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STATE OF OREGON)

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COUNTY OF WASHINGTON)

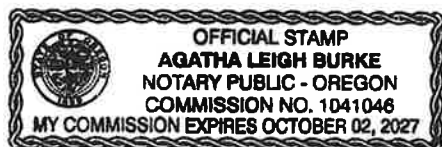
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the October day of 17, 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 October 17 of, 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this October 17, 2025



Agatha Leigh Burke
Notary Public for Oregon

My commission expires: 10/02/27

RE: AR24-0004 NOTICE OF APPLICATION- PREMIER INDUSTRIAL PARK- LOT 9



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT AR24-0004: Premier Industrial Park – Lot 9

NOTICE IS HEREBY GIVEN that on July 9, 2024 the City of Tualatin Planning Division received a Type II Architectural Review application, which was forced complete on January 4, 2025, known as:

“Premier Industrial Park— Lot 9” File No. AR 24-0004

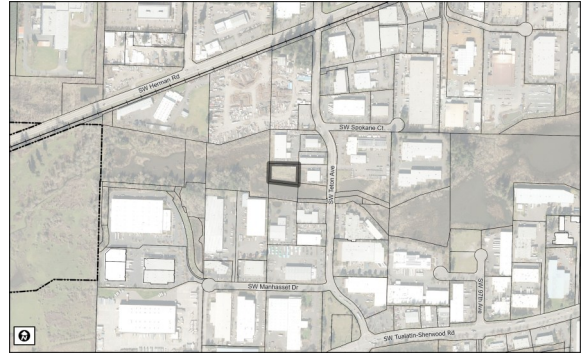
To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5 pm on October 31, 2025 to:

Planning Division
Attn: Keith Leonard
kleonard@tualatin.gov or 503.691.3029

TS Construction Management, on behalf of the property owner Kevin and Penni Pike, requests approval to construct two buildings with associated site improvements located in the General Manufacturing Zone (MG). Building A will be 4,350 square feet, and Building B will be 3,255 square feet constructed on a 35,078 square foot lot.

The property is located at: 19225 SW Teton Avenue, Tax Map/Lot: 2S123CB00401



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 61, 63, 73A-D, 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



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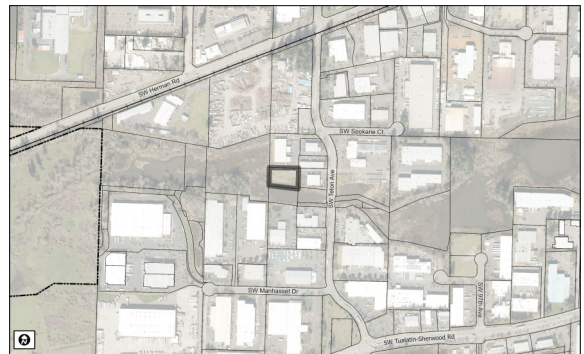
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decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.

- **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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