



Land Use Application

Project Information		
Project Title: Premier Industrial Park - Lot 9		
Brief Description: Two new non-combustible metal buildings with 3'4" CMU wainscot and slab-on-grade construction		
Estimated Construction Value: 600,000		
Property Information		
Address: 19452 SW Teton Ave, Tualatin OR 97062		
Assessor's Map Number and Tax Lot(s): 2S123CB00401		
Applicant/Primary Contact		
Name: Carson Pike	Company Name: TS Construction Management	
Address: 9760 SW Tigard Street		
City: Tigard	State: OR	ZIP: 97223
Phone: (503)-867-0051	Email: cpike@tsconstructionmanagement.com	
Property Owner		
Name: Kevin Pike		
Address: 19602 Derby Ct		
City: West Linn	State: OR	ZIP: 97068
Phone: (503)-516-2367	Email: kevinpike@comcast.net	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		Date: 7-9-24

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.	
Applicant's Signature:	Date: 07.09.2024

Land Use Application Type:

- | | | |
|--|---|---|
| ☐ Annexation (ANN) | ☐ Historic Landmark (HIST) | ☐ Minor Architectural Review (MAR) |
| ☒ Architectural Review (AR) | ☐ Industrial Master Plan (IMP) | ☐ Minor Variance (MVAR) |
| ☐ Architectural Review—Single Family (ARSF) | ☐ Plan Map Amendment (PMA) | ☐ Sign Variance (SVAR) |
| ☐ Architectural Review—ADU (ARADU) | ☐ Plan Text Amendment (PTA) | ☐ Variance (VAR) |
| ☐ Conditional Use (CUP) | ☐ Tree Removal/Review (TCP) | ☐ Other _____ |

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

Carson Pike

From: Carson Pike
Sent: Wednesday, October 15, 2025 2:04 PM
To: Tualatincio@gmail.com
Subject: RE: New Construction - Commercial Building CIO Outreach

To add,

Application is AR24-0004

Thank you,

From: Carson Pike
Sent: Wednesday, October 15, 2025 2:02 PM
To: 'Tualatincio@gmail.com' <Tualatincio@gmail.com>
Subject: New Construction - Commercial Building CIO Outreach

Good Afternoon,

I have been with working with Keith Leonard for the Architectural review of our new commercial building located at 19225 SW Teton Ave, Tualatin OR 97062.

Keith directed me to ask which CIO (if any) would apply to our project address.



Thank you,

Carson Pike, Project Manager
TS Construction Management
P.O. Box 885
Tualatin, OR 97062

Cell (503)-867-0051

cpike@tsconstructionmanagement.com

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Teton Property LLC, an Oregon limited liability company

GRANTEE'S NAME:

Kevin M. Pike and Penni E. Pike

AFTER RECORDING RETURN TO:

Order No.: 45142118273-ML

Kevin M. Pike and Penni E. Pike, as tenants by the entirety
19602 Derby Court
West Linn, OR 97068

SEND TAX STATEMENTS TO:

Kevin M. Pike and Penni E. Pike
19602 Derby Court
West Linn, OR 97068

19225 SW Teton Avenue, Tualatin, OR 97062

Washington County, Oregon

2021-085999

D-DW

Stn=6 M FERNANDES

08/06/2021 08:50:02 AM

\$10.00 \$11.00 \$5.00 \$60.00 \$160.00

\$246.00

I, Joe Nelson, Interim Director of Assessment and Taxation and Ex-
Officio County Clerk for Washington County, Oregon, do hereby
certify that the within instrument of writing was received and
recorded in the book of records of said county.

