



## Land Use Application

Project Information		
Project Title: <b>Banfield Pet Hospital and the Nyberg Rivers Shopping Center</b>		
Brief Description: <b>2,975 SF Tenant improvement for a new veterinary clinic within existing tenant spaces at the Nyberg Rivers Shopping Center</b>		
Property Information		
Address: <b>7975 SW Nyberg Street</b>		
Assessor's Map Number and Tax Lots:		
Applicant/Primary Contact		
Name: <b>Jeff Hammond</b>	Company Name: <b>Scott   Edwards Architecture</b>	
Address: <b>2525 E. Burnside Street</b>		
City: <b>Portland</b>	State: <b>OR</b>	ZIP: <b>97206</b>
Phone: <b>503-896-5333</b>	Email: <b>jeff@seallp.com</b>	
Property Owner		
Name: <b>Centercal Properties - Attn: Karl Hunter</b>		
Address: <b>7455 SW Bridgeport Road, Suite 215</b>		
City: <b>Tigard</b>	State: <b>OR</b>	ZIP: <b>97224</b>
Phone: <b>503-968-8940</b>	Email: <b>khunter@centercal.com</b>	
Property Owner's Signature: Rep.	Date: <b>9/1/2020</b> <del>08-19-2020</del>	
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
<b>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.</b>		
Applicant's Signature: 	Date: <b>08-19-2020</b>	

**Land Use Application Type:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR)                 | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input checked="" type="checkbox"/> Conditional Use (CUP)          | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

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

## 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:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

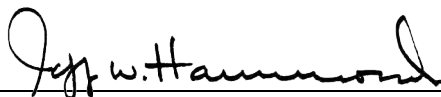
**NOTE:** For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

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As the applicant for the BANFIELD PET HOSPITAL AT NYBERG RIVERS 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

*(Please Print)*

Applicant's Signature: 

Date: 08-14-2020



## AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

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

That on the 14TH day of AUGUST, 2020, 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.

Jeff W. Hammond  
Signature

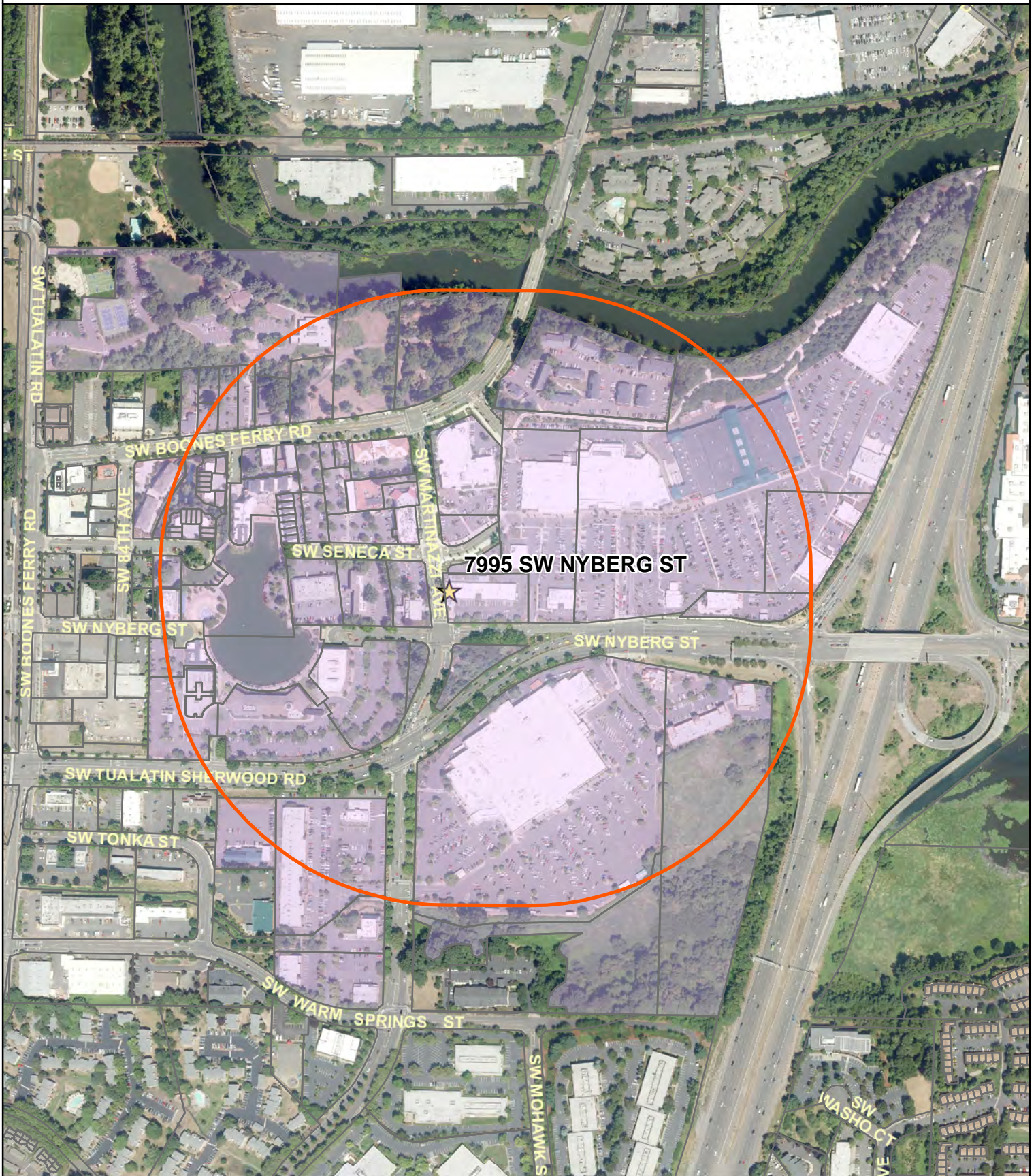
SUBSCRIBED AND SWORN to before me this 1st day of September, 2020.

