

MACKENZIE.

November 14, 2024

Attention: Resident/Property Owner

Re: **Condor Cold Storage Lot Partitions**
Project Number 2240222.00

Dear Property Owner:

You are cordially invited to attend a meeting on Monday December 2, 2024 at 6:00 PM being held at the Juanita Pohl Center (8513 SW Tualatin Road). This meeting is being held to discuss two proposed property partitions located north of the intersection of SW Tualatin-Sherwood Road and SW 97th Avenue. The proposal is to divide two lots (2S123CB00100 and 2S123CA01200) into four lots.

This is an informational meeting to share the proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. The site map and proposed partitions can be found on the back of this letter.

Feel free to contact me with any questions or commentary.

Sincerely,



Suzannah Stanley
Mackenzie, Land Use Planning
SStanley@mcknze.com
(503) 224-9560

c: planning@tualatin.gov; Tualatin Community Development Department



2S123BD00800 WSM MANUFACTURING 9500 SW TUALATIN RD TUALATIN, OR 97062	2S123CC00400 WHEELER INVESTMENTS LLC 11270 NE OTTER DR NEWBERG, OR 97132	2S123BD00900 WETLANDS CONSERVANCY INC 4640 SW MACADAM AVE #50 PORTLAND, OR 97239
2S123CA00700 WENZEL GENE SCOTT & VICKI SANDRA REV LIV TRUST 11520 SW GRABHORN RD BEAVERTON, OR 97007	2S123DC00300 WATUMULL PROPERTIES CORP 307 LEWERS ST FL 6 HONOLULU, HI 96815	2S123CC01000 WASHINGTON COUNTY FACILITIES MGMT 169 N 1ST AVE #42 HILLSBORO, OR 97124
2S123BD00400 VALMONT COATINGS INC 15000 VALMONT PLAZA OMAHA, NE 68154	2S123CA90150 UPLIFT ADVENTURES LLC 9595 SW TUALATIN SHERWOOD RD TUALATIN, OR 97062	2S123BC00900 UNITED STATES POSTAL SERVICE 160 INVERNESS DR W STE 400 ENGLEWOOD, CO 80112
2S123CA01600 TUALATIN LAND INVESTORS LLC 111 SW COLUMBIA ST STE 1380 PORTLAND, OR 97201	2S123CA02000 TUALATIN CITY OF DEVELOPMENT COMMISSION 18880 SW MARTINAZZI AVE TUALATIN, OR 97062	2S123CD01000 TUALATIN LLC 1076 MANDANA BLVD OAKLAND, CA 94610
2S123D003000 TUALATIN CITY OF DEVELOPMENT COMMISSION 18880 SW MARTINAZZI AVE TUALATIN, OR 97062	2S123CD00100 TLF LOGISTICS II TUALATIN CORPORATE CENTER LLC 851 SW 6TH AVE STE 1200 PORTLAND, OR 97204	2S123CD00800 TINWOOD LLC 19749 SW CHAPMAN RD SHERWOOD, OR 97140
2S123CD00900 THOLE PROPERTIES LLC 25070 N GRAHAM RD AURORA, OR 97002	2S123CC01300 THERMAL MODIFICATION TECHNOLOGIES 19830 SW TETON AVE TUALATIN, OR 97062	2S123CB01900 TETON PARK LLC 19602 DERBY CT WEST LINN, OR 97068
2S123CB02000 TETON INDUSTRIAL PARK LLC PO BOX 2510 TUALATIN, OR 97062	2S123CC01400 TETON RB LLC PO BOX 1069 TUALATIN, OR 97062	2S123CC00500 SW TETON PROPERTIES LLC 22396 S PARROT CREEK RD OREGON CITY, OR 97045
2S123CD01700 STEIN TUALATIN LLC 13001 CLACKAMAS RIVER DR STE 200 OREGON CITY, OR 97045	2S123CC00600 SHOCAT INC PO BOX 1696 BEAVERTON, OR 97075	2S122DA00500 SEASONAL PRODUCTS LLC 5401 SE SCENIC LN #300 VANCOUVER, WA 98661
2S123CD00300 SAPPHIRE LLC 3745 PORTLAND RD NEWBERG, OR 97132	2S123CC00300 RAPTOR HOLDINGS LLC 16222 S HILLTOP RD OREGON CITY, OR 97045	2S123BD01100 POWDER TECH INC PO BOX 3221 TUALATIN, OR 97062
2S126B000121 PLUMBERS & STEAMFITTERS LOCAL 290 BLDG ASSOC & 20210 SW TETON AVE TUALATIN, OR 97062	2S123CB00401 PIKE KEVIN M & PENNI E 19602 SW DERBY CT WEST LINN, OR 97068	2S123CB00102 PASCUZZI INVESTMENT LLC 10250 SW NORTH DAKOTA ST TIGARD, OR 97223