Joe Nelson, Interim Director of
Assessment and Taxation, Ex-Officio

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Teton Property LLC, an Oregon limited liability company, Grantor, conveys and warrants to Kevin M. Pike and Penni E. Pike, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

A portion of Lot 9, PREMIER INDUSTRIAL PARK, a plat of record in the Southwest quarter of Section 23, Township 2 South, Range 1 West, Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, said portion being more particularly described as follows:

BEGINNING at the intersection of the East line of said Lot 9 and the South line of a 40.00 foot wide Buffer strip, which point bears South 00°00'23" East 164.09 feet from the Northeast corner of said Lot 9, and running thence North 84°46'18" West, along said South line, 231.00 feet to a point on the West line of said Lot 9; thence along the boundary of said Lot 9 North 00°11'61" West 140.61 feet, North 89°23'45" East 230.50 feet and South 00°00'23" East 164.09 feet to the point of beginning.

TOGETHER WITH an easement for access over a 21 foot wide strip over the following portion of Lot 10, said Plat: Beginning at a point on the North line of said Lot 9 that bears North 89°23'45" East 40.00 feet from the Northwest corner thereof and running thence North 00° 11'26" West 21 feet; thence North 89°23'45" East 190.56 feet to a point on the Northerly prolongation of the East line of said Lot 9; thence South 00°00'23" East, along said prolongation, 21 feet to the Northeast corner of said Lot 9; thence South 89°23'45" West, along the North line thereof, 190.50 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-3-2021

Teton Property LLC, an Oregon limited liability company

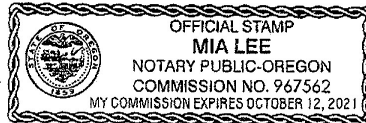
BY: [Signature]
Thomas J. Nisbet
Member

BY: [Signature]
Theresa E. Nisbet
Member

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 8-3-2021 by Thomas J. Nisbet and Theresa E. Nisbet, Members of Teton Property LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 10-12-2021





First American Title™

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

FOCI, LLC
450 SE 52nd Ave
Portland, OR 97215
Phone:
Fax:

Date Prepared : July 01, 2024
Effective Date : 8:00 A.M on June 24, 2024
Order No. : 7019-4172546
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently [vested in:](#)

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

A portion of Lot 9, PREMIER INDUSTRIAL PARK, a plat of record in the Southwest Quarter of Section 23, Township 2 South, Range 1 West, Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, said portion being more particularly described as follows:

Beginning at the intersection of the East line of said Lot 9 and the South line of a 40.00 foot wide Buffer strip, which point bears South 00°00'23" East 164.09 feet from the Northeast corner of said Lot 9, and running thence North 84°46'18" West, along said South line, 231.00 feet to a point on the West line of said Lot 9; thence along the boundary of said Lot 9 North 00°11'61" West 140.61 feet, North 89°23'45" East 230.50 feet and South 00°00'23" East 164.09 feet to the Point of Beginning.

Together with an easement for access over a 21 foot wide strip over the following portion of Lot 10, said Plat: Beginning at a point on the North line of said Lot 9 that bears North 89°23'45" East 40.00 feet from the Northwest corner thereof and running thence North 00° 11'26" West 21 feet; thence North 89°23'45" East 190.56 feet to a point on the Northerly prolongation of the East line of said Lot 9; thence South 00°00'23" East, along said prolongation, 21 feet to the Northeast corner of said Lot 9; thence South 89°23'45" West, along the North line thereof, 190.50 feet to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.

Map No.: 2S123CB00401
Tax Account No.: R2049030

EXHIBIT "B"
(Vesting)

Kevin M. Pike and Penni E. Pike, as tenants by the entirety

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable
2. City liens, if any, of the City of Tualatin.
3. Statutory powers and assessments of Clean Water Services.
4. Easement as shown on the recorded plat of PREMIER INDUSTRIAL PARK:
For: Utility purposes
Affects: The side and rear property lines of each lot, parallel along said lines, 5 feet in width, and front property lines, parallel with said line, 6 feet in width.

Ordinance No. 873-92, an Ordinance Vacating selected lot line utility easements for Lots 4 through 6 and Lots 8 through 17 in the Premier Industrial Park Subdivision, including the terms and provisions thereof, recorded July 16, 1992 as Fee No. [92048879](#).

