

Land Use Application

| Project Information | A PERMIT | | | |
|--|-------------------------------|---|---|--|
| Project Title: Banfield Pet Hospital and th | ne Nyberg Rivers Sh | nopping Center | | |
| Brief Description: 2,975 SF Tenant improvement for a ne Center | ew veterinary clinic | within existing tena | ant spaces at the Nyberg Rivers Shopping | |
| Property Information | a design of the second second | -1 | - ALCONTRACTOR | |
| Address: 7975 SW Nyberg Street | | | | |
| Assessor's Map Number and Tax Lots: | | | | |
| Applicant/Primary Contact | | Store = ME | | |
| Name: Jeff Hammond | | Company Name: Sco | tt Edwards Architecture | |
| Address: 2525 E. Burnside Street | | · | | |
| City: Portland | | State: OR | ZIP: 97206 | |
| Phone: 503-896-5333 | | Email: jeff@seallp. | com | |
| Property Owner | | to and the second | and the second second second | |
| Name: Centercal Properties - Attn: Karl | Hunter | | | |
| Address: 7455 SW Bridgeport Road, Suit | te 215 | | | |
| City: Tigard | | State: OR | ZIP: 97224 | |
| Phone: 503-968-8940 | | Email: khunter@centercal.com | | |
| Property Gwner's Signature: Lep. Note: Letter of autholization is required if not sig | - Terrint (| Loordina to | Date: 0871-2020 | |
| AS THE PERSON RESPONSIBLE FOR THIS APPL INFORMATION IN AND INCLUDED WITH THIS COUNTY ORDINANCES AND STATE LAWS REG | APPLICATION IN ITS EN | TIRETY IS CORRECT. I A | VE READ THIS APPLICATION AND STATE THAT THE AGREE TO COMPLY WITH ALL APPLICABLE CITY AND D USE. | |
| Applicant signature: | l | | Date: 08-19-2020 | |
| nd Use Application Type: | | | | |
| Annexation (ANN) | Historic Landma | rk (HIST) | □ Minor Architectural Review (MAR) | |
| Architectural Review (AR) | Industrial Maste | | | |
| Architectural Review—Single Family (ARSF) | Plan Map Amen | 전 이 것 이 것 같아요. 그는 것 같아요. 이 이 것 같아요. 것 이 안 안 가지 않는 것 같아요. 그는 것 | | |
| Architectural Review—ADU (ARADU) | Plan Text Amend | dment (PTA) | Variance (VAR) | |
| Conditional Use (CUP) | □ Tree Removal/R | eview (TCP) | | |
| Office Use | | and the second | The second second second second | |
| Case No: | Date Received: | | Received by: | |

Receipt No:

Fee:

Q

CERTIFICATION OF SIGN POSTING



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain **green** composed of the **RGB color values Red 146, Green 208, and Blue 80**. A Microsoft PowerPoint template of this sign design is available at: <u>https://www.tualatinoregon.gov/planning/land-use-application-sign-templates</u>

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the <u>BANFIELD PET HOSPITAL AT NYBERG RIVERS</u> project, I hereby certify that on this day, 08-14-2020 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: | JEFF HAMMOND | | | |
|---------------------|----------------|-------|--------------|----------------|
| | \bigcirc | | \mathbf{V} | (Please Print) |
| Applicant's Signatu | Ire: Jop w. Ha | ····· | mont | |
| | • | | | |
| | | Date: | 08-14-2020 | |



CENICITIVE ADEA DE COEENIINIO SITE ASSESSMENT

| | Clean Water Services File Number 20-002304 |
|---|--|
| 1. Jurisdiction: Tualatin | |
| Property Information (example: 1S234AB01400) Tax lot ID(s): 2S124B002000 | |
| | |
| 7925 | |
| OR Site Address: 7975 SW Nyberg Street | |
| City, State, Zip: Tualatin, Oregon, 97062 | Phone/fax: <u>503-968-8940</u> |
| Nearest cross street: Martinazzi | Email: khunter@centercal.com |
| 4. Development Activity (check all that apply) | 4. Applicant Information |
| Addition to single family residence (rooms, deck, garage) | Name: Jeff Hammond |
| □ Lot line adjustment □ Minor land partition | Company: Scott Edwards Architecture |
| 🔲 Residential condominium 🔲 Commercial condominium | Address: 2525 E. Burnside Street |
| 🔲 Residential subdivision 🔲 Commercial subdivision | City, State, Zip: Portland, OR, 97214 |
| Single lot commercial Multi lot commercial | Phone/fax: 503-896-5333 |
| Other 2,795 SF Tenant improvement | Email: jeff@seallp.com |
| completed under applicable local, state, and federal law. By signing this form the Owner or Owner's authorized agent of | s as issued by the Department of Environmental Quality, by COE. All required permits and approvals must be obtained and or representative, acknowledges and agrees that employees of Clean Wate times for the purpose of inspecting project site conditions and gathering r with the information contained in this document, and to the best of my |
| Print/type name Jeff Hammond | Print/type title Principal |
| Signature ONLINE SUBMITTAL | Date 8/19/2020 |
| FOR DISTRICT USE ONLY | |
| Sensitive areas potentially exist on site or within 200' of the site. ISSUANCE OF A SERVICE PROVIDER LETTER. If Sensitive Resources Assessment Report may also be required. Based on review of the submitted materials and best available in site. This Sensitive Area Pre-Screening Site Assessment does NOT they are subsequently discovered. This document will serve as you | THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO Areas exist on the site or within 200 feet on adjacent properties, a Natural formation sensitive areas do not appear to exist on site or within 200' of the reliminate the need to evaluate and protect water quality sensitive areas if our Service Provider Letter as required by Resolution and Order 19-5, Section d permits and approvals must be obtained and completed under applicable |