2S123BC00800 PACIFIC NW PROPERTIES LP 6600 SW 105TH AVE STE 175 BEAVERTON, OR 97008	2S123CB00100 PACIFIC NUTRITIONAL FOODS 9960 SW POTANO TUALATIN, OR 97062	2S123DB00600 PACIFIC WEST CONSTRUCTION INC PO BOX 219 HUBBARD, OR 97032
1S135CB00800 OREGON STATE OF DEPT OF TRANSPORTATION 4040 FAIRVIEW INDUSTRIAL DR SE MS #2 SALEM, OR 97302	2S123BC00200 NORTHWEST TECH CENTER LLC 10 SEA TERRACE DR NEWPORT COAST, CA 92657	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	2S122DA00100 METRO 600 NE GRAND AVE PORTLAND, OR 97232	2S123CA00801 MCLELLAN ESTATE CO 707 OLD COUNTY RD BELMONT, CA 94002
2S123CB01100 MCCARVILLE INVESTMENTS LLC 19335 SW TETON AVE TUALATIN, OR 97062	2S123BC01000 MARSHALL ASSOCIATED LLC PO BOX 278 TUALATIN, OR 97062	2S122DD00200 MANHASSET INDUSTRIAL LLC 8625 EVERGREEN WAY STE 200 EVERETT, WA 98208
2S123CB01200 LP 560 LLC 19495 SW TETON AVE TUALATIN, OR 97062	2S123CC01500 LINDE GAS & EQUIPMENT 10 RIVERVIEW DR DANBURY, CT 06810	2S123D003800 KAISER FOUNDATION HEALTH PLAN OF THE NORTHWEST 500 NE MULTNOMAH ST PORTLAND, OR 97232
2S123CD00700 KAADY CHARLES REV TRUST 2545 SW SPRING GARDEN ST STE 200 PORTLAND, OR 97219	2S123BC01100 JUBITZ CORPORATION 33 NE MIDDLEFIELD RD PORTLAND, OR 97211	2S122DA00700 JRXJ INVESTMENT (SERIES) LLC 13642 SW NORTHVIEW DR PORTLAND, OR 97223
2S123CB01001 IDEAL PROPERTY INVESTMENTS LLC 2732 GRAND AVE STE 122 EVERETT, WA 98201	2S123CC01100 HFF TUAL LLC 1590 W 2ND AVE EUGENE, OR 97402	2S123CD01200 H&S ENERGY LLC 2860 N SANTIAGO BLVD ORANGE, CA 92687
2S123CB01700 GNT LEASING LLC PO BOX 2687 TUALATIN, OR 97062	2S123CA00800 FARWEST FIBERS INC PO BOX 20669 PORTLAND, OR 97294	2S122DA00600 EVE LAND INVESTMENTS LLC PO BOX 19856 PORTLAND, OR 97280
2S123CD01100 EVANS FAMILY INVESTMENTS LLC PO BOX 2295 EUGENE, OR 97402	2S123CC01401 D&J PROPERTY INVESTMENT LLC 19723 SW TETON AVE TUALATIN, OR 97062	2S123CA00900 CPT CONDOR TUALATIN LLC 151 KALMUS DR STE F-1 COSTA MESA, CA 92626
2S123DB00500 COIL PROPERTIES LLC 2495 PALISADES CREST DR LAKE OSWEGO, OR 97034	2S123CB00200 CJD HOLDINGS LLC 19200 SW TETON AVE TUALATIN, OR 97062	2S122DA00400 BC CALKIN LLC PO BOX 3450 TUALATIN, OR 97062

2S123CB01500

BAKER GROUP NORTHWEST LLC
49408 MONTANA WAY
LA QUINTA, CA 92253

2S123DC00600

AMERICAN APARTMENT COMMUNITIES II
LP
PO BOX 4900
SCOTTSDALE, AZ 85261

2S123CC00200

ACADIAN ENTERPRISES LLC
9965 SW TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