5. Restrictions shown on the recorded plat/partition.
6. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: January 27, 1981 as Fee No. [81002973](#)

Modification and/or amendment by instrument:
Recording Information: July 31, 1996 as Fee No. [96068342](#)

Modification and/or amendment by instrument:
Recording Information: July 31, 1996 as Fee No. [96068343](#)

7. Covenants, conditions, restrictions of the Tualatin Wetland Protection District; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: October 17, 1983 as Fee No. [83038274](#)

Modification and/or amendment by instrument:
Recording Information: November 18, 1983 as Fee No. [83042751](#)

Modification and/or amendment by instrument:
Recording Information: July 10, 1984 as Fee No. [84025190](#)

Modification and/or amendment by instrument:
Recording Information: July 10, 1984 as Fee No. [84026641](#)

Modification and/or amendment by instrument:
Recording Information: April 07, 1992 as Fee No. [92022692](#)

8. Easement, including terms and provisions contained therein:
Recording Information: November 18, 1983 as Fee No. [83042751](#)
In Favor of: City of Tualatin
For: Wetlands Buffer Strip
Affects: The Westerly and Southerly portion of said land, refer to document for location

9. Easement, including terms and provisions contained therein:
Recording Information: December 31, 1996 as Fee No. [96115801](#)
In Favor of: City of Tualatin
For: Storm Drain
Affects: A portion, refer to document for location

10. Easement, including terms and provisions contained therein:
Recording Information: October 30, 1997 as Fee No. [97102434](#)
In Favor of: Kevin M. Pike and Penni E. Pike
For: Access and Utilities
Affects: a portion, refer to document

11. Easement, including terms and provisions contained therein:
Recording Information: October 30, 1997 as Fee No. [97102435](#)
In Favor of: Kevin M. Pike and Penni E. Pike
For: Storm Water Drainage
Affects: A portion, refer to document

12. Easement, including terms and provisions contained therein:
Recording Information: October 30, 1997 as Fee No. [97102437](#)
In Favor of: Adjoining property owners
For: Drainage purposes
Affects: The most Easterly 15 feet of said land

Also Recorded April 13, 1999 as Fee No. [99045585](#)

13. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount: \$2,764.06
Map No.: 2S123CB00401
Property ID: R2049030
Tax Code No.: 023.76

NOTE: This Public Record Report-Subdivision does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN 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, RECIPIENT AGREES THAT FIRST AMERICAN'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. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



First American Title™

First American Title Insurance Company
1 SW Columbia Street, Ste 1600
Portland, OR 97204

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

March 24, 2025
Expires: March 25, 2027

PIKE, KEVIN M & PENNI E
19602 SW DERBY CT
WEST LINN OR 97068

**Re: Single Lot Commercial at 19225 SW Teton AVE Tualatin, OR 97062
CWS file 23-000130 (Tax map 2S123CB Tax lot 02000, 00401)**

Clean Water Services has reviewed the Service Provider Letter issued on March 10, 2023 for file 23-000130. Staff has evaluated the Service Provider Letter conditions and project plans and request for extension of Service Provider Letter expiration date and found them to be in compliance with Resolution and Order 19-5 (R&O 19-5), as amended by Resolution and Order 19-22 (R&O 19-22). This approval does not include any changes or modifications to the encroachment, enhancement, or mitigation of sensitive area or Vegetated Corridor as outlined in the Service Provider Letter.

Please attach this letter to the existing Service Provider Letter to demonstrate compliance with R&O 19-5, as amended by R&O 19-22.

Sincerely,



Lindsey Obermiller
Senior Environmental Plan Review

Service Provider Letter

CWS File Number

23-000130

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address / Location:	<u>19225 SW Teton AVE</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>March 10, 2023</u>
		SPL Expiration Date:	<u>March 09, 2025</u>

Applicant Information:

Name KEVIN PIKE
Company 19602 SW DERBY CT
Address WEST LINN OR 97068
Phone/Fax (503) 516-2367
E-mail: kevinpike@comcast.net

Owner Information:

Name KEVIN PIKE
Company TETON PROPERTY LLC
Address PO BOX 40
CLACKAMAS OR 97015
Phone/Fax
E-mail:

Tax lot ID

2S123CB00401
2S123CB02000

Development Activity

Industrial development
Off-site improvements

Pre-Development Site Conditions:

Sensitive Area Present: ☒ On-Site ☒ Off-Site
Vegetated Corridor Width: Variable
Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: ☒ On-Site ☒ Off-Site
Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:



Square Footage to be enhanced: 3,392

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Pre-existing wetland fill & permanent vegetated corridor encroachment for Premier Industrial Park (Lot 9)</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Per R&O 13-12 Vegetated Corridor Mitigation Requirement Met Through Purchase of Wetland Mitigation Bank Credits</u>	<u></u>
<u>Public Benefit Mitigation</u>	<u>9,792</u>

☒ Conditions Attached ☒ Development Figures Attached (3) ☒ Planting Plan Attached ☐ Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No current wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. **The entire remaining Vegetated Corridor shall be enhanced by the applicant to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
13. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
14. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
15. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the**

next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

16. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
17. Clean Water Services shall require an easement over the Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.

FINAL PLANS

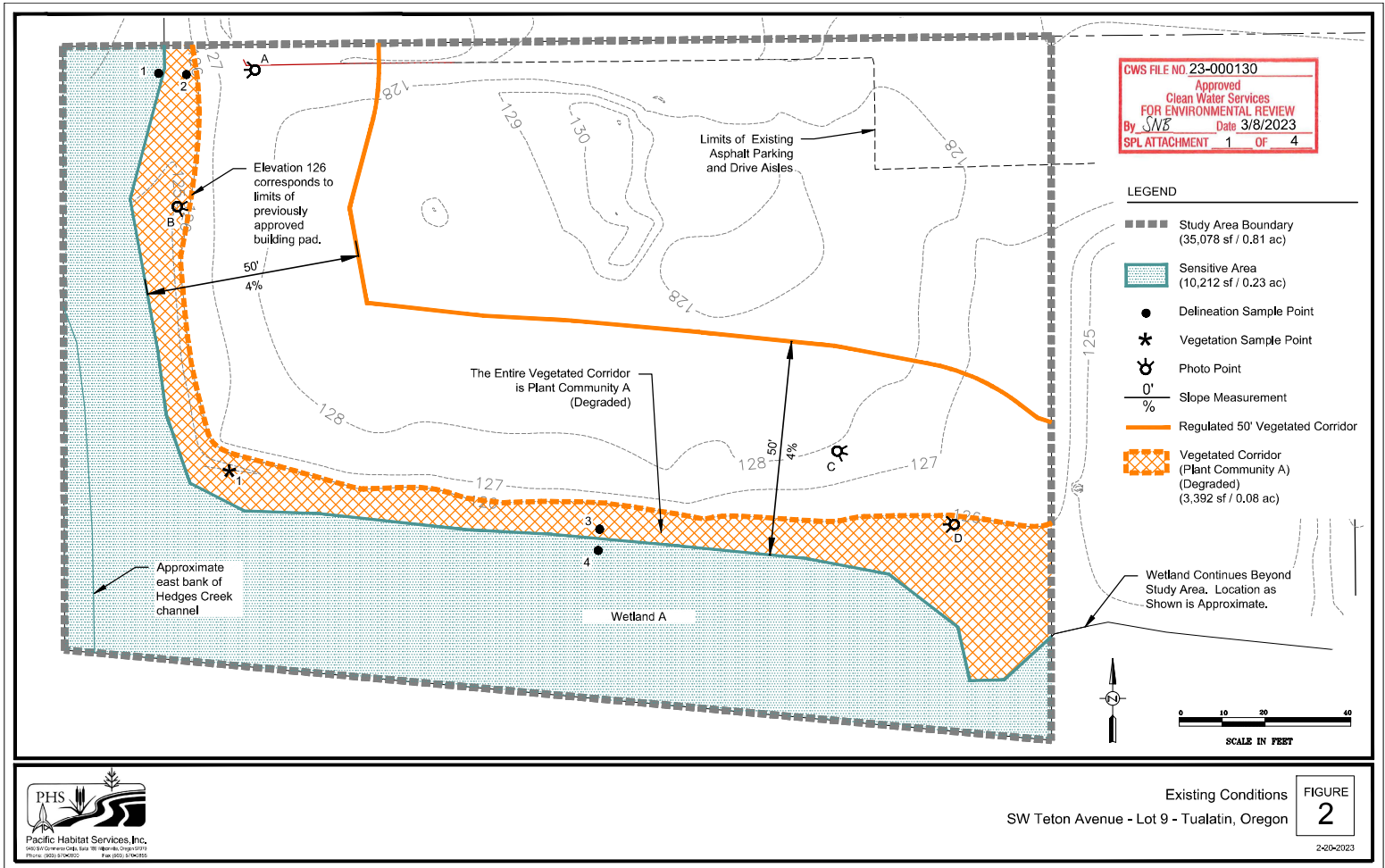
18. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
19. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
20. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
21. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

