



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 7 day of March, 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.

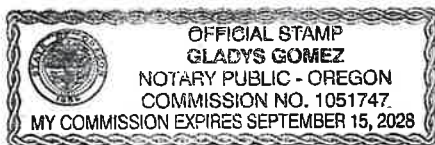
Dated this 7 of, March

Lindsey Hagerman

Signature

SUBSCRIBED AND SWORN to before me this

7th day of March
[Signature]
Notary Public for Oregon



My commission expires:

9/15/28

RE: AR25-0001 NOTICE OF APPLICATION (KAI- USA BUILDING ADDITION)

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S123BA02700	WINONA CEMETERY ASSOC	8380 SW TONKA ST	TUALATIN	OR	97062
2S123BB01100	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S123BD00400	VALMONT COATINGS INC	15000 VALMONT PLAZA	OMAHA	NE	68154
2S123BC00900	UNITED STATES POSTAL SERVICE	160 INVERNESS DR W STE 400	ENGLEWOOD	CO	80112
2S122AD00200	TUALATIN CITY OF	PO BOX 723597	ATLANTA	GA	31139
2S123B000602	TUALATIN TETON LLC	621 SW ALDER ST STE 800	PORTLAND	OR	97205
2S123BC01400	TRUMBO INVESTMENTS LLC	14365 SW 144TH AVE	TIGARD	OR	97224
2S123B000800	TOTE 'N STOW INC	PO BOX 25216	PORTLAND	OR	97298
2S123BB00300	TOTE 'N STOW INC	PO BOX 25216	PORTLAND	OR	97298
2S123BA70005	TOLAR STREET PROPERTIES LLC	13455 SW 22ND ST	BEAVERTON	OR	97008
2S123BA70006	TOLAR STREET PROPERTIES LLC	13455 SW 22ND ST	BEAVERTON	OR	97008
2S123BB90000	TETON INDUSTRIAL CONDO OWNERS OF ALL UNITS			OR	00000
2S123CB01800	TETON PARK LLC	19602 DERBY CT	WEST LINN	OR	97068
2S123B000702	ROSEDALE PROPERTIES LLC	PO BOX 151	WEST LINN	OR	97068
2S123BB00200	ROLLING FRITO-LAY SALES LP	10 INVERNESS DR EAST STE 250	ENGLEWOOD	CO	80112
2S123BC01200	PZHERMAN LLC	PO BOX 1696	BEAVERTON	OR	97075
2S123BD01100	POWDER TECH INC	PO BOX 3221	TUALATIN	OR	97062
2S123BC00800	PACIFIC NW PROPERTIES LP	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S123BC01300	PACIFIC PARTNER WAREHOUSE LLC	PO BOX 2034	LAKE OSWEGO	OR	97035
2S123BD00600	PACIFIC STATES INDUSTRIAL PARK OWNERS OF ALL LOTS			OR	00000
2S123BD01000	OREGON SANDBLASTING & COATING INC	PO BOX 1171	TUALATIN	OR	97062
2S123BA70000	ONE HUNDREDTH COURT INDUSTRIAL CONDO UNIT OWNERS			OR	00000
2S123BC00200	NORTHWEST TECH CENTER LLC	10 SEA TERRACE DR	NEWPORT COAST	CA	92657
2S123BD00300	NIEMEYER JOHN E & MEADER JEFFREY W	15 82ND DR STE 210	GLADSTONE	OR	97027
2S123BC00100	MS JONES HOLDINGS LLC	10360 SW SPOKANE CT	TUALATIN	OR	97062
2S123BC00300	MJMARK LLC & MARK PROPERTIES LP	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S122AD01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123BC01000	MARSHALL ASSOCIATED LLC	PO BOX 278	TUALATIN	OR	97062
2S123BB00600	MARKS 18200 LCC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01000	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01101	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S122AA00700	LUMBER FAMILY CO LLC	PO BOX 1427	TUALATIN	OR	97062
2S123BA02900	LU QBF II LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA03100	LU QBF II LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA05500	LU QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA02800	LONDON POINTE LLC	7831 SE LAKE RD	PORTLAND	OR	97267
2S123BA03200	LIFE FRONT 2 LLC	2020 MALTBY RD STE 7	BOTHELL	WA	98021
2S123B000701	KAI USA LTD	18600 SW TETON AVE	TUALATIN	OR	97062
2S123BC01100	JUBITZ CORPORATION	33 NE MIDDLEFIELD RD	PORTLAND	OR	97211
2S123BC00600	JKLM INVESTMENT COMPANY LLC	18880 SW TETON AVE	TUALATIN	OR	97062
2S122AA00600	HR LLC	18280 SW 108TH AVE	TUALATIN	OR	97062