Lindsey R Phillips  
Notary Public for Oregon  
My commission expires:

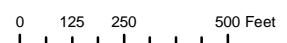
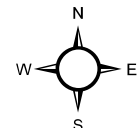
RE: BANFIELD PET HOSPITAL - NYBERG RIVERS



# Proposed Banfield Veterinary Clinic at 7995 SW Nyberg St



- ★ 7995 SW Nyberg St
- 2S124B002000 1000' Buffer
- Mailing List Taxlots
- Taxlots



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS 8/6/2020

TLID	OWNER1	OWNER2	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S124A002508	DRM 7445 NYBERG ROAD LLC		10860 SW BEAVERTON HILLSDALE HWY	BEAVERTON	OR	97005
2S124A003000	TUALA NORTHWEST LLC		5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124A003100	BANNER BANK	ATTN: CORP ACCTG	PO BOX 907	WALLA WALLA	WA	99362
2S124B001300	ROBB MARGUERITE A		PO BOX 31	TUALATIN	OR	97062
2S124B001500	HERONS LANDING OPPORTUNITY FUND	HL OWENS LLC ET AL	BY WE 1600 SW CEDAR HILLS BLVD STE 101B	PORTLAND	OR	97225
2S124B001601	TUALA NORTHWEST LLC		5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B001602	US BANK NA		1310 MADRID ST #100	MARSHALL	MN	56258
2S124B001900	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124B002000	TUALA NORTHWEST LLC		5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B002001	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00100	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00901	JONATHAN & JOANNE CRANE LLC		PO BOX 1935	TUALATIN	OR	97062
2S124BC01000	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01001	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01100	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01200	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01300	MARMAC 3 LLC		8890 SW LAUREL LEAF TER	PORTLAND	OR	97225
2S124BC01301	CSB LLC		1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124BC01400	CSB LLC		1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124BC01500	MARTINAZZI LLC		18801 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01501	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01502	DIERINGER'S PROPERTIES INC		10505 SE 44TH AVE	MILWAUKIE	OR	97222
2S124BC01503	HABERMAN PROPERTIES LLC		PO BOX 636	TUALATIN	OR	97062
2S124BC01600	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01690	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01700	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01701	AMCO TUALATIN LLC	BY WYSE REAL ESTATE ADVISORS	810 SE BELMONT ST #100	PORTLAND	OR	97214
2S124BC01702	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01703	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01708	SEE PROPERTIES		8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC01710	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01801	TUALATIN OFFICE BUILDING 1 LLC		PO BOX 2985	TUALATIN	OR	97062
2S124BC01802	DCK LLC		PO BOX 888	TUALATIN	OR	97062
2S124BC02700	BLUMENKRON RACHEL & SENECA PLAZA LLC	BLUMENKRON FAMILY TRUST ET AL	1800 SW 1ST AVE #220	PORTLAND	OR	97201
2S124BC02701	WELLS FARGO BANK NA	BY DELOITTE TAX LLP	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC02702	TUALATIN CITY OF		PO BOX 2609	CARLSBAD	CA	92018
2S124BC02703	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04700	WINONA GRANGE 271	BY REO BACON SECRETARY	7735 SW NORSE HALL RD	TUALATIN	OR	97062
2S124BC05001	TUALATIN LAKESIDE PLAZA LLC		18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC05300	SZABO PAMELA H & BALMES LIV TRUST	SZABO FERNANDO A BY CHRISTIE BALMES TR	8345 SW SENECA ST 8335 SW SENECA ST	TUALATIN TUALATIN	OR OR	97062 97062
