

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	
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		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.

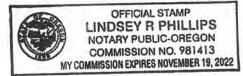
Signature

St SUBSCRIBED AND SWORN to before me this day o

for Oregon

My commission expires:

RE: BANFIELD PET HOSPITAL - NYBERG RIVERS





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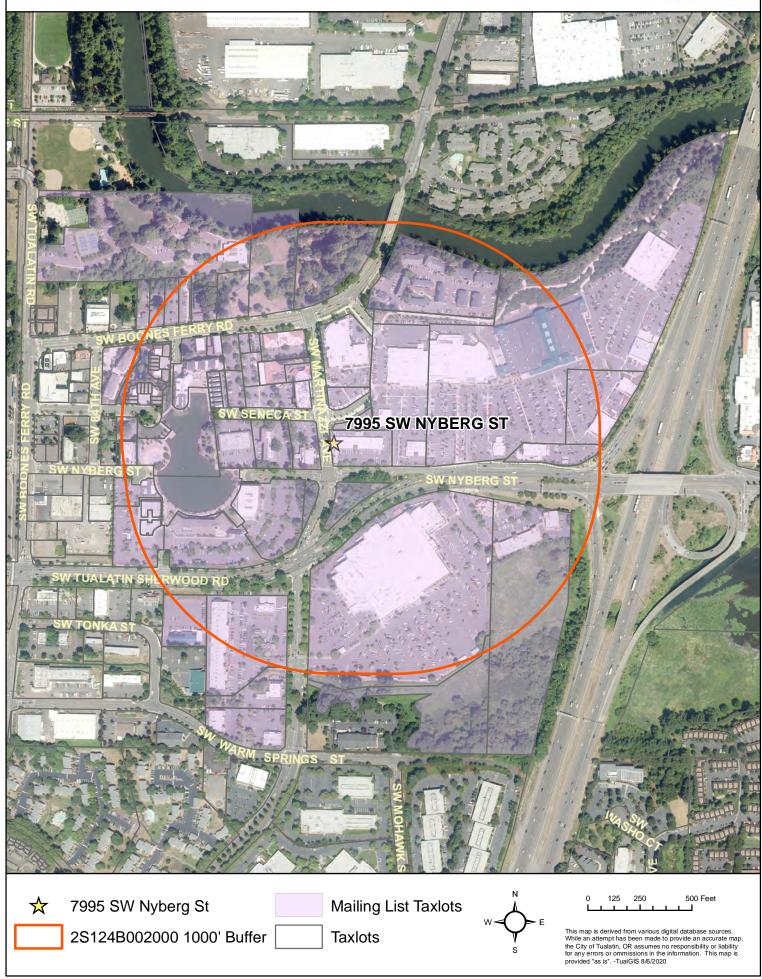


Exhibit A

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





