

## Madeleine Nelson

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**From:** Madeleine Nelson  
**Sent:** Wednesday, October 9, 2024 10:47 AM  
**To:** Tony McCormick; Karl Hunter  
**Cc:** Steve Koper  
**Subject:** Notice of Hearing: SVAR24-0001 "Cabela's/Bass Pro Shops Sign Variance"  
**Attachments:** SVAR24-0001 Notice.pdf



### NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City of Tualatin Planning Commission at 6:30 p.m., Wednesday, November 20, 2024, held online over Zoom and additionally accessible at the Tualatin City Services Building (10699 SW Herman Road).

*Meyer Sign Co. of Oregon, Inc., on behalf of Nyberg Center Cal II, LLC, requests approval of a sign variance at the Cabela's/Bass Pro Shops retailer located at 7555 SW Nyberg Street (Tax Lot: 2S124A003100). The proposal requests to place a total of 601.9 square feet of signage on the southern elevation to replace the existing 361.79 square feet of signage. The application also proposes to place a total of 266.6 square feet of signage on the eastern elevation to replace the existing 228 square feet of signage. The existing building is located on 22.74-acre site zoned Central Commercial (CC) and Office Commercial (CO).*

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/svar24-0001-cabelasbass-pro-shops>

**Individuals wishing to comment may do so in writing** to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the Planning Commission at the hearing. To be included in the materials packet published ahead of the hearing, comments must be **received by November 11, 2024**. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

All citizens are invited to attend and be heard: Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

**Type III Sign Variance Criteria:** Tualatin Development Code (TDC) Chapters: 32, 33, 38; Tualatin Comprehensive Plan.

A staff report will be available seven days prior to the public hearing, published at [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings). This meeting and any materials being considered can be made accessible upon request.

Written comments and questions can be submitted to: [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov)

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**Madeleine Nelson**  
Assistant Planner  
Planning Division  
**Phone:** 503.691.3027  
**[tualatinoregon.gov](http://tualatinoregon.gov)**

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---

**From:** Madeleine Nelson  
**Sent:** Wednesday, October 9, 2024 10:48 AM  
**To:** tualatincio@gmail.com; Megan George; 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; doug\_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; sixgill@comcast.net; jdrr80@gmail.com; snoelluwcle@yahoo.com; danytyrell@gmail.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; ClaudiaSterling68@gmail.com; abusichert@gmail.com; roydloop@gmail.com; Tualatinbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; fiskelady@hotmail.com; clinefelters@outlook.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com  
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**From:** Madeleine Nelson  
**Sent:** Wednesday, October 9, 2024 10:47 AM  
**To:** Sherilyn Lombos; Don Hudson; Kim McMillan; Steve Koper; Kevin McConnell; Heather Heidel; Mike McCarthy; Tony Doran; Hayden Ausland; Martin Loring; Tom Scott; Rich Mueller; Ross Hoover; Tom Steiger; Terrance Leahy; Erin Engman; Keith Leonard; Lindsey Hagerman  
**Cc:** cityofdurham@comcast.net; planning@lakeoswego.city; manager@cityofrivergrove.com; 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; alex.mcgladrey@tvfr.com; KHerrod@republicservices.com; trose1@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; David Underwood; richard.girard@nwnatural.com; icrawford@wcca.com  
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Planning Division  
**Phone:** 503.691.3027  
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## AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 9th day of October, 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 28<sup>th</sup> of, October 2023