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

 □ , THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.
 □ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT **OR SERVICE PROVIDER LETTER IS REQUIRED.**

Lindsey Obermiller Reviewed by

Date 08/26/2020

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439 OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)) SS COUNTY OF WASHINGTON)

I, JEFF HAMMOND being first duly sworn, depose and say:

That on the <u>14TH</u> day of <u>AUGUST</u>, 20 <u>20</u>, I served 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.

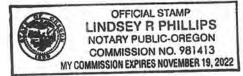
Signature

St SUBSCRIBED AND SWORN to before me this day o

for Oregon

My commission expires:

RE: BANFIELD PET HOSPITAL - NYBERG RIVERS





TUALGIS



Exhibit A

| Displace Units Units Units Displace Units Displace Displace <thdisplace< th=""><th>TLID</th><th>OWNER1</th><th>OWNER2</th><th>OWNERADDR</th><th>OWNERCITY</th><th>OWNERSTATE</th><th>OWNER7IP</th></thdisplace<> | TLID | OWNER1 | OWNER2 | OWNERADDR | OWNERCITY | OWNERSTATE | OWNER7IP |
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| 2513E01802 DCK LLC PD B0X 88 TULATIN OR 97021 2513E002070 SENECA FLAZA LLC BULMENKRON FACHEL & BULMENKRON FACHEL & 0000 97021 2513E002070 SENECA FLAZA LLC BV DELOITTE TAK LLP PO B0X 800 CALASRD CAL 20118 2513E002070 VELS FARCE DAWN AA BV DELOITTE TAK LLP PO B0X 800 CALASRD CAL 20118 2513E002070 TULATIN KORSE PLAZA LLC BV FED BACON SECRETARY 7773 51% MORSE HALL RD TULATIN OR 97082 2513E002080 SZABO FERNANDO A 8545 SW SENECA ST TULATIN OR 97082 2513E002080 BAMES LL TRUST BV ARCITER EALASE TR 833 SW SENECA ST TULATIN OR 97082 2513E002080 BAMES LL TRUST BV ARCITER EALASE TR 823 SW SENECA ST TULATIN OR 97082 2513E0020800 RAG2EN HUNH HUTST BV ARCITER EALASE TR 826 SW SENECA ST TULATIN OR 97082 2513E0020800 MAG2EN HUNH HUTST BV ARCINER AST TULATIN OR | | | | | | | |
| 25124602070 SENECA PLAZA LLC 18840 SW BOOKES PERRY ND STE 216 TUALATIN OR 97062 25124602073 TUAATIN CTY OF BY RED BACON SECRETARY 7735 SW MORTELATAL TUALATIN OR 97062 25124602074 TUAATIN CTY OF BY RED BACON SECRETARY 7735 SW MORTELATAL OR 97062 25124602074 TUAATIN CTY OF BY RED BACON SECRETARY 7735 SW MORTELATAL OR 97062 25124602070 BALMES LV TRUST BY CHRISTE BALMES TR 8336 SW SENECA ST TUALATIN OR 97062 25124602070 NORCZKIEWCZ FAMLY REV TRUST BY JACQUELINE INCCZKIEWCZ TR 8353 SW SENECA ST TUALATIN OR 97062 25124602080 NORCZKIEWCZ FAMLY REV TRUST BY JACQUELINE INCCZKIEWCZ TR 8353 SW SENECA ST TUALATIN OR 97062 25124602080 NORCZKIEWCZ FAMLY REV TRUST BY JACQUELINE INCCZKIEWCZ TR BY JACQUELINE INCCZKIEWCZ TR 97062 3512400000 OR 97062 25124602080 NARSE NUMN MITHIN FW STR BY JACQUELINE INCCZKIEWCZ TR BY JACQUELINE INCCZKIEWCZ FAMLY REV OR 9706 | 2S124BC01802 | DCK LLC | | PO BOX 888 | TUALATIN | OR | 97062 |
| S1242002702 VIELS FARCO BANK NA BY DED.0TTE TAXLEP PO BOX 2009 CARLSADD CARLSADD CARLSADD S2016 S2142002702 VINAATIN CTY OF 18800 SW MARTINAZZI AVE TUALATIN OR S7062 S2142002703 VINAATIN LATAS SZADO FERNANDO A S315 SW MORSE HAZALLR D TUALATIN OR S7062 S2142002703 SZADO FERNANDO A S315 SW SENECA ST TUALATIN OR S7062 S2142002703 MORDEN LIC 202 ON MORDA ST S315 SW SENECA ST TUALATIN OR S7062 S2142002700 MORDEN LIC BY JACQUELINE MARCZXIEWICZ T BAS SW SENECA ST TUALATIN OR S7062 S2142002700 MARDEN ROBERT C E283 SW SENECA ST TUALATIN OR S7062 S2142002700 MARDEN ROBERT C E283 SW SENECA ST TUALATIN OR S7062 S2142002700 MARDEN ROBERT C E283 SW SENECA ST TUALATIN OR S7062 S2142002700 MARDEN ROBERT C E283 SW SENECA ST TUALATIN OR S7062 S214200270 | | | BLUMENKRON FAMILY TRUST ET AL | | | | |