2S124BC05400	NOREEN LLC		2625 NW 205TH ST	SHORELINE	WA	98177
2S124BC05600	MROCKIEWICZ FAMILY REV TRUST	BY JACQUELINE MROCKIEWICZ TR	8315 SW SENECA ST	TUALATIN	OR	97062
2S124BC05700	PARKER KENNETH STEVEN		8305 SW SENECA ST	TUALATIN	OR	97062
2S124BC05800	LARSEN DINAH W TRUST		PO BOX 623	TUALATIN	OR	97062
2S124BC05900	HARDEN ROBERT C		8285 SW SENECA ST	TUALATIN	OR	97062
2S124BC06000	ROSS LIVING TRUST		8275 SW SENECA ST	TUALATIN	OR	97062
2S124BC06100	VANGORDON MATTHEW		8265 SW SENECA ST	TUALATIN	OR	97062
2S124BC06200	SMITH PHILIP H TRUST		8255 SW SENECA ST	TUALATIN	OR	97062
2S124BC06300	VILLAS ON THE LAKE OWNERS OF LOT			OR	OR	00000
2S124BC06400	VILLAS ON THE LAKE NO.I HOA & SEE PROPERTIES	VILLAS ON THE LAKE NO.II HOA & VI		OR	OR	00000
2S124BC06500	MORLAN SUSAN E		8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC06700	BELL ROBERT P & HILLER PHILIP J &	BELL SUZANNE HILLER TRACEE R	6510 SE 32ND AVE 22605 PINEHURST DR	PORTLAND SHERWOOD	OR OR	97202 97140
2S124BC06800	RAMEN REAL ESTATE LLC	BY SEAN ROBBINS	8135 SW SENECA ST 1761 3RD ST #103	TUALATIN NORCO	OR CA	97062 92880
2S124BC07100	DAVISON JAMES REV LIV TRUST		8155 SW SENECA ST	TUALATIN	OR	97062
2S124BC07200	HO SON &	TRAN HA	19905 SW 58TH TER	TUALATIN	OR	97062
2S124BC07300	BRASHEAR GARY T		8175 SW SENECA ST	TUALATIN	OR	97062
2S124BC07400	MEWS AT THE COMMONS HOA		4934 SE WOODSTOCK BLVD	PORTLAND	OR	97206
2S124BC07500	MCARA COURTNEY F		18760 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC07600	LECLAIRE MOLLIE J		18750 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC07700	WILLMAN BRIAN M		18740 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC07800	TOSTI SANDRA L		18730 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC07900	CHALUPNY CAROLINE		18720 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC08000	ROUSSELLE ASHLEIGH ALISE & MUELLER RICHARD P &	WOODWARD MATTHEW SCOTT AUGU; MUELLER MICHELLE M	18710 SW BOONES FERRY RD 18700 SW BOONES FERRY RD	TUALATIN TUALATIN	OR OR	97062 97062
2S124BC08100	SCHMAUDER JOHNNIE E & VILLAS ON THE LAKE NO.2 HOA	SCHMAUDER LATIESIA J	18690 SW BOONES FY RD	TUALATIN	OR	97062
2S124BC08200	TUALATIN GARDENS PROPERTY LLC			OR	OR	00000
2S124CA00100	JACK IN THE BOX	ATTN: EPROPERTY TAX DEPT 401	5638 SW DOGWOOD LN PO BOX 4900	LAKE OSWEGO SCOTTSDALE	OR AZ	97035 85261
2S124CA00201	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CA00600	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00100	TUALATIN DEVELOPMENT COMMISSION		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00200	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00201	CENTURY HOTEL LLC		4601 NE 78TH ST STE 130	VANCOUVER	WA	98665
2S124CB00202	IRA SERVICES TRUST COMPANY	BY HOSOOON LEE	12841 NW LORRAINE DR	PORTLAND	OR	97229
2S124CB00204	QUEST TRUST VI	BY PACIFIC NW TRUST CO TR	200 SW MARKET ST STE 1860	PORTLAND	OR	97201
2S124CB01700	CHERRY TREE PROPERTIES LLC		8250 SW TONKA ST	TUALATIN	OR	97062
2S124CB02600	CH RETAIL FUND I/TUALATIN MARTIN		3819 MAPLE AVE	DALLAS	TX	75219
2S124CB02601	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB90000	BEN LAKE CONDOMINIUM OWNERS OF U			OR	OR	00000
2S124CB90011	OREGON EVERGREEN & HOLLY LAND AN	BY RICK A EVANS	23544 SW GAGE RD	WILSONVILLE	OR	97070
2S124CB90021	GIONET LEONARD A TRUST	BY CRITERIA PROPERTIES	7035 SW HAMPTON ST	TIGARD	OR	97223

