

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, April 18, 2025 9:43 AM
To: Sherilyn Lombos; Don Hudson; Kevin McConnell; Heather Heidel; Bryan LaVigne; 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: TomM@tigard-or.gov; planning@sherwoodoregon.gov; mweston@ci.king-city.or.us; 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; gbennett@sherwood.k12.or.us; info@theintertwine.org; 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 - AR24-0006
Attachments: AR 24-0006 Notice.pdf



Notice of Application

AKS Engineering & Forestry, LLC, on behalf of Grimm's Fuel Co., request approval to construct a vehicle storage lot located at 18870 SW 128th Avenue (Tax Lot: 2S121A002100). The proposal includes a ±2.3-acre paved towing yard and vehicle storage area, a new stormwater facility, and associated improvements. Additional improvements include sight-obscuring fencing, a trash and recycling area, and on-site landscaping, including new plantings and retained vegetation. The 10.7-acre site is zoned Light Manufacturing (ML) and has access to 128th Avenue.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar24-0006-vehicle-storage-yard-grimms-fuel-company>

Comments Due: May 2, 2025

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, 33, 60, 63, 70, 72, 73A-73D, 74, 75

Decision Making Process: Architectural Reviews 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 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 decision is given unless written request for review of the Architectural Review decision is submitted on a form provided by the City of that purpose.

Notice of the Architectural Review 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 can be made at no cost and physical copies are available at a reasonable cost at the Planning Division Office.

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From: Madeleine Nelson
Sent: Friday, April 18, 2025 9:40 AM
To: haleygrimmgfc@gmail.com; Marie Holladay; Sean Vermilya
Cc: Steve Koper
Subject: Notice of Application - AR24-0006
Attachments: AR 24-0006 Notice.pdf



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From: Madeleine Nelson
Sent: Friday, April 18, 2025 9:46 AM
To: Riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; rockybixby@hotmail.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; cio.East.west@gmail.com; doug_ulmer@comcast.net; 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; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com
Cc: tualatincio@gmail.com; Megan George; Betsy Ruef; Steve Koper
Subject: AR24-0006 - Notice of Application
Attachments: AR 24-0006 Notice.pdf



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AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 30 day of April, 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 2 of, May 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this May 2, 2025



Agatha Leigh Burke
Notary Public for Oregon

My commission expires: 10/02/2027

RE:AR24-0008 NOTICE OF APPLICATION (GRIMM'S FUEL COMPANY)

Exhibit A.

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122B000800	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S121A002300	VOSS ANDREW J & ERICA BRO FAM TRUST	18230 SW PACIFIC HWY	TUALATIN	OR	97062
2S121A003400	TWO IN THE KEY LLC	PO BOX 1299	TUALATIN	OR	97062
2S121A002102	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S121A003500	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S121A004300	TUALATIN CITY OF DEVELOPMENT COMMISSION	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S121A002200	TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST	TIGARD	OR	97223
2S121DA00400	TIGARD STREET INVESTMENTS LLC	PO BOX 2775	TUALATIN	OR	97062
2S121DA00101	STORM & SONS LLC	25749 SW REIN RD	SHERWOOD	OR	97140
2S122C000602	RUTH T LLC	PO BOX 96	TUALATIN	OR	97062
2S121A002201	PNWP LLC #5	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S121A003600	PAZODA HOLDINGS LLC	18348 SW 126TH PL	TUALATIN	OR	97062
2S122C000801	PARR LUMBER COMPANY	5630 NE CENTURY BLVD	HILLSBORO	OR	97124
2S121DA00700	PACIFIC NW PROPERTIES LP	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S121A002600	NSA PROPERTY HOLDINGS LLC	5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
2S122B001100	MITTLEMAN PROPERTIES	1 SW COLUMBIA ST STE 950	PORTLAND	OR	97258
2S121A003900	LPKF DISTRIBUTION INC	12555 SW LEVETON DR	TUALATIN	OR	97062
2S121A004000	LEVETON LLC	11401 SW AMU AVE	TUALATIN	OR	97062
2S121DA00300	KEY KNIFE INC	19100 SW 125TH CT	TUALATIN	OR	97062
2S121DA00201	IVY JERRY & DEBORAH FAMILY TRUST	530 SHOWERS DR STE #7-318	MOUNTAIN VIEW	CA	94040
2S121DB00500	INTERNATIONAL LINE BUILDERS INC	19020 SW CIPOLE RD	TUALATIN	OR	97062
2S121DB00600	INTERNATIONAL LINE BUILDERS INC	19020 SW CIPOLE RD	TUALATIN	OR	97062
2S122B001000	IDM-OREGON LLC	1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
2S121A003300	HENDERSON PROPERTIES LLC	12451 SW LEVETON DR	TUALATIN	OR	97062
2S121A003700	HAN ZIYE & XU YU	10755 SW NAEVE ST	TIGARD	OR	97224
2S121DB00300	HAGG FAMILY TRUST	19100 SW 129TH AVE	TUALATIN	OR	97062
2S122C002800	H2A INVESTMENTS LLC	14240 NW HARVEST LN	PORTLAND	OR	97229
2S121A002100	GRIMM'S FUEL CO	18850 SW CIPOLE RD	TUALATIN	OR	97062
2S121A002202	GRIMM RODNEY D	18850 SW CIPOLE RD	TUALATIN	OR	97062
2S121A004200	GRAY ALFA LLC	18525 SW 126TH PL	TUALATIN	OR	97062
2S121D000600	GRAY ROBERT A TRUST	7823 SW KINGFISHER WAY	PORTLAND	OR	97224
2S122C000604	CLOWN NOSE PROPERTIES LLC	PO BOX 1695	TUALATIN	OR	97062
2S122B000900	BNL OR 12360 SW LEVETON DRIVE LLC	601 S ROCKEFELLER AVE	ONTARIO	CA	91761
2S122C000605	BLUE HORSE PROPERTIES LLC	PO BOX 1695	TUALATIN	OR	97062
2S121DA00600	BARKER PROPERTIES LLC	19355 SW 125TH CT	TUALATIN	OR	97062
2S121A003200	AU FAMILY LLC	809 N RUSSELL ST STE 201	PORTLAND	OR	97227
2S121A004400	ANODIZE SOLUTIONS LLC	14400 NW GREENBRIER PKWY	BEAVERTON	OR	97006
2S121A004500	ANODIZE SOLUTIONS LLC	14400 NW GREENBRIER PKWY	BEAVERTON	OR	97006
2S122C000502	3 BUILDINGS LLC & HAGEMAN DEVELOPMENT INC	941 WEST POINT RD	LAKE OSWEGO	OR	97034
2S121A003800	18420 SW PLACE LLC	11292 WESTERN AVE	STANTON	CA	90680
2S121DA00501	125TH COURT TUALATIN LLC	11100 NE 34TH CIR	VANCOUVER	WA	98682