| 25124020730 TUALATIN OR 97062 25124020740 WINNON GRAVE 271 BY DEC BACON SECRETARY 77353 WINORSE HALL RO TUALATIN OR 97062 25124020300 TUALATIN LANDATIN AKESDE FLAZALLC BS40 SW NORSE HALL RO TUALATIN OR 97062 25124020300 BALMES ILV TRUST BY CHRISTIE BALMES TR 8335 SW SENECA ST TUALATIN OR 97062 25124020300 BALMES ILV TRUST BY JACQUELINE MROCZKIE/WICZ TR 8305 SW SENECA ST TUALATIN OR 97062 25124020300 HARDEN ROBERT C BY JACQUELINE MROCZKIE/WICZ TR 8305 SW SENECA ST TUALATIN OR 97062 25124020300 HARDEN ROBERT C BZ705 SW SENECA ST TUALATIN OR 97062 25124020300 WILAS ON THE LAKE ON THE LAKE NO.11 HOA 8 VILAS ON THE LAKE NO.11 HOA 8 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<> | | | | | | | |
| 251248C03700 VINUAL GRANGE 271 BY RED BACON SECRETARY 7735 SW NORSE HALL RD TUALATIN OR 97062 25124BC03500 SZABO PAMELAH & SZABO FERNANDO A 6345 SW SENECA ST TUALATIN OR 97062 25124BC03500 SZABO PAMELAH & BY GHISTE BALMES TR 8335 SW SENECA ST TUALATIN OR 97062 25124BC03500 NORECKIEVICZ FAMLY REV TRUST BY JACQUELINE MACQXEWEUR TR SIST SW SENECA ST TUALATIN OR 97062 25124BC03500 NORECKIEVICZ FAMLY REV TRUST BY JACQUELINE MACQXEWEUR TR SIST SW SENECA ST TUALATIN OR 97062 25124BC03500 ROROZKIEVICZ FAMLY REV TRUST B275 SW SENECA ST TUALATIN OR 97062 25124BC03500 VILAS ON THE LAKE NOLTHINGT B275 SW SENECA ST TUALATIN OR 97062 25124BC03500 SEL RODERTC B275 SW SENECA ST TUALATIN OR 97062 25124BC03500 WILLAS ON THE LAKE NOLHOA & VILAS ON THE LAKE NOLHOA & <td></td> <td></td> <td>BY DELOITTE TAX LLP</td> <td></td> <td></td> <td></td> <td></td> | | | BY DELOITTE TAX LLP | | | | |
| 251248003001 TUALATIN LAKESIDE PLAZA LLC 18840 SW BONCES FERRY RD STE 216 TUALATIN OR 97062 25124800300 BALMES LIV TRUST BY CHRISTIE BALMES TR 8335 SW SENECA ST TUALATIN OR 97062 25124800300 NOREEN LLC EV CHRISTIE BALMES TR 8335 SW SENECA ST TUALATIN OR 97062 25124800300 NRCCXEEVICZ FAMILY EV TRUST BY JACQUELINE MROCZKEWICZ FRANCE CAST TUALATIN OR 97062 25124800300 NRCCXEEVICZ FAMILY EV TRUST BY JACQUELINE MROCZKEWICZ FRANCE CAST TUALATIN OR 97062 25124800300 HARDEN ROBERT C B285 SW SENECA ST TUALATIN OR 97062 25124800300 HARDEN ROBERT C B285 SW SENECA ST TUALATIN OR 97062 25124800300 VILLAS ON THE LAKE NO.1 HOA & OR 00000 251248003000 VILLAS ON THE LAKE NO.1 HOA & VILLAS ON THE LAKE NO.1 HOA & VILLAS ON THE LAKE NO.1 HOA & YILALATIN OR 97062 <td></td> <td></td> <td>BY REO BACON SECRETARY</td> <td></td> <td></td> <td></td> <td></td> | | | BY REO BACON SECRETARY | | | | |
| 2512400300 SZABO PAMELAH Á SZABO FERNANDO A 8345 SW SENECA ST TULALTIN OR 97062 2512400300 BALMES ILT TNUST BY CHRISTE BALMES TR 335 SW SENECA ST TULALTIN OR 97062 2512400300 NORDEZKIEVCZ FAMLY REV TRUST BY JACQUELINE MROCZKIEVCZ TR 8135 SW SENECA ST TULALTIN OR 97062 2512400300 MHOCZKIEVCZ FAMLY REV TRUST PO REACKAST TULALATIN OR 97062 2512400300 MHOCZKIEVCZ FAMLY REV TRUST PO REACKAST TULALATIN OR 97062 2512400300 MHOCZKIEVCZ FAMLY REV TRUST C 6285 SW SENECA ST TULALATIN OR 97062 2512400300 MHOLZKIEVCKIEVCE FAMLY TRUST 6285 SW SENECA ST TULALATIN OR 97062 2512400300 WILLAS ON THE LAKE NO.1HOA & VILLAS ON THE LAKE NO.1HOA & VILLAS ON THE LAKE NO.1HOA & OR 97072 25124003000 WILLAS ON THE LAKE NO.1HOA & VILLAS ON THE LAKE NO.1HOA & OR 97072 25124003000 WILLAS ON THE LAKE NO.1HOA & VILLAS ON THE LAKE NO.1HOA & VILLAS ON TH | | | | | | | |