  
Signature

SUBSCRIBED AND SWORN to before me this 10/28/2024



  
Notary Public for Oregon

My commission expires: 1&12-2.02-7

RE: SVAR24-0001 NOTICE OF HEARING

TLID	OWNER1
2S124BC02700	8101 SW NYBERG LLC
2S124BC01701	AMCO TUALATIN LLC
2S124AA02900	ANDUEZA ANA I
2S124AA05500	AREC 30 LLC
2S124AA04800	ARI PROPERTIES LLC
2S124AA47155	ARNOLD VICKI LYNN
2S124AB01600	ASYLOS DURHAM LLC
2S124A003100	BANNER BANK
2S124AB00800	BAY CLUB OREGON LLC
2S124BC06800	BELL ROBERT P & BELL SUZANNE
2S124AB01301	BOONES BUILDING LLC
2S124AB00500	BRADEN 1996 FAMILY LP
2S124CB00201	CENTURY HOTEL LLC
2S124CB02600	CH RETAIL FUND I/TUALATIN MARTINAZZI SQUARE LLC
2S124BC01502	DIERINGER'S PROPERTIES INC
2S124A002508	DRM 7445 NYBERG ROAD LLC
2S124AB01701	DURHAM CITY OF
2S124AA05100	DVKP INVESTMENTS LLC
2S124AA01601	ELLIS DAVID & WARD CECILIA
2S124A002800	FOREST RIM TUALATIN LLC
2S124AA04900	GRANT EUGENE L & GRANT JANET K
2S124AA40000	GUIDDOG LLC
2S124BC01503	HABERMAN PROPERTIES LLC
2S124AA01900	HARVEY ROBERT EDWARD RESTATED REV LIV TRUST
2S124BC06900	HILLER PHILIP J & HILLER TRACEE R
2S124AA05300	HUNTER JEFFREY C SEPARATE PROPERTY TR
2S124AB01700	HZ TUALATIN VIEW LLC
2S113DC02200	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
2S124CA00200	JACK IN THE BOX
2S124AA05400	JANOSKO ADAM A & INGRAM EMMA
2S124AA01700	JONES JOEL S & CORP JESSICA L
2S124AA77206	JOEK KRISTEN
2S124BC01500	MARTINAZZI LLC
2S124AA01800	MAYAN SALIM & AHMED AZMA
2S124BC07400	MEWS AT THE COMMONS HOA
2S124AA01500	MOHR JOHN H & DEERING-MOHR LORI
2S124AA77200	MORTON RACHEL
2S124B001500	NWI LOFTS LLC
2S124DB00200	NYBERG LP
2S124DB00500	NYBERG CREEK FOUNDATION LLC
2S124AA02700	OLSON GREGORY CHARLES & OLSON CYNTHIA SUSAN
2S124AA05000	OSWEGO PROPERTIES LLC
2S124B001008	PACIFIC REALTY ASSOCIATES
2S124AA02000	POLINSKY CHRISTOPHER
2S113DC01200	PROVIDENCE HEALTH & SERVICES-OREGON
2S124CB00204	QUEST TRUST VI
2S124BC06700	RATTAN PUSHPINDER & CHENG PRISCILLA
2S124B001300	ROBB MARGUERITE A REV TRUST
2S124BC06500	SEE PROPERTIES
2S124BC02701	SENECA PLAZA LLC
2S124AA77202	SHANKLAND GLORIA A
2S124BC07000	SMITH MICHAEL WAYNE & SMITH MARIE PRESTWICH
2S124AB00700	SUMMIT PROPERTIES INC
2S124AB01500	SWL INVESTMENTS LLC
2S124AA05200	THOMAS THOMAS M
2S124AA77204	THORPE THOMAS & THORPE KRISTINE
2S124AB00200	TRAIL BLAZERS INC
2S124A002503	TUALA NORTHEAST LLC
2S124BC01801	TUALATIN OFFICE BUILDING 1 LLC
2S124CA00100	TUALATIN GARDENS PROPERTY LLC
2S124B001602	US BANK NA



OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
819 SE MORRISON ST STE 110	PORTLAND	OR	97214
810 SE BELMONT ST #100	PORTLAND	OR	97214
2231 NE HALSEY ST	PORTLAND	OR	97232
PO BOX 29046	PHOENIX	AZ	85038
17960 SW JEREMY ST	BEAVERTON	OR	97007
7155 SW CHILDS RD	LAKE OSWEGO	OR	97035
5565 NW ROANOKE LN	PORTLAND	OR	97229
PO BOX 907	WALLA WALLA	WA	99362
7090 JOHNSON DR	PLEASANTON	CA	94588
22605 PINEHURST DR	SHERWOOD	OR	97140
18150 SW BOONES FERRY RD	PORTLAND	OR	97224
PO BOX 1022	HUGHSON	CA	95326
4601 NE 78TH ST STE 130	VANCOUVER	WA	98665
3819 MAPLE AVE	DALLAS	TX	75219
10505 SE 44TH AVE	MILWAUKIE	OR	97222
10860 SW BEAVERTON HILLSDALE HWY	BEAVERTON	OR	97005
17160 SW UPPER BOONES FERRY RD	DURHAM	OR	97224
30020 NW WEST UNION RD	NORTH PLAINS	OR	97133
6956 SW CHILDS RD	LAKE OSWEGO	OR	97035
777 S CALIFORNIA AVE STE 100	PALO ALTO	CA	94304
11501 SE AQUILA ST	HAPPY VALLEY	OR	97086
PO BOX 1967	LAKE OSWEGO	OR	97035
PO BOX 636	TUALATIN	OR	97062
7170 SW CHILDS RD	LAKE OSWEGO	OR	97035
5220 SW GREENWOOD CIR	TUALATIN	OR	97062
PO BOX 323	SCIO	OR	97374
37 GRAHAM ST STE 200	SAN FRANCISCO	CA	94129
PO BOX 1027	TUALATIN	OR	97062
PO BOX 4900	SCOTTSDALE	AZ	85261
7210 SW CHILDS RD	LