



# AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 17 day of January, 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.

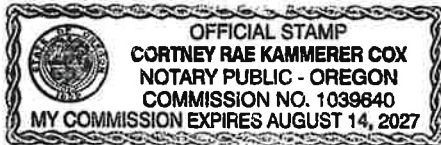
Dated this 17 of, January 2025

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this 17th day of January, 2025

Cortney Rae Kammerer Cox  
Notary Public for Oregon

My commission expires: August 14, 2027



RE: PAR24-0002 AND PAR24-0003 NOTICE OF APPLICATION

TLID	OWNER1	OWNERADDR			
2S123CC00400	WHEELER INVESTMENTS LLC	11270 NE OTTER DR	NEWBERG	OR	97132
2S123BD00900	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00300	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00101	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00400	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00601	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00700	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00800	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB01600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB02100	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00700	WENZEL GENE SCOTT & VICKI SANDRA REV LIV	11520 SW GRABHORN RD	BEAVERTON	OR	97007
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
2S123CA90151	UPLIFT ADVENTURES LLC	9595 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CA90211	UPLIFT ADVENTURES LLC	9595 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CA01600	TUALATIN LAND INVESTORS LLC	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA01700	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
2S123CA90000	TUALATIN-SHERWOOD INDUSTRIAL CONDO HOA			OR	00000
2S123CD01000	TUALATIN LLC	1076 MANDANA BLVD	OAKLAND	CA	94610
2S123CD01300	TUALATIN BUSINESS WEST OWNERS OF LOT 1				
2S123CD01400	TUALATIN BUSINESS WEST OWNERS OF LOT 2				
2S123CD01500	TUALATIN BUSINESS WEST OWNERS OF LOT 3				
2S123CD01600	TUALATIN BUSINESS WEST OWNERS OF LOT 4				
2S123CD00100	TLF LOGISTICS II TUALATIN CORPORATE CENTE	851 SW 6TH AVE STE 1200	PORTLAND	OR	97204
2S123DC00450	TLF LOGISTICS II TUALATIN CORPORATE CENTE	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
2S123CB01800	TETON PARK LLC	19602 DERBY CT	WEST LINN	OR	97068
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
2S123CB01400	SW TETON PROPERTIES LLC	22396 S PARROT CREEK RD	OREGON CITY	OR	97045
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
2S123CC00700	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075
2S123CC00800	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075

2S123CC00900	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
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
2S123CB00100	PACIFIC NUTRITIONAL FOODS	9960 SW POTANO	TUALATIN	OR	97062
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
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
2S123CD00700	KAADY CHARLES REV TRUST	2545 SW SPRING GARDEN ST STE 200	PORTLAND	OR	97219
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
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
2S123CA01200	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CA01500	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CA01800	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
2S123CB00900	CPT CONDOR TUALATIN LLC	151 KALMUS DR STE F-1	COSTA MESA	CA	92626
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
2S123CC00200	ACADIAN ENTERPRISES LLC	9965 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
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
	MACKENZIE, INC. ATTN: SUZANNAH STANLEY	1515 SE WATER AVENUE, SUITE 100	PORTLAND	OR	97214



**NOTICE IS HEREBY GIVEN** that on December 12, 2024 the City of Tualatin Planning Division received a Type II Partition application, which was deemed complete on January 14, 2025 to be known as:

**“9955 SW Potano Street Partition”**  
**File No. PAR 24-0003**

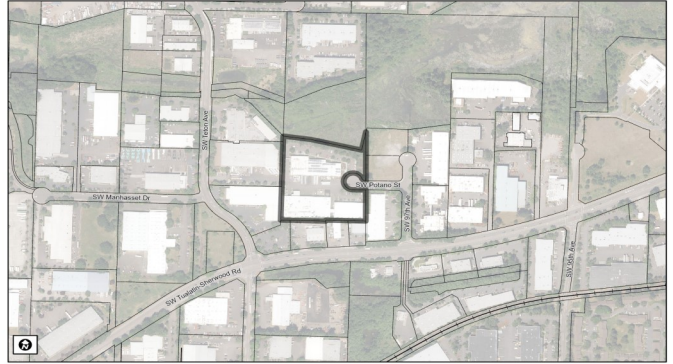
*Mackenzie Inc., on behalf of CPT Condor Tualatin, LLC, request approval to partition a 5.5-acre lot into two parcels (a 3.09-acre parcel and a 2.41-acre parcel) in the General Manufacturing (MG) Planning District. No additional structural development is proposed as part of the application.*