| 251244200500 PALMES LIV TRUST BY CHRISTIE BALMES TR 8335 SW SEDECA ST TUALATIN OR 97062 25124800500 MROCZXELWICZ FAMILY REV TRUST BY JACQUELINE MROCZMEWICZ TR 8315 SW SENECA ST TUALATIN OR 97062 25124800500 LARGEN DINAH W TRUST EX 825 SW SENECA ST TUALATIN OR 97062 25124800500 LARGEN DINAH W TRUST EX 825 SW SENECA ST TUALATIN OR 97062 25124800500 VAROS ON MATH HET EX 825 SW SENECA ST TUALATIN OR 97062 25124800500 VILAS ON THE LAKE ON IHOA S V 825 SW SENECA ST TUALATIN OR 97062 251248005000 VILAS ON THE LAKE ON IHOA S V 800 SW GENECA ST TUALATIN OR 97062 251248005000 VILAS ON THE LAKE ON IHOA S V 800 SW GENECA ST TUALATIN OR 97062 25124800700 VILAS ON THE LAKE ON IHOA S V 800 SW GENECA ST TUALATIN OR 97062 25124800700 VILAS ON THE LAKE NO IHOA S VILAS ON THE LAKE NO IHOA S VILAS ON THE LAKE NO IHOA S VILAS ON THE LAKE NO IHOA S< | | | SZABO FERNANDO A | | | | |
| S1242005000 MCOCXKEWIC2 FAMLY REV TRUST BY JACQUELINE MROCZKEWIC2 TR B315 SW SENECA ST TUALATIN OR 97662 S12442005000 LARSEN DINAH W TRUST B305 SW SENECA ST TUALATIN OR 97662 S12442005000 LARDER NOBERT C B205 SW SENECA ST TUALATIN OR 97662 S12442005000 ROSS SUMING TRUST B225 SW SENECA ST TUALATIN OR 97662 S12442005000 WANG RORON MATTHEW B225 SW SENECA ST TUALATIN OR 97662 S12442005000 WILLS ON THE LAKE ONLINGA & VILLAS ON THE LAKE ONLINGA & TUALATIN OR 97662 S12442005000 WILLS ON THE LAKE NOLINGA & VILLAS ON THE LAKE NOLINGA & VILLAS ON THE LAKE NOLINGA & MORDAN SUSANE PORTLAND R0 97062 S12442007000 WILLS NOT KELAKE NOLINGA & VILLAS ON THE LAKE NOLINGA & MORDAN SUSANE PORTLAND R0 97062 S12442007000 RMERN REAL ESTATE LLC BY SEAN ROBBINS 1761305 WISENECA ST TUALATIN R0 97662 S12442007000 RAKER REA CARY T TUALATIN R1 97662 97662 97662 97662 | 2S124BC05400 | | | | | | 97062 |
| S12442005700 PARKER KENNETH STEVEN 8305 SW SENECA ST TUALATIN OR 97062 S12442005800 HARDEN NOBERT C 8285 SW SENECA ST TUALATIN OR 97062 S12442005800 ROSS LUNKO TRUST 8285 SW SENECA ST TUALATIN OR 97062 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 8285 SW SENECA ST TUALATIN OR 97062 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 0R 97062 97062 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 0R 97062 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 0R 97062 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 0R 97072 S12442005800 WILLS ON THE LAKE OWNERS OF LOT 0R 97723 S12442005800 WILLS ON THE LAKE NO.1 HOA & WI | | | | | | | |
| 251248C05800 HARDEN ROBERT C PD 60X 623 TUALATIN OR 97062 251248C05000 ROSS LINING TRUST 8275 SW SENECA ST TUALATIN OR 97062 251248C05000 NATINE WIST 8275 SW SENECA ST TUALATIN OR 97062 251248C05000 SMITH PHILP H TRUST 825 SW SENECA ST TUALATIN OR 97062 251248C05000 WILLS ON THE LAKE NO.I HOA & VILLS ON THE LAKE NO.I HOA & VILLS ON THE LAKE NO.I HOA & OR 97022 251248C05000 SEE PROPERTIES B000 SW BECKER DR PORTLAND OR 97062 251248C05000 BELL ROBERT P & BELL SUZANNE 22005 PINEHURST OR PORTLAND OR 97062 251248C05000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 SRD ST 17103 NORCO CA 92862 251248C07000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 SRD ST 17103 TUALATIN OR 97062 251248C07000 MARDER REAL ESTATE LLC BY SEAN ROBBINS 1761 SRD ST 17103 TUALATIN OR 97062 251248C07000 MARDER REAL ESTATE LLC BY SEAN ROBBINS 17 | | | BY JACQUELINE MROCZKIEWICZ TR | | | | |
