

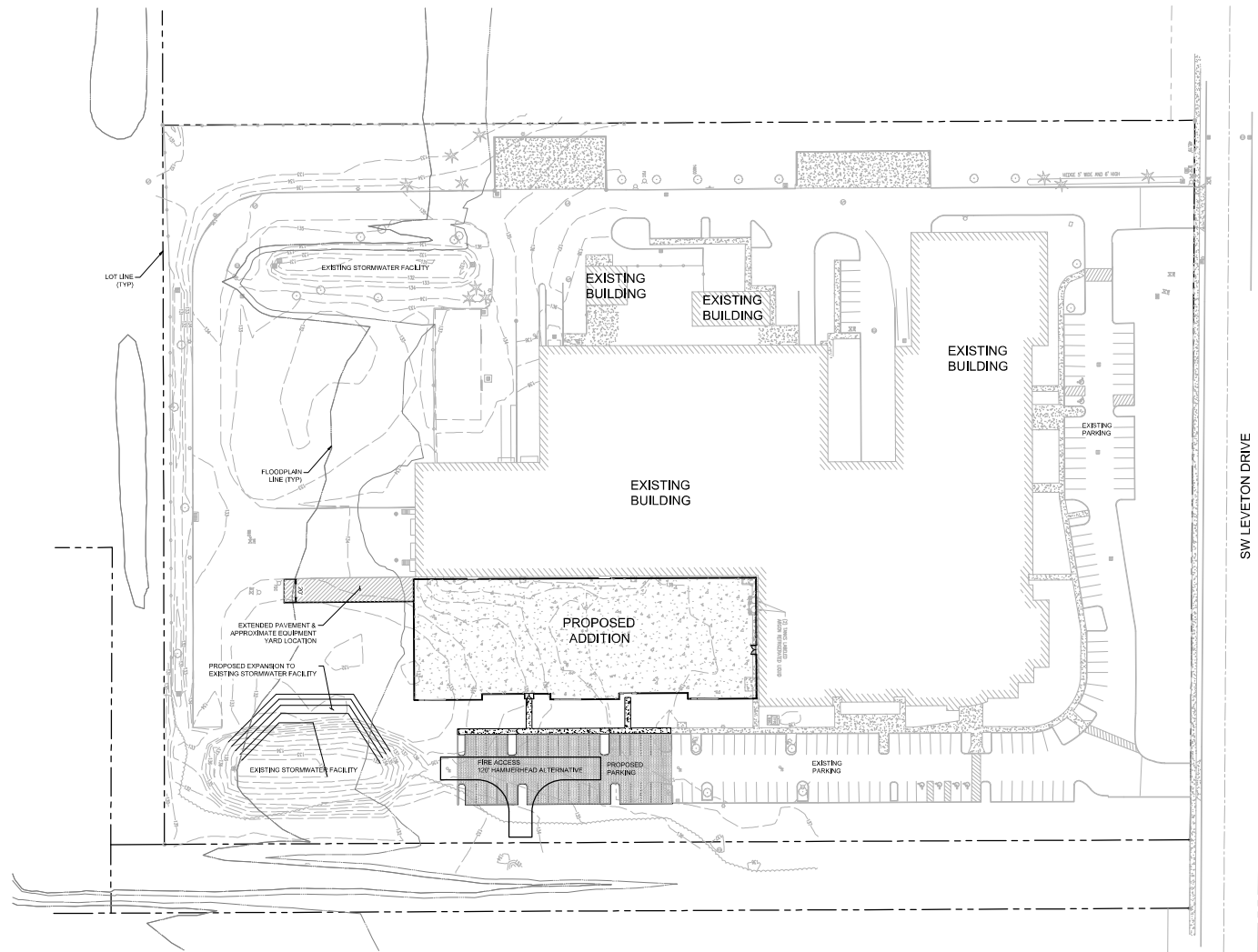
Mackenzie

[SStanley@mcknze.com](mailto:SStanley@mcknze.com)

Enclosure(s): Attachment A – Preliminary Overall Site Plan

cc: [planning@tualatin.gov](mailto:planning@tualatin.gov), Tualatin Community Development Department