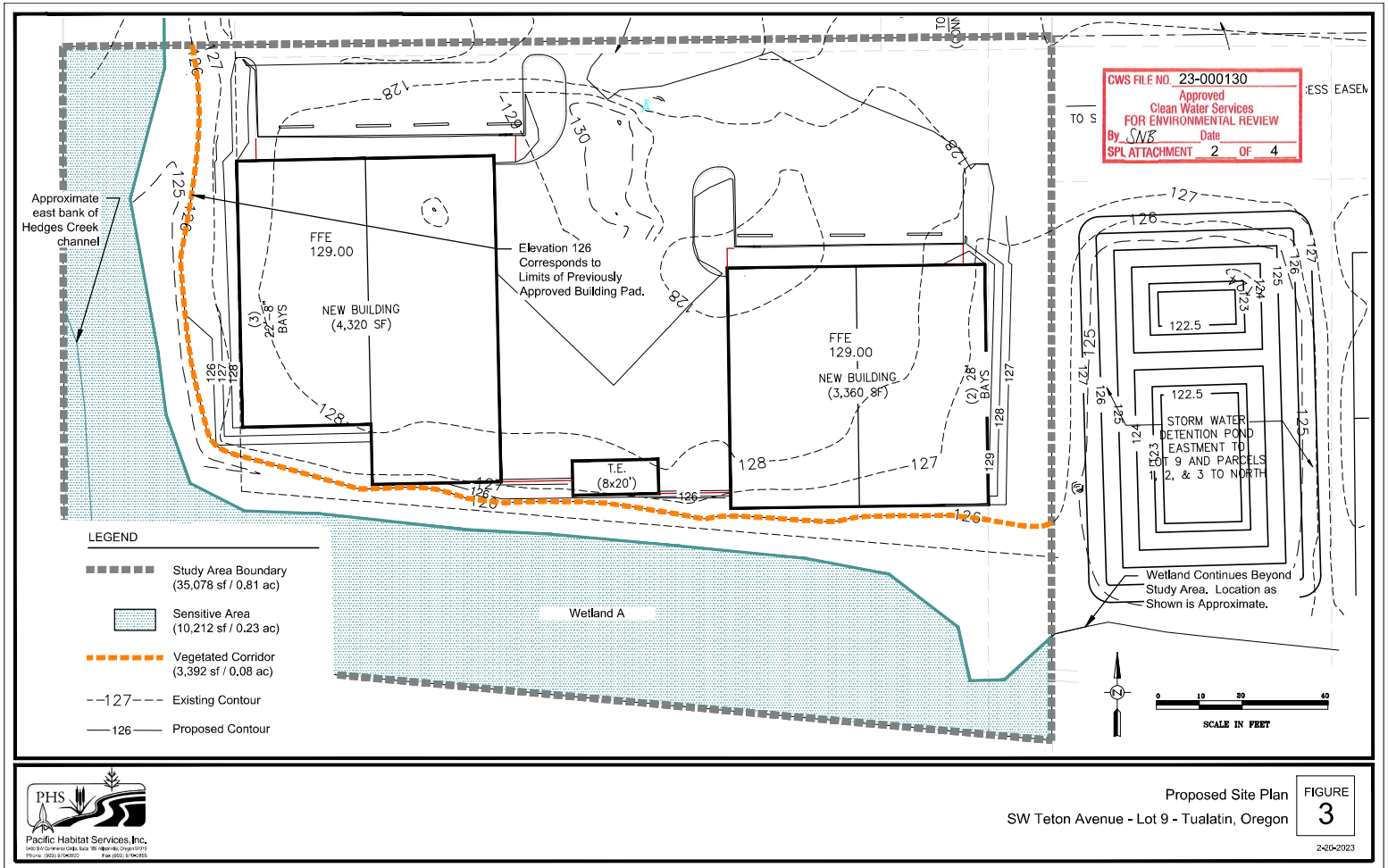
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