2S123BD00500

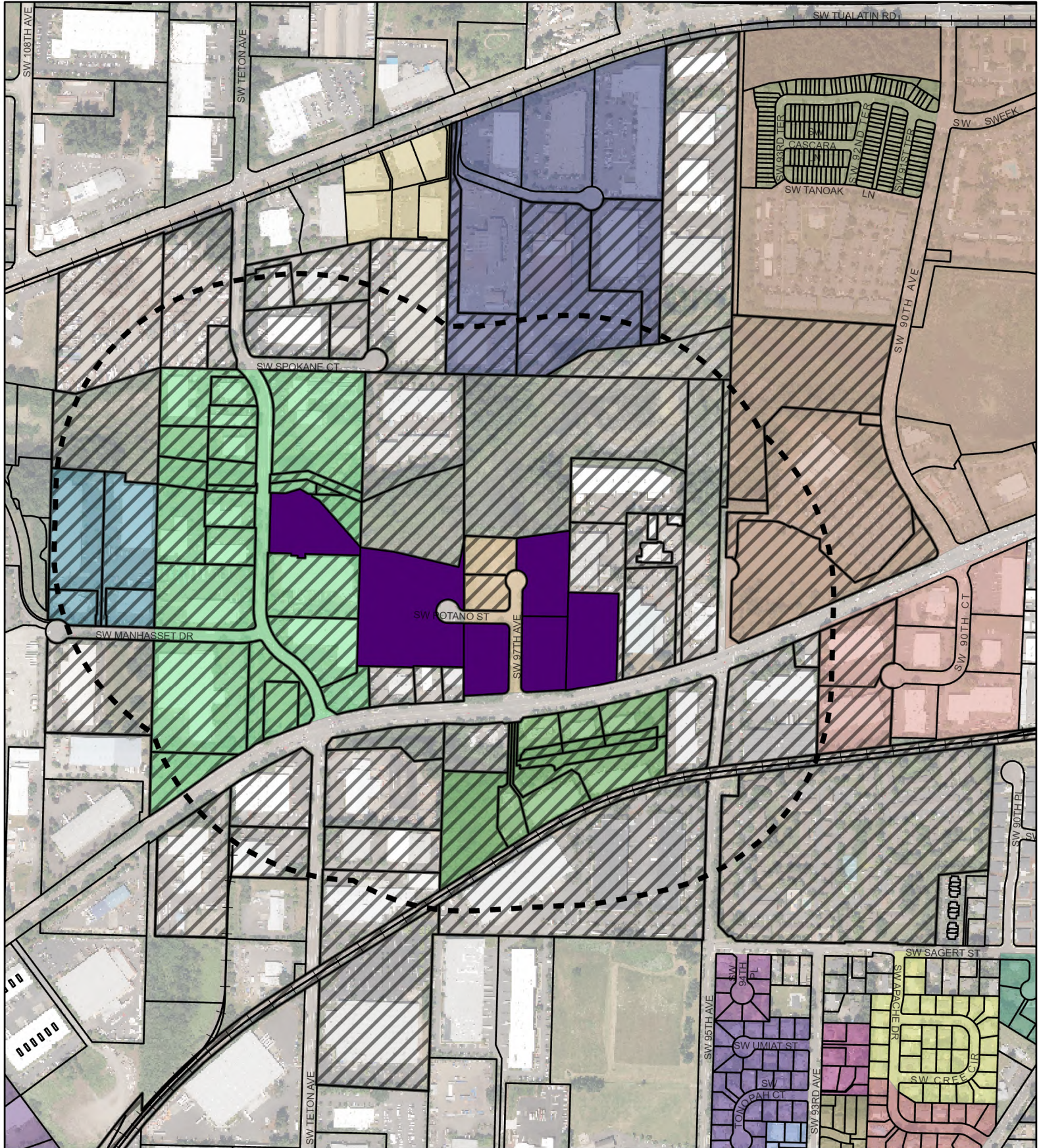
9620 HERMAN ROAD LLC
5611 NE COLUMBIA BLVD
PORTLAND, OR 97218

2S123CC01200

19818 SW TETON LLC
1730 SW SKYLINE BLVD STE 121
PORTLAND, OR 97221

2S123CB01000

19305 SW TETON LLC
15172 SE SPANISH BAY DR
HAPPY VALLEY, OR 97086

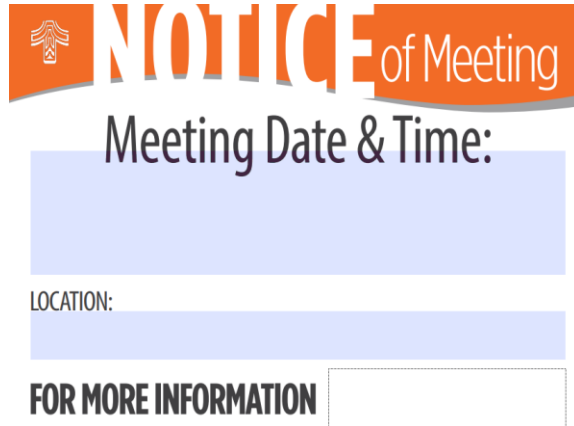


1000' Buffer

Selected Taxlots



CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC32.150, 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 Condor Partitions project, I hereby certify that on this day, 3 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: Craig Helmers

Applicant's Signature: *Craig Helmers* (Please Print)

Date: 11/18/2024

MEETING MINUTES

PROJECT NUMBER: 2240222.00 ISSUE DATE: December 5, 2024
PROJECT NAME: Condor Tualatin Partitions

RECORDED BY: Suzannah Stanley
TO: FILE
PRESENT: Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood Meeting (December 2, 2024)

INFORMATION ITEMS

1. Meeting began at 6 PM and ended at 6:30 PM.
2. No neighbors or other persons attended the meeting.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.




Suzannah Stanley <SStanley@mcknze.com>




11:14 AM

RE: PAR24-0003 9955 SW Potano Street Incomplete Applicati...

 You replied to this message on 1/7/2025 1:42 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

This message is part of a tracked conversation. Click here to find all related messages or 

Hi Madeleine,

I see. The Industrial/Commercial CIO is not shown on this GIS map tualatinoregon.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=4802c49e747144e8b69aecb8dac0f84e so you may want to add that.

I can confirm here that we did not contact any CIOs.

Chelsey will send the neighborhood info soon. Thanks for the timing update!

Suzannah Stanley

D 971-346-3808 C 503-839-7036

Land Use Planning

Senior Associate

Professional Licenses & Certifications