To view the application materials, visit:  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

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

Planning Division  
Attn: Madeleine Nelson  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027

**The property is located at: 9955 SW Potano Street**  
**Tax Lot: 2S123CB00100**



- **Approval Criteria:** Tualatin Development Code (TDC) Chapters 32, 36, 61, 74, and 75
- **Decision making process:** Partitions are a limited land use decision conducted in accordance with TDC 36.110 and other sections. The Community Development Director and City Engineer shall issue final conditions of approval within a Partition Review Findings and Decision regarding the proposed Partition Plan. Notice of 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 Partition Review Findings



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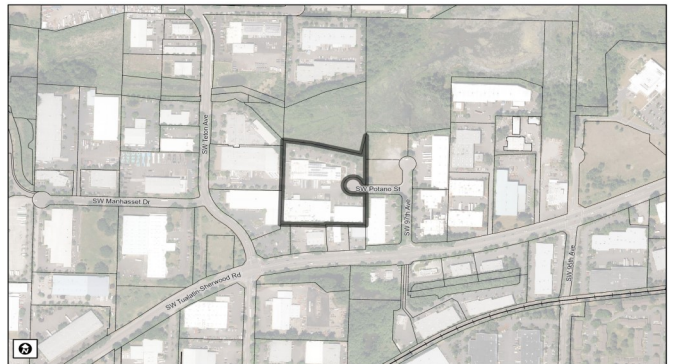
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and Decision is submitted on a form provided by the City for that purpose.

- **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 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. Comments received after the close of the public comment period will not be considered.
- **Notice of the Partition Review Findings and Decision** will only be provided to those who submit written comments regarding that application.

For additional information contact:

Madeleine Nelson, Assistant Planner, [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) and 503.691.3027

*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.*

  
10699 SW Herman Rd, Tualatin, Oregon 97062 [TualatinOregon.gov](http://TualatinOregon.gov)



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10699 SW Herman Rd, Tualatin, Oregon 97062 [TualatinOregon.gov](http://TualatinOregon.gov)

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Friday, January 17, 2025 1:57 PM  
**To:** Suzannah Stanley; jmonroe@condorcoldstorage.com  
**Cc:** Steve Koper  
**Subject:** Notice of Application: Partition (PAR24-0003) 9955 SW Potano St  
**Attachments:** PAR 24-0003 Notice of Application.pdf



### Notice of Application

Mackenzie Inc. on behalf of CPT Condor Tualatin, LLC, propose a partition (PAR24-0003) application to divide the existing 5.5-acre lot into two parcels. The existing site, 9955 SW Potano Street (TL: 2S123CB00100), would result in a 3.09-acre parcel and a 2.41-acre parcel in the General Manufacturing (MG) Planning District. No additional structural development is proposed as part of the application.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/par24-0003-9955-sw-potano-street>

#### Comments Due: February 5, 2025 at 5:00 PM

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Notice of the Partition Decision will only be provided to those who submit written comments regarding that application.

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## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Friday, January 17, 2025 2:02 PM  
**To:** Sherilyn Lombos; Don Hudson; Kevin McConnell; Heather Heidel; Kim McMillan; Steve Koper; Mike McCarthy; Tony Doran; Hayden Ausland; Sidaro Sin; Rich Mueller; Tom Steiger; Terrance Leahy; Ernie Castro; Tom Scott; Martin Loring; Lindsey Hagerman; Erin Engman; Keith Leonard  
**Cc:** Dyami\_Valentine@washingtoncountyor.gov; theresa\_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT\_R1\_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; McGladrey, Alexander M.; KHerrod@republicservices.com; apulaski@ttsd.k12.or.us; lburton@ttsd.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wccca.com  
**Subject:** Notice of Application: Partition (PAR24-0003) 9955 SW Potano St  
**Attachments:** PAR 24-0003 Notice of Application.pdf



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## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Friday, January 17, 2025 2:07 PM  
**To:** Riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.com; rockybixby@hotmail.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; daniel@bachhuber.co; cio.East.west@gmail.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com; katzmari22@gmail.com; mwestenhaver@hotmail.com; Tualatinlbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; fiskelady@hotmail.com; clinefelters@outlook.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; abuenzli\_pdx@hotmail.com; ClaudiaSterling68@gmail.com; kimberlypoole1@aol.com; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; sixgill@comcast.net; jdrrs80@gmail.com; snoelluwcwle@yahoo.com; danytyrell@gmail.com; doug\_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com  
**Cc:** Megan George; Steve Koper; tualatincio@gmail.com  
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