2S122AA00100	HELSEY LLC	PO BOX 1569	TUALATIN	OR	97062
2S123CB01700	GNT LEASING LLC	PO BOX 2687	TUALATIN	OR	97062
2S123BC00700	FUENTE ROSE LLC	33120 NE LESLEY RD	NEWBERG	OR	97132
2S123BA70001	EASTBOUND PROPERTIES LLC	32019 NE CORRAL CREEK RD	NEWBERG	OR	97132
2S123BA70002	EASTBOUND PROPERTIES LLC	32019 NE CORRAL CREEK RD	NEWBERG	OR	97132
2S123BC01500	DJI INVESTMENT LLC	10100 SW HERMAN RD	TUALATIN	OR	97062
2S123CB00200	CJD HOLDINGS LLC	19200 SW TETON AVE	TUALATIN	OR	97062
2S123B000600	CHAMBERLAIN HUSSA PROPERTIES	18755 SW TETON AVE	TUALATIN	OR	97062
2S123BB00400	CHAMBERLAIN PARTNERS LLC	10340 SW TUALATIN RD	TUALATIN	OR	97062
2S123BA90000	BRIAN PARK CONDOMINIUM OWNERS OF UNITS			OR	00000
2S123BD00200	BOWLSBY/MCCORD ENTERPRISES LLC	9730 SW HERMAN RD	TUALATIN	OR	97062
2S123BC01600	BARR FAMILY IX LLC	3455 W FIRST AVE	EUGENE	OR	97402
2S123BC01700	BARR FAMILY IX LLC	3455 W FIRST AVE	EUGENE	OR	97402
2S122AA00400	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S122AD00100	ASCENTEC ENGINEERING LLC	18500 SW 108TH AVE	TUALATIN	OR	97062
2S123BA70003	AEB PROPERTIES LLC	21136 SW NURSERY WAY	SHERWOOD	OR	97140
2S123BA70004	AEB PROPERTIES LLC	21136 SW NURSERY WAY	SHERWOOD	OR	97140
2S123BB00701	AAA OREGON/IDAHO	600 MARKET ST	PORTLAND	OR	97201
2S123BB00501	18355 SW TETON AVENUE TUALATIN OR LLC	17455 SW RIDGEVIEW LN	LAKE OSWEGO	OR	97034
2S123BA05001	100TH COURT LLC	5611 NE COLUMBIA BLVD	PORTLAND	OR	97218



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT

CASE FILE: AR 25-0001 — KAI-USA Building Addition

NOTICE IS HEREBY GIVEN that on January 29, 2025 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on March 5, 2025 to be known as:

AR 25-0001

KAI-USA Building Addition

The property owner, KAI-USA Ltd., is requesting approval to construct a 18,430 square foot building addition with street frontage improvements, additional vehicle and bicycle parking stalls, landscaping and stormwater management on a 5.66 acre lot that is zoned Light Manufacturing (ML) at 18600 SW Teton Avenue.

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

Individuals wishing to comment on the application, must do so in writing or email by 5pm on March 21, 2025 to:

Questions/Comments: 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 at: 18600 SW Teton Avenue, **Tax Lot:** 2S123B000701



- **Criteria:** Tualatin Development Code (TDC) Chapters: 32, 33, 60, 63, 73A-D, 74 and 75
- **Type II Decision making process:** Type II Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other applicable sections. The City Manager or designee shall issue final decisions on Type II applications. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with TDC 32.220(3). Type II decisions shall become final 14 calendar days after the date the notice of the decision is mailed unless written request for review of



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the decision is submitted on a form provided by the City.

- **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.
- **Notice of the 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

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



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