| 151244000900 PAGDEN ROBERT C 8285 SW SENECA ST TUALATN OR 97082 251244000900 VAKGORDON MATTHEW 8285 SW SENECA ST TUALATN OR 97082 251244000900 SMITH FHURH TRUST 8255 SW SENECA ST TUALATN OR 97082 251244000900 VILLAS ON THE LAKE OWNERS OF LOT OR 00000 251244000900 VILLAS ON THE LAKE OWNERS OF LOT OR 97082 251244000900 VILLAS ON THE LAKE NO.1HOA & OR 977022 251244000900 MORLAN SUSAN E ELL SUZANNE 2800 PINEHURST DR SHERWOOD OR 971092 251244000700 RMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3PS ST 4103 NORCO CA 92809 251244600700 BRASHEAR GRY T TRAN HA 1905 SW SENECAS T TUALATN OR 97082 251244600700 BRASHEAR GRY T TRAN HA 1905 SW SENECAS T TUALATN OR 97082 251244607700 DANSON JAMES REV LIV TRUST TRAN HA 19005 SW SENECAS T TUALATN <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | | | | | | | |
| S124260000 ROSS LVING TRUST 8275 W SENECA ST TUALATIN OR 97062 S1242600200 SMITH PHILP H TRUST 8275 W SENECA ST TUALATIN OR 97062 251242605300 VILLAS ON THE LAKE ONIERS OF LOT OR 00000 251242605300 VILLAS ON THE LAKE ONIERS OF LOT OR 00000 251242605300 SEE PROPERTIES 8900 SW BCKER DR PORTLAND OR 97722 251242605300 SEE PROPERTIES 8900 SW BCKER DR PORTLAND OR 97722 251242605300 BELL ROBERT P & BELL SUZANNE 2205 PINEHNERS TD R SHERWOOD OR 97740 251242605300 RAMEN RAL ESTATE LLC BY SEAN ROBBINS 1761 380 ST 16103 NORCO CA 92860 251242607300 RAVISIN JAMES REV LUI TRUST B155 SW SENECA ST TUALATIN OR 97062 251242607300 MANSIN FARE COMNONS HOA TAN HA 19905 SW SFIH TER TUALATIN OR 97062 251242607300 MEXAR COURT NEV F 18730 SW BOONES SERRY RD TUALATIN OR 97062 251242607300 MEXAR COURT NEV F 18730 SW B | | | | | | | |
| 25124800000 WANGORDON MATTHEW 2525 SW SENECA ST TUALATIN OR 97062 25124800030 WILLAS ON THE LAKE OWNERS OF LOT OR 00000 25124800030 VILLAS ON THE LAKE OWNERS OF LOT OR 00000 25124800030 SEE PROPERTIES S0000 00000 25124800030 SEE PROPERTIES 00000 0R 97022 251248000300 MORLAN SUSAN E EL SUZANNE 2500 SW BECKER DR PORTLAND OR 97022 251248000300 HILLER FRHEND BELL SUZANNE 2500 SW BECKER DR PORTLAND OR 97062 251248007000 RMEN REAL ESTATE LLC BY SEN ROBBINS 1718 DS THIGS SW SENCA ST TUALATIN OR 97062 251248007000 BRASHEAR GARY T TRAN HA 1905 SW SENCA ST TUALATIN OR 97062 251248007000 BRASHEAR GARY T 1875 SW SENCA ST TUALATIN OR 97062 251248007300 BRASHEAR GARY T 1875 SW SENCA ST TUALATIN OR 97062 251248007300 MCARA COURTINEY F 1875 SW SENCA ST TUALATIN OR 97062 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | | | | | | | |
| 251248C06830 VILLAS ON THE LAKE OWNERS OF LOT OR 00000 251248C06800 SEE PROPERTES OR PORTLAND OR 97223 251248C07500 MORLAN SUSAN E S00 SW BECKER DR PORTLAND OR 97220 251248C07500 MORLAN SUSAN E BELL ROBERT F & S00 SW BECKER DR PORTLAND OR 977202 251248C07500 MORLAN SUSAN E BELL ROBERT F & S00 SW BECKER DR PORTLAND OR 97702 251248C07500 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92860 251248C07500 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92860 251248C07500 MANSON JAMES REV LIV TRUST 8155 SW SENECA ST TUALATIN OR 97062 251248C07500 MCARA COURTNEY F TRAN HA 1990 SW BOONES FERRY RD TUALATIN OR 97062 251248C07500 MCARA COURTNEY F TRAN HA 1990 SW BOONES FERRY RD TUALATIN OR 97062 251248C07500 MCARA COURTNEY F TRAN HA 1990 SW BOONES FERRY RD TUALATIN | 2S124BC06100 | VANGORDON MATTHEW | | 8265 SW SENECA ST | TUALATIN | OR | 97062 |
