



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

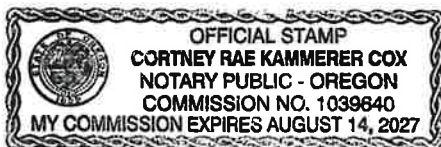
That on the 17 day of January, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct 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 17 of, January 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this 17th day of January, 2025

Cortney Rae Kammerer Cox
Notary Public for Oregon



My commission expires: August 14, 2027

RE: PAR24-0002 AND PAR24-0003 NOTICE OF APPLICATION

TLID	OWNER1	OWNERADDR	OWNERCITY		
2S123CC00400	WHEELER INVESTMENTS LLC	11270 NE OTTER DR	NEWBERG	OR	97132
2S123CA00100	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00300	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00101	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00800	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00700	WENZEL GENE SCOTT & VICKI SANDRA REV LIV TRUST	11520 SW GRABHORN RD	BEAVERTON	OR	97007
2S123DC00300	WATUMULL PROPERTIES CORP	307 LEWERS ST FL 6	HONOLULU	HI	96815
2S123CC01000	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S123CA90150	UPLIFT ADVENTURES LLC	9595 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CA90151	UPLIFT ADVENTURES LLC	9595 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CA90211	UPLIFT ADVENTURES LLC	9595 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CA01600	TUALATIN LAND INVESTORS LLC	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA01700	TUALATIN LAND INVESTORS LLC	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA02000	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S123CA90000	TUALATIN-SHERWOOD INDUSTRIAL CONDO HOA			OR	00000
2S123CD01000	TUALATIN LLC	1076 MANDANA BLVD	OAKLAND	CA	94610
2S123CD01300	TUALATIN BUSINESS WEST OWNERS OF LOT 1				
2S123CD01400	TUALATIN BUSINESS WEST OWNERS OF LOT 2				
2S123CD01500	TUALATIN BUSINESS WEST OWNERS OF LOT 3				
2S123CD01600	TUALATIN BUSINESS WEST OWNERS OF LOT 4				
2S123D003000	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S123CD00100	TLF LOGISTICS II TUALATIN CORPORATE CENTER LLC	851 SW 6TH AVE STE 1200	PORTLAND	OR	97204
2S123DC00450	TLF LOGISTICS II TUALATIN CORPORATE CENTER LLC	851 SW 6TH AVE STE 1200	PORTLAND	OR	97204
2S123DC00451	TLF LOGISTICS II TUALATIN CORPORATE CENTER LLC	851 SW 6TH AVE STE 1200	PORTLAND	OR	97204
2S123CD00800	TINWOOD LLC	19749 SW CHAPMAN RD	SHERWOOD	OR	97140
2S123CD00900	THOLE PROPERTIES LLC	25070 N GRAHAM RD	AURORA	OR	97002
2S123CB01400	SW TETON PROPERTIES LLC	22396 S PARROT CREEK RD	OREGON CITY	OR	97045
2S123CC00500	SW TETON PROPERTIES LLC	22396 S PARROT CREEK RD	OREGON CITY	OR	97045
2S123CD01700	STEIN TUALATIN LLC	13001 CLACKAMAS RIVER DR STE 200	OREGON CITY	OR	97045
2S123CD00300	SAPHIRE LLC	3745 PORTLAND RD	NEWBERG	OR	97132
2S123CC00300	RAPTOR HOLDINGS LLC	16222 S HILLTOP RD	OREGON CITY	OR	97045
2S123CB00102	PASCUZZI INVESTMENT LLC	10250 SW NORTH DAKOTA ST	TIGARD	OR	97223
2S123CB00100	PACIFIC NUTRITIONAL FOODS	9960 SW POTANO	TUALATIN	OR	97062
2S123DB00600	PACIFIC WEST CONSTRUCTION INC	PO BOX 219	HUBBARD	OR	97032
1S135CB00800	OREGON STATE OF DEPT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2S123CA00801	MCLELLAN ESTATE CO	707 OLD COUNTY RD	BELMONT	CA	94002
2S123D003800	KAISER FOUNDATION HEALTH PLAN OF THE NORTHWEST	500 NE MULTNOMAH ST	PORTLAND	OR	97232
2S123D003900	KAISER FOUNDATION HEALTH PLAN OF THE NORTHWEST	500 NE MULTNOMAH ST	PORTLAND	OR	97232
2S123CD00700	KAADY CHARLES REV TRUST	2545 SW SPRING GARDEN ST STE 200	PORTLAND	OR	97219
2S123CC01100	HFF TUAL LLC	1590 W 2ND AVE	EUGENE	OR	97402
2S123CD01200	H&S ENERGY LLC	2860 N SANTIAGO BLVD	ORANGE	CA	92687
2S123CA00800	FARWEST FIBERS INC	PO BOX 20669	PORTLAND	OR	97294
2S123CD01100	EVANS FAMILY INVESTMENTS LLC	PO BOX 2295	EUGENE	OR	97402

