



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the February day of 4, 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 February 4 of, 2026

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this February 4th, 2026



Paige Frances Singer
Notary Public for Oregon

My commission expires: July 7th, 2029

RE: AR25-0011 NOTICE OF APPLICATION- Leveton 99 Industrial



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT AR25-0011: Leveton 99 Industrial

NOTICE IS HEREBY GIVEN

On December 1, 2025 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on January 28, 2026 and known as:

**“Leveton 99 Industrial”
File No. AR25-0011**

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 18, 2026 to:

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

First Forty Feet, on behalf of, Pacific NW Properties, requests approval to construct a two-building industrial development located at 12935 SW Leveton Drive (TL: 2S121A002201). The proposal includes off-street parking areas, landscaping and associated public improvements. The two buildings would total 45,000 square feet on a 4.3-acre site zoned General Manufacturing (MG).



Approval Criteria: Tualatin Development Code Chapters 32, 33, 61, 63, 73A-D, 74, 75



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- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other code sections. The City Manager shall issue final decisions on the proposed Architectural Review Plan. Notice of decision shall be provided to the applicant, property owner, and those who submit written comments in accordance with 32.220(5). The decisions shall become final 14 calendar days after the date the notice of the decision is given, unless an appeal 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 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 applicant and appeal body to respond to the issue.

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:
Madeleine Nelson at mnelson@tualatin.gov and 503-691-3027



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Madeleine Nelson at mnelson@tualatin.gov and 503-691-3027





AR25-0011 Notice of Application

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 2/4/2026 9:46 AM

To Sherilyn Lombos <slombos@tualatin.gov>; Don Hudson <dHUDSON@tualatin.gov>; Kevin McConnell <Kmcconnell@tualatin.gov>; Heather Heidel <hheidel@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>; Teresa M Montalvo <tmontalvo@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Sidaro Sin <ssin@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Terrance Leahy <tleahy@tualatin.gov>; Ernie Castro <ECASTRO@tualatin.gov>; Brooke Baxter <bbaxter@tualatin.gov>

Cc mweston@ci.king-city.or.us <mweston@ci.king-city.or.us>; planning@sherwoodoregon.gov <planning@sherwoodoregon.gov>; schuylerw@tigard-or.gov <schuylerw@tigard-or.gov>; Dyami_Valentine@washingtoncountyor.gov <dyami_valentine@washingtoncountyor.gov>; theresa_cherniak@co.washington.or.us <theresa_cherniak@co.washington.or.us>; deqinfo@deq.state.or.us <deqinfo@deq.state.or.us>; 'landusenotifications@oregonmetro.gov' <landusenotifications@oregonmetro.gov>; 'ODOT_R1_DevRev@odot.oregon.gov' <odot_r1_devrev@odot.oregon.gov>; baldwinb@trimet.org <baldwinb@trimet.org>; LUComments@cleanwaterservices.org <lucomments@cleanwaterservices.org>; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; KHerrod@republicservices.com <kherrod@republicservices.com>; Alexander Pulaski <apulaski@ttsd.k12.or.us>; lburton@ttsd.k12.or.us <lburton@ttsd.k12.or.us>; gbennett@sherwood.k12.or.us <gbennett@sherwood.k12.or.us>; info@theintertwine.org <info@theintertwine.org>; Anneleah@tualatinchamber.com <anneleah@tualatinchamber.com>; OR.METRO.ENGINEERING@ZIPLY.COM <or.metro.engineering@ziply.com>; tod.shattuck@pgn.com <tod.shattuck@pgn.com>; brandon.fleming@pgn.com <brandon.fleming@pgn.com>

📎 1 attachment (462 KB)

AR25-0011 Notice of Application.pdf;



Notice of Application

First Forty Feet, on behalf of Pacific NW Properties, requests approval to construct two concrete tilt-up industrial/flex buildings totaling approximately 45,000 square feet located at 12935 SW Leveton Drive (TL: 2S121A002201). The proposal includes off-street parking areas, landscaping and associated public improvements. The 4.3-acre site is located in the General Manufacturing (MG) Planning District.

You may view the application materials on our Projects webpage:

<https://www.tualatinoregon.gov/planning/ar25-0011-leveton-99-industrial>

Comments Due: February 18, 2026

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Criteria: Tualatin Development Code (TDC) 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 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 TDC 32.220(3). The decisions shall become final 14 calendar days after the date of the Notice of Decision is given unless a written request for review of the decision is submitted on a form provided by the City for 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 accessible upon request.



AR25-0011 Notice of Application

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 2/4/2026 9:46 AM

To Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuw7@gmail.com <jasuw7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug_ulmer@comcast.net <doug_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrsr80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>; abuenzli_pdx@hotmail.com <abuenzli_pdx@hotmail.com>; shuggins6@gmail.com <shuggins6@gmail.com>

Cc Betsy Ruef <bruef@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; tualatincio@gmail.com <tualatincio@gmail.com>

 1 attachment (462 KB)

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First Forty Feet, on behalf of Pacific NW Properties, requests approval to construct two concrete tilt-up industrial/flex buildings totaling approximately 45,000 square feet located at 12935 SW Leveton Drive (TL: 2S121A002201). The proposal includes off-street parking areas, landscaping and associated public improvements. The 4.3-acre site is located in the General Manufacturing (MG) Planning District.

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AR25-0011 Notice of Application

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 2/4/2026 9:46 AM

To Will Grimm <will@firstfortyfeet.com>; brad.stern@pnwprop.com <brad.stern@pnwprop.com>

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