| 2512480C9600 VILAS ON THE LAKE NO.I HOA & VILAS ON THE LAKE NO.I HOA & VI OR 00000 2512480C9700 SEE PROPERTIES 8000 SWI ECKER DR PORTLAND OR 972023 2512480C9700 MORLAN SUSAN E 6510 SE 32ND AVE PORTLAND OR 972023 2512480C9700 MORLAN SUSAN E BELL SUZANNE 6510 SE 32ND AVE PORTLAND OR 97140 2512480C9700 HILLER PHILP J & HILLER TRACEE R 6135 SWI SENECA ST TUALATIN OR 97062 2512480C9700 DANISON JAMES REV LIV TRUST 8155 SWI SENECA ST TUALATIN OR 97062 2512480C9700 DASON JAMES REV LIV TRUST 8175 SWI SENECA ST TUALATIN OR 97062 2512480C9700 MCSA T THE COMMONS HOA - 18750 SWI BOONES FERRY RD TUALATIN OR 97062 2512480C9700 MCSA AT THE COMMONS HOA - 18730 SWI BOONES FERRY RD TUALATIN OR 97062 2512480C9700 MULLAS NIRAN M - 18730 SWI BOONES FERRY RD TUALATIN OR 97062 2512480C9700 VULLAS ON THE LAKE AN ALLER MALES & WOODWAR | | | | 8255 SW SENECA ST | TUALATIN | | |
| 251248C06500 SEE PROPERTIES 9600 SW BECKER DR PORTLAND OR 97202 251248C07000 MORLAN SUSAN E ELL ROZENT P & BLL SUZANNE 25060 PINEHURST DR. SHERWOOD OR 97140 251248C07000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92860 251248C07000 DAVIEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92860 251248C07200 DAVIEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92860 251248C07200 DAVIEN REAL ESTATE LLC BY SEAN ROBBINS 1751 SW SENECA ST TUALATIN OR 97062 251248C07300 MARA COURTIEY F 4934 SE WOODSTOCK BLVD PORTLAND OR 97062 251248C07700 MILLER MICHEL ST 18760 SW BOONES FERRY RD TUALATIN OR 97062 251248C07700 MILLAR NM ST8740 SW BOONES FERRY RD TUALATIN OR 97062 251248C07000 CHALUPNY CAROLINE 18730 SW BOONES FERRY RD TUALATIN OR 97062 251248C07000 NOLLLAS NDRAL <t< td=""><td></td><td></td><td></td><td>n</td><td></td><td></td><td></td></t<> | | | | n | | | |
| 251248C03700 MORLAN SUSANTE 6510 SE 32ND AVE PORTLAND OR 97202 25124BC03800 BELL SOBERT P & BELL SUZANNE 22804 PINEHURST DR SHERWOOD OR 97140 25124BC03800 HILLER PHILIP J & HILLER TRACEE R 8135 SW SENECA ST TUALATIN OR 97062 25124BC0700 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1751 3RD ST #103 NORCO CA 92860 25124BC0700 DAVISON JAMES REV LIV TRUST 8155 SW SENECA ST TUALATIN OR 97062 25124BC0700 BRASHEAR GARY T 8175 SW SENECA ST TUALATIN OR 97062 25124BC0700 MCRA COURTINEY F 18706 SW DOONES FERRY RD TUALATIN OR 97062 25124BC07000 MCRA COURTINEY F 18705 SW DOONES FERRY RD TUALATIN OR 97062 25124BC07000 VOSTI SANDRA L 18705 SW DOONES FERRY RD TUALATIN OR 97062 25124BC07000 COSTI SANDRA L 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07000 <td< td=""><td></td><td></td><td>VILLAS ON THE LAKE NO.II HOA & V</td><td></td><td></td><td></td><td></td></td<> | | | VILLAS ON THE LAKE NO.II HOA & V | | | | |