SW LEVETON DRIVE

1 OVERALL SITE PLAN

NOT TO SCALE

**SITE DATA**

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	566,249	13.00	
RIGHT-OF-WAY DEDICATION	0		
NET PROPERTY AREA	566,249	13.00	
AREA OF DISTURBANCE	103,378	2.37	18.3%
IMPERVIOUS AREA			
BUILDING AREA	31,334	0.72	5.5%
PAVED AREA	12,987	0.30	2.3%
TOTAL IMPERVIOUS AREA	44,321	1.02	7.8%
LANDSCAPE AREA	TBD	TBD	TBD

**PARKING DATA**

PARKING TYPE	EXISTING	PROPOSED
STANDARD	120	36
COMPACT	0	0
ACCESSIBLE	6	0
TOTAL PARKING	126	36

REVISION SCHEDULE		
DATE	ISSUED BY	ISSUE DATA



**AFFIDAVIT OF MAILING NOTICE**

STATE OF OREGON )  
                          )  
                          ) SS  
COUNTY OF ~~WASHINGTON~~ )  
                          )  
*Multnomah*

I, Chelsey Reinoehl being first duly sworn, depose and say:

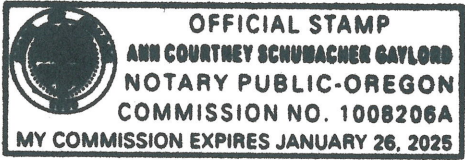
That on the 14<sup>th</sup> day of August, 20 23, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

*Chelsey Reinoehl*  
Signature

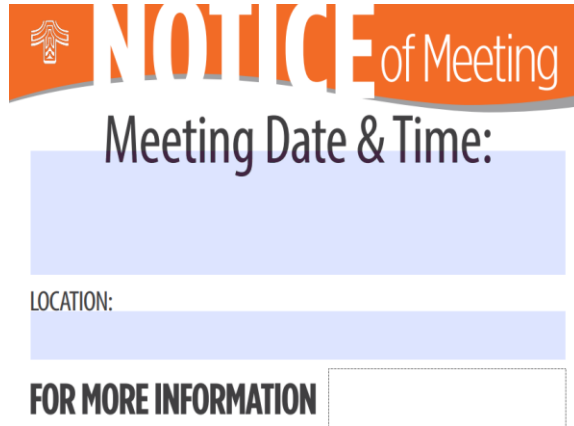
SUBSCRIBED AND SWORN to before me this 29 day of August, 20 23.

*Ann Courtney Schumacher Gaylord*  
Notary Public for Oregon  
My commission expires: January 26, 2025

RE: \_\_\_\_\_



**CERTIFICATION OF SIGN POSTING**



The image shows a template for a sign. At the top, there is an orange banner with a white icon of a person and the text "NOTICE of Meeting". Below this, the text "Meeting Date & Time:" is followed by a light blue rectangular box. Underneath that, the text "LOCATION:" is followed by another light blue rectangular box. At the bottom, the text "FOR MORE INFORMATION" is followed by a white rectangular box with a dashed border.

In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:  
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

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**Consultant/representative**

As the ~~applicant~~ for the Fujimi Facility Expansion project, I hereby certify that on this day, August 14, 2023 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Sam Gallagher - Mackenzie  
*(Please Print)*

Applicant's Signature: Sam Gallagher

Date: August 15, 2023



## MEETING NOTES

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**PROJECT NUMBER:** 2210148.00

**TODAY'S DATE:** August 28, 2023

**PROJECT NAME:** Fujimi Facility Expansion

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**MEETING DATE:** August 28<sup>th</sup>, 2023

**MEETING TIME:** 6:30pm

**MEETING PLACE:** Juanita Pohl Center, Tualatin

**PARTICIPANTS:** Paul Kisling, Nate Birky, Chelsey Reinoehl, Janet Jones – Mackenzie  
Eric Anderson, Tim Curtiss - Fujimi

**SUBJECT:** Neighborhood / Developer Meeting on Facility Expansion

### I. NEIGHBOR COMMENTS

1. No neighbors attended the meeting.