Attachments (4)





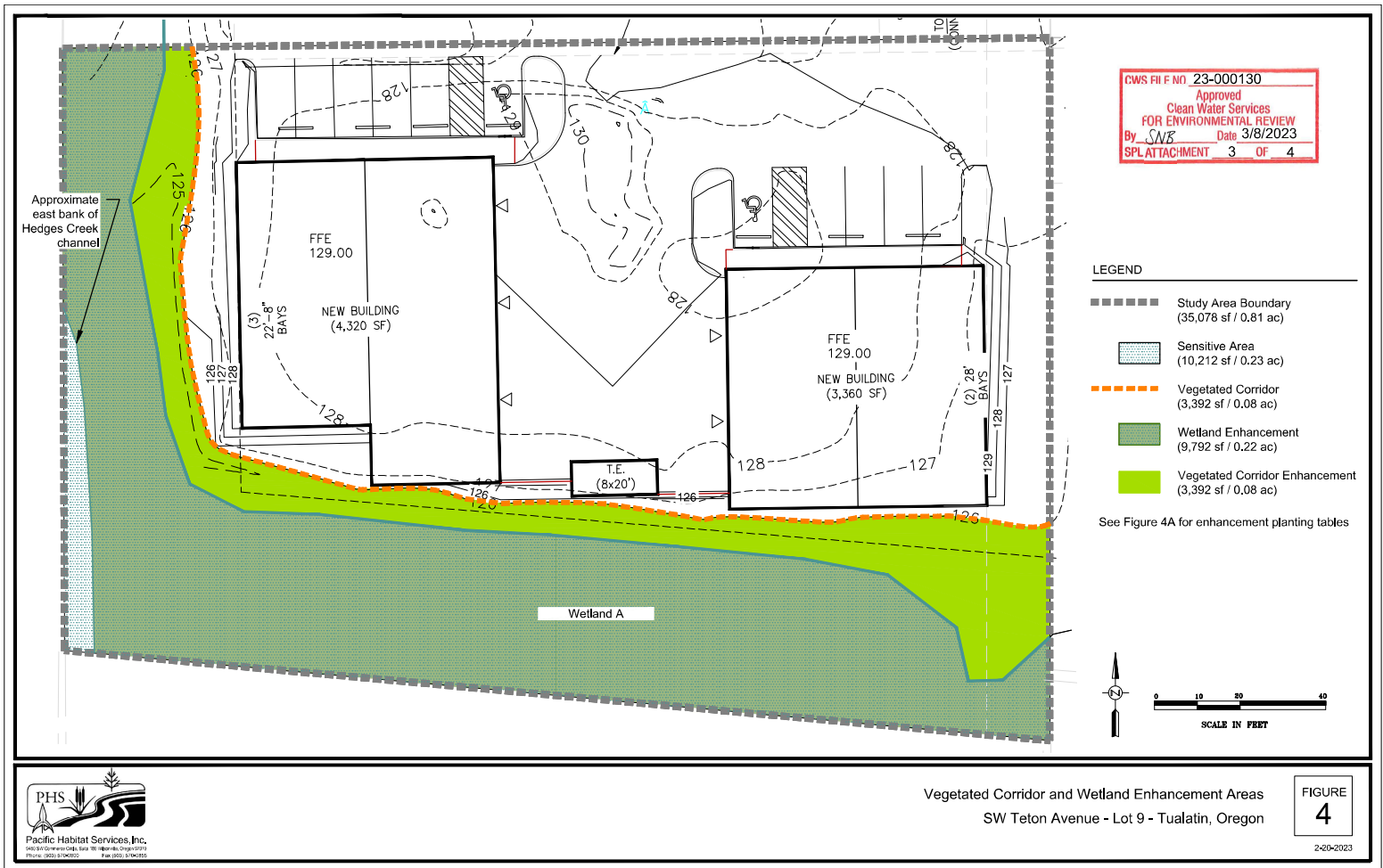


Table 1. Vegetated Corridor Plantings (3,392 sq. ft.)

Botanical Name	Common Name	Size	Quantity
Trees (Small)			(34)
<i>Rhamnus purshiana</i>	Cascara	2 gallon	17
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	17
Shrubs			(150)
<i>Rosa gymnocarpa</i>	Baldhip rose	1 gallon	40
<i>Amelanchier alnifolia</i>	Serviceberry	2 gallon	30
<i>Symphoricarpos albus</i>	Snowberry	1 gallon	40
<i>Mahonia aquifolium</i>	Tall Oregon grape	1 gallon	40
Herbs/Groundcover			
<i>Agrostis exarata</i>	Spike bentgrass	Seed	As needed in bare areas
<i>Elymus glaucus</i>	Blue wildrye	Seed	

Table 2. Wetland Enhancement Plantings (9,792 sq. ft.)

Botanical Name	Common Name	Size	Quantity
Trees			(50)
<i>Salix lasiandra</i>	Pacific willow	1 gallon	25
<i>Salix sitchensis</i>	Sitka willow	1 gallon	25
Shrubs			(245)
<i>Cornus sericea</i>	Red osier dogwood	1 gallon	75
<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	40
<i>Rosa pisocarpa</i>	Clustered rose	1 gallon	55
<i>Spiraea douglasii</i>	Douglas spirea	1 gallon	75
Herbs/Groundcover			
<i>Agrostis exarata</i>	Spike bentgrass	Seed	As needed in bare areas
<i>Glyceria elata</i>	Tall mannagrass	Seed	



7381
2/21/23



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Vegetated Corridor and Wetland Enhancement Plant Tables
SW Teton Avenue – Lot 9
Tualatin

FIGURE
4A



June 18, 2024

Carson Pike
TS Construction Management
Re: Premier Industrial Park
19225 SW Teton Ave.
Tualatin, OR 97062

Dear Carson,

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

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.

The agreed upon traffic pattern and modifications to the landscape island provides sufficient clearance for our trucks to maneuver safely onto and off the property. The location of the trash and recycle enclosure provides straight-on access for our trucks. The enclosure dimensions of 10' deep x 20' wide with a personnel door and double gates that open a minimum 120 degrees and equipped with wind pins to secure the gates in the open and closed position is sufficient. The enclosure design will provide adequate room for trash and recycle receptacles to accommodate the anticipated waste profile for this light industrial facility.

Service levels are available as follows:

Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

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

Sincerely,

Kelly Herrod
Operations Supervisor
Republic Services Inc.

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



North Operating Center
11945 SW 70th 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: Carson Pike
Address: 9760 SW Tigard Street, Tigard OR 97223
Phone: (503)-867-0051
Email: cpike@tsconstructionmanagement.com
Site Address: 19225 SW Teton Ave, Tualatin OR 97062
City: Tualatin
Map & Tax Lot #: 2S123CB00401
Business Name: Premier Industrial Park
Land Use/Building Jurisdiction: Manufacturing General (MG)
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

Two new speculative light industrial buildings.
Buildings to be metal building with a 3-6' split face
CMU wainscot. The larger building will have 3
Overhead doors while the other will have 2
Overhead doors.