2S122B001200	12345 SW LEVETON LLC	101 SW MAIN ST STE 1200	PORTLAND	OR	97204
	AKS Engineering & Forestry, LLC, ATTN: Marie Holladay	12965 SW Herman Road	Tualatin	OR	97062
	Grimm's Fuel Company, ATTN: Haley Grimm	18850 SW Cipole Road	Tualatin	OR	97062



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT AR 24-0006 "Vehicle Storage Yard - Grimm's Fuel Company"

Exhibit B.

NOTICE IS HEREBY GIVEN that on September 3, 2024 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on February 28, 2025 to be known as:

"Vehicle Storage Yard—Grimm's Fuel Company" File No. AR 24-0006

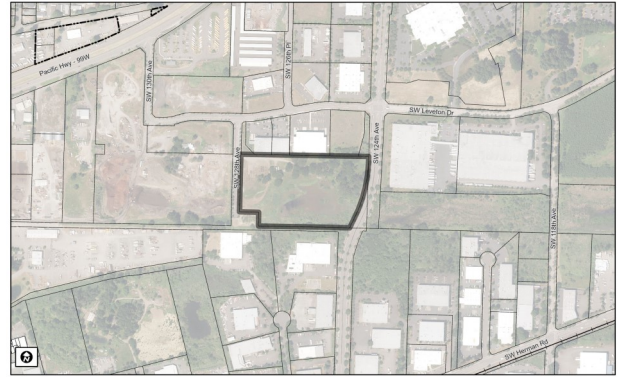
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To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5pm on May 15, 2025 to:

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

The property is located at: 18870 SW 128th Avenue
Tax Lot: 2S121A002100



- **Approval Criteria:** Tualatin Development Code (TDC) Chapters 32, 33, 60, 63, 70, 72, 73A-73D, 74, 75
- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the 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



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT AR 24-0006 "Vehicle Storage Yard - Grimm's Fuel Company"

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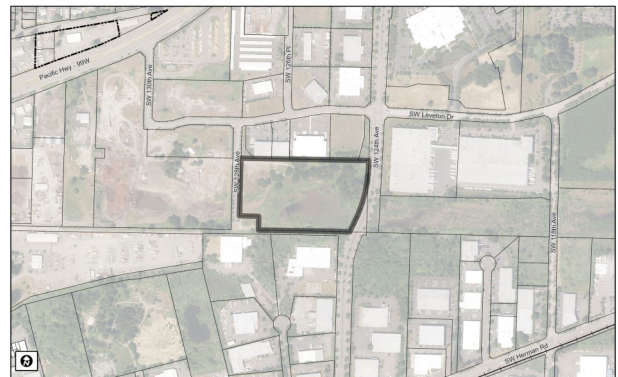
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the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.

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- **Notice of the Architectural Review Findings and Decision** will only be provided to those who submit written comments regarding that application.

For additional information contact:

Madeleine Nelson, Associate 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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