2S123CA00900	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CA01200	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CA01500	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CA01800	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CB00900	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123DB00500	COIL PROPERTIES LLC	2495 PALISADES CREST DR	LAKE OSWEGO	OR	97034
2S123CB01500	BAKER GROUP NORTHWEST LLC	49408 MONTANA WAY	LA QUINTA	CA	92253
2S123DC00600	AMERICAN APARTMENT COMMUNITIES II LP	PO BOX 4900	SCOTTSDALE	AZ	85261
2S123CC00200	ACADIAN ENTERPRISES LLC	9965 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S123CA00200	2010 WA HOLDINGS LLC				
2S123CC01200	19818 SW TETON LLC	1730 SW SKYLINE BLVD STE 121	PORTLAND	OR	97221
	MACKENZIE, INC. ATTN: SUZANNAH STANLEY	1515 SE WATER AVENUE, SUITE 100	PORTLAND	OR	97214



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: PAR 24-0002— 19480 SW 97th Avenue

Exhibit B.

NOTICE IS HEREBY GIVEN that on December 12, 2024 the City of Tualatin Planning Division received a Type II Partition application, which was deemed complete on January 14, 2025 to be known as:

“19480 SW 97th Ave Partition”
File No. PAR 24-0002

Mackenzie Inc., on behalf of CPT Condor Tualatin, LLC, request approval to partition 1.7-acre lot into two parcels (a .80-acre parcel and a 0.92-acre parcel) in the General Manufacturing (MG) Planning District. No additional structural development is proposed as part of the application.

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 February 5, 2025 to:

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

The property is located at: 19480 SW 97th Avenue
Tax Lot: 2S123CA01200



- **Approval Criteria:** Tualatin Development Code (TDC) Chapters 32, 36, 61, 74, and 75
- **Decision making process:** Partitions are a limited land use decision conducted in accordance with TDC 36.110 and other sections. The Community Development Director and City Engineer shall issue final conditions of approval within a Partition Review Findings and Decision regarding the proposed Partition 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 Partition Review Findings and Decision is submitted on a form provided by the City for that purpose.



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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 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. Comments received after the close of the public comment period will not be considered.
- **Notice of the Partition Review Findings and Decision** will only be provided to those who submit written comments regarding that application.

For additional information contact:

Madeleine Nelson, Assistant Planner, mnelson@tualatin.gov and 503.691.3027

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.

«OWNER1»
«OWNERADDR»
«OWNERCITY», «OWNERSTATE»
«OWNERZIP»



10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



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Notice of Application

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You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/par24-0002-19480-sw-97th-avenue-0>

Comments Due: February 5, 2025 at 5:00 PM

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Notice of the Partition Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, January 17, 2025 1:57 PM
To: Suzannah Stanley; jmonroe@condorcoldstorage.com
Cc: Steve Koper
Subject: Notice of Application: Partition (PAR24-0002) 19480 SW 97th Ave
Attachments: PAR 24-0002 Notice of Application .pdf



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From: Madeleine Nelson
Sent: Friday, January 17, 2025 2:07 PM
To: Riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; rockybixby@hotmail.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; tmpgarden@comcast.net; sixgill@comcast.net; jdrsr80@gmail.com; snoelluwcwle@yahoo.com; danytyrell@gmail.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; abuenzli_pdx@hotmail.com; ClaudiaSterling68@gmail.com; kimberlypoole1@aol.com; Tualatinlbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcw@comcast.net; fiskelady@hotmail.com; clinefelters@outlook.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com
Cc: Megan George; tualatincio@gmail.com; Steve Koper
Subject: Notice of Application: Partition (PAR24-0002) 19480 SW 97th Ave
Attachments: PAR 24-0002 Notice of Application .pdf



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Cc: Megan George; tualatincio@gmail.com; Steve Koper
Subject: Notice of Application: Partition (PAR24-0002) 19480 SW 97th Ave
Attachments: PAR 24-0002 Notice of Application .pdf



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From: Madeleine Nelson
Sent: Friday, January 17, 2025 2:01 PM
To: Sherilyn Lombos; Don Hudson; Kevin McConnell; Heather Heidel; Kim McMillan; Steve Koper; Mike McCarthy; Tony Doran; Hayden Ausland; Sidaro Sin; Rich Mueller; Tom Steiger; Terrance Leahy; Ernie Castro; Tom Scott; Martin Loring; Lindsey Hagerman; Erin Engman; Keith Leonard
Cc: Dyami_Valentine@washingtoncountyor.gov; 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; McGladrey, Alexander M.; KHerrod@republicservices.com; apulaski@ttsd.k12.or.us; lburton@ttsd.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@wccca.com
Subject: Notice of Application: Partition (PAR24-0002) 19480 SW 97th Ave
Attachments: PAR 24-0002 Notice of Application .pdf



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Cc: Dyami_Valentine@washingtoncountyor.gov; 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; McGladrey, Alexander M.; KHerrod@republicservices.com; apulaski@ttsd.k12.or.us; lburton@ttsd.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@wccca.com
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Individuals wishing to comment must submit written comments to mnelson@tualatin.gov or 503.691.3027 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. Comments received after the close of the public comment period will not be considered. 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.

Approval Criteria: Tualatin Development Code Chapters 32, 36, 61, 74 and 75

Decision Making Process: Partitions are a limited land use decision conducted in accordance with 36.110 and other sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Partition