*Previously Proposed in Pre-App meeting with no
objections

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 # 2024-0127
Permit Type: SPP - Tualatin
Submittal Date: 8/28/2024
Assigned To: McGladrey
Due Date: 8/30/2024
Fees Due: 0
Fees Paid: N/A

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

This section is for application approval only

MS 8/30/2024
Fire Marshal or Designee Date

Conditions:

TVF&R final inspection is required for this project.

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



06.06.2024

TS Construction Management

9760 SW Tigard Street

Tigard, OR, 97223

RE: Lot 9 - Premier Industrial Park – New Buildings – 19225 SW Teton Ave, Tualatin OR 97062

Dear Property Owner,

You are cordially invited to attend a meeting on **06.20.2024 at 6:00pm** at 19225 SW Teton Ave, Tualatin OR 97062. This meeting shall be held to discuss a proposed project located at 19225 SW Teton Ave, Tualatin OR 97062. The proposal is to discuss the construction of new slab-on-grade commercial metal warehouse buildings.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,



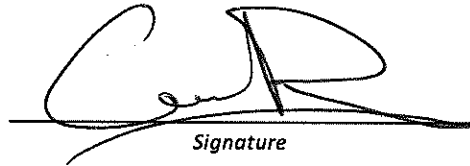
Carson Pike, Project Engineer
TS Construction Management
P.O. Box 885
Tualatin, OR 97062
Cell (503)-867-0051
cpike@tsconstructionmanagement.com

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Carson Pike being first duly sworn, depose and say:

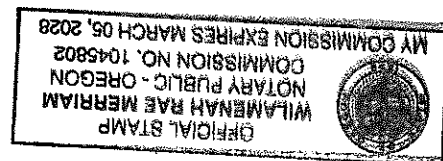
That on the 6th day of June, 2024, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by 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.


Signature

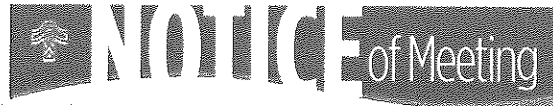
SUBSCRIBED AND SWORN to before me this 6th day of June, 2024.


Notary Public for Oregon
My commission expires: 03/05/28

RE: _____



CERTIFICATION OF SIGN POSTING



Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION

In addition to the requirements of TDC 32.150, 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>

As the applicant for the Lot 9 Premier Industrial Park Buildings project, I hereby certify that on this day, 06.06.2024 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:

Carson Pike

(Please Print)

Applicant's Signature:

[Handwritten Signature]

Date:

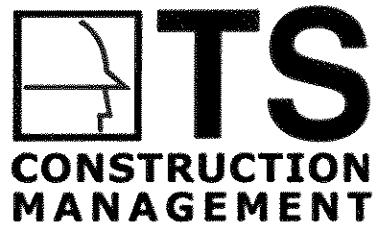
06.06.2024



Meeting Sign-in Sheet

06.20.2024

Name	Address	Phone	Email
No	attendees present	at	the meeting



Discussion Points – Neighborhood Meeting

- Previous Use of Site and Site History
 - Existing Site Plan
- Proposed Use and Building Construction
 - Current Status in AR Process
 - Review Current Plans
 - Open to Q+A



Discussion Points

06.20.2024

no attendees present at the
meeting

CERTIFICATION OF SIGN POSTING



Proposal submitted as:

Lot 9 - Premier Industrial Park
19255 SW Teton Buildings

FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

AR 24 - 0004

As the applicant for the Lot 9 - 19255 SW Teton buildings project, I hereby
certify that on this day, October 15, 2025 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: Kevin Pike

(Please Print)

Applicant's Signature: _____

Date: October 15, 2025