August 12, 2020



**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.

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**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 full-service 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,

A handwritten signature in black ink that reads "Jeff W. Hammond".

**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](http://www.seallp.com)

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

**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<sup>st</sup>**  
**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](mailto: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](mailto:jeff@seallp.com)



August 31, 2020



**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)

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**Virtual neighborhood meeting:**

Monday August 31<sup>st</sup>

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](http://www.seallp.com)

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>
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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>.

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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/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

*(Please Print)*

Applicant's Signature: *Jeff W. Hammond*

Date: 08-14-2020

# NOTICE

## NEIGHBORHOOD / DEVELOPER MEETING

08/31/20 6:00 p.m.

*[tualatinoregon.gov/planning/  
neighborhood-developer-meetings](http://tualatinoregon.gov/planning/neighborhood-developer-meetings)*

(503) 896-5333

*Avanti*  
RESTAURANT AND BAR

**THAI** Cuisine **RESTAURANT**  
**THAI RESTAURANT**

**NOTICE**  
**NEIGHBORHOOD /  
DEVELOPER MEETING**  
08/31/20 5:00 p.m.  
[tualatinoregon.gov/planning/  
neighborhood-developer-meetings](http://tualatinoregon.gov/planning/neighborhood-developer-meetings)  
(503) 896-5333

SOUP & SALAD  
OPEN

SINCHA  
503-692-2719  
Noodles & Curry

BRINCH  
\$99

THAI  
\$29

THAI  
\$29

THAI  
\$29

*Quanti*  
RESTAURANT AND BAR

THAI CUISINE RESTAURANT  
THAI RESTAURANT

**NOTICE**  
NEIGHBORHOOD /  
DEVELOPER MEETING  
08/31/2016 6:00 p.m.  
www.kern.org/development/  
neighborhood-developer-meetings  
(805) 898-5533

SHARKY'S