| 25124BC06800 BELL ROBERT P & BELL SUZANNE 2606 PINEHURS T DR. SHERWOOD OR 97140 25124BC07000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 1761 3RD ST #103 NORCO CA 92800 25124BC07100 DAVISON JAMES REV LIV TRUST 8155 SW SENECA ST TUALATIN OR 97062 25124BC07100 DAVISON JAMES REV LIV TRUST 8175 SW SENECA ST TUALATIN OR 97062 25124BC07300 BRASHEAR GARY T 4935 SW S5HT HER TUALATIN OR 97062 25124BC07300 MCARA COURTNEY F 4935 SW SODTCX BLVD PORTLAND R 97062 25124BC07700 WILLMAN BRIAM M STEC 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07700 VILLMAN BRIAM M STEC 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07800 CHALUPNY CAROLINE MODULER MICHELLE M 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07800 CHALUPNY CAROLINE MOULER MICHELLE MICHELLE M 1870 SW BOONES FERRY RD TUALATI | | | | | | | |
| 25124BC07000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 173 SW SENECA ST TUALATIN OR 97062 25124BC07000 RAMEN REAL ESTATE LLC BY SEAN ROBBINS 171 SW SENECA ST TUALATIN OR 97062 25124BC07200 BRASHEAR GARY T TUALATIN OR 97062 25124BC07200 BRASHEAR GARY T 1104ATIN OR 97062 25124BC07200 MEWS AT THE COMMONS HOA 1104ATIN OR 97062 25124BC07200 MEWS AT THE COMMONS HOA 4934 SE WOODSTOCK BLVD PORTLAND OR 97062 25124BC07200 MEWS AT THE COMMONS HOA - 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07200 MCLARA COURTNEY F - 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07200 VOLIMAN BRINN M - 1873 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07000 CHALUPY CAROLINE - 1873 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07000 CHALUPY CAROLINE WOODWARD MATTHEW SCOTT AUGU'I 8710 SW BOONES FERRY RD TUALATIN OR 97062 </td <td></td> <td></td> <td>BELL SUZANNE</td> <td></td> <td></td> <td></td> <td></td> | | | BELL SUZANNE | | | | |
| 25124BC07100 DAVISON JAMES REV LIV TRUST 17AN HA 19905 SW 58TH TER TUALATIN OR 97062 25124BC07200 BRASHEAR GARY T 104 SON & 175 SW SENECA ST TUALATIN OR 97062 25124BC07200 BRASHEAR GARY T 4934 SE WCODSTOCK BLVD PORTLAND OR 97062 25124BC07300 MEWS AT THE COMMONS HOA 4934 SE WCODSTOCK BLVD PORTLAND OR 97062 25124BC07600 LECLAIRE MOLLIE J 18700 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07700 WILLMAN BRIAN M STAT THE COMMONS HOA 18700 SW BOONES FERRY RD TUALATIN OR 97062 25124BC07800 TOSTI SANDRA L SCHMAUMA BRIAN M STAT THE COMMONS HOA 97062 25124BC07800 OLAILUPNY CAROLINE 18700 SW BOONES FERRY RD TUALATIN OR 97062 25124BC08100 MUELLER RICHARD P & WOODWARD MATTHEW SCOTT AUGUI 1870 SW BOONES FERRY RD TUALATIN OR 97062 25124BC08300 VILLAS ON THE LAKE NO 2 HOA MUELLER MICHELLE M 18600 SW BOONES FERRY RD TUALATIN OR 97062 25124C003000 VILLAS ON THE LAKE NO 2 HOA | | | | | | | |
| 251248C07200 HO SON & TRAN HA 19905 SW 68TH TER TUALATIN OR 97062 251248C07300 MEWS AT THE COMMONS HOA 175 SW SENECA ST TUALATIN OR 97062 251248C07300 MCARA COURTNEY F 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C07700 WILLMAN REIM M 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C07700 WILLMAN BRIAN M 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C07900 CHALUPNY CAROLINE 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C07900 CHALUPNY CAROLINE 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C07900 CHALUPNY CAROLINE 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C08000 CHUALUPNY CAROLINE 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C08000 VILAS ON THE LAKE NO.2 HOA VILLER MCHELER MCHELE M 18705 SW BOONES FERRY RD TUALATIN OR 97062 251248C08000 VILLAS ON THE LAKE NO.2 HOA SCHMAUDER LATIESIA J 18600 SW MOONS HOA | | | BY SEAN ROBBINS | | | | |
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NEIGHBORHOOD MEETING FOR PENDING LAND-USE PROPOSAL

Proposed Banfield Veterinary Clinic at Nyberg Rivers Shopping Center 2,795 Square Foot Tenant Improvement at: 7995 SW Nyberg Street Tualatin, OR

Property Zoned: CC Central Commercial Veterinary use requires a Type III Conditional Use Approval As your property is within 1000' of the proposed Clinic, you are required to be notified of this proposal and are invited to attend the required Developer/Neighborhood meeting.

Project Description:

Banfield Pet Hospital is proposing a 3,000s.f. +- veterinary clinic within tenant spaces at the Nyberg Rivers Shopping Center in Tualatin Oregon.

Typical Banfield Veterinary facilities such as what is being proposed at this location provide fullservice veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales.

All clinic activities occur within the tenant space.

We do not provide outdoor amenities such as dog runs or storage yards.

No grooming, long term kenneling, boarding, daycare or overnight stays will occur at this facility.

Hours of operation:

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week. No overnight care or boarding is provided.

With over 950 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Banfield is committed to being a "good neighbor" and working closely with the community and city jurisdiction to answer any questions or alleviate any concerns.

See back side of this document for virtual meeting information and how to participate.

Sincerely,

Jeff Hammond Principal

S|E A

SCOTT | EDWARDS ARCHITECTURE LLP 2525 East Burnside Street Portland, Oregon 97214 p: 503.226.3617 f: 503.226.3715 www.seallp.com

cc: lsanford@tualatin.gov; Tualatin Community Development Department



Exhibit B

INSTRUCTIONS FOR VIRTUAL DEVELOPER / NEIGHBORHOOD MEETING FOR PENDING LAND-USE PROPOSAL

Proposed Banfield Veterinary Clinic at Nyberg Rivers Shopping Center 2,795 Square Foot Tenant Improvement at: 7995 SW Nyberg Street Tualatin, OR

| Meeting Date: | Monday August 31 st |
|---------------|--|
| Time: | 6:00pm |
| Format: | Zoom Video Conference per instructions below |

Hello,

As your property is within 1000' of the proposed veterinary clinic, Jeff Hammond with Scott|Edwards Architecture is inviting you to a scheduled Zoom Developer / Neighborhood meeting as required for the Type III Conditional Use Approval of a proposed veterinary clinic within the Nyberg Rivers Shopping Center.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

1. To join this meeting via computer video conference:

https://seallp.zoom.us/j/98522863885

2. To join audio conference:

Dial: +1 669 900 6833 (US Toll) +1 253 215 8782 (US Toll) +1 346 248 7799 (US Toll)

Meeting ID: 985 2286 3885

If you wish to submit written comments prior to, or during the meeting, you can email or mail them to:

Jeff Hammond Scott | Edwards Architecture 2709 SE Ankeny Street Portland, OR 97214 jeff@seallp.com

If you wish to view materials to be presented at the meeting, prior to or after, please send request to:

Jeff Hammond Scott | Edwards Architecture 2709 SE Ankeny Street Portland, OR 97214 jeff@seallp.com



CUP – NEIGHBORHOOD MEETING NOTES

Proposed Banfield Veterinary Clinic at Nyberg Rivers Shopping Center 2,795 Square Foot Tenant Improvement at: 7975 SW Nyberg Street Tualatin, OR

Property Zoned: CC (Central Commercial)

Virtual neighborhood meeting: Monday August 31st 6:00 PM Via Zoom Video Conference

- Meeting was called to order at 6:00pm.
- Nobody attended other than: The applicant, Jeff Hammond and the City Planner Erin Engman.
- Meeting ended at 6:30pm.

Jeff Hammond Principal



SCOTT | EDWARDS ARCHITECTURE LLP

2525 East Burnside Street Portland, Oregon 97214 p: 503.226.3617 f: 503.226.3715 www.seallp.com

CERTIFICATION OF SIGN POSTING

| NOTICE |
|-------------------------------------|
| NEIGHBORHOOD / DEVELOPER MEETING |
| /_/2010 _:m. SW |
| 503 |

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. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: https://www.tualatinoregon.gov/planning/land-use-application-sign-templates.

| As the applicant for the | BANFIELD | PET | HOSPITAL | AT | NYBERG | RIVERS | project, I hereby |
|--------------------------------------|-----------------|-------|----------------|------|--------------|-----------------------|-------------------|
| certify that on this day, | 08-14-202 | | sign(s) was/v | vere | posted on th | ne subject property i | n accordance with |
| the requirements of the ⁻ | Tualatin Develo | pment | Code and the (| Comn | nunity Deve | lopment Division. | |

| Applicant's Name: | JEFF | HAMMOND | |
|---------------------|------|---------|--------------|
| Applicant's Signatu | re: | yrw.Ham | lease Print) |
| | , | Dat | 00.14.0000 |

NEIGHBORHOOD / DEVELOPER MEETING 08/31/20 6:00 p.m. tualatinoregon.gov/planning/ neighborhood-developer-meetings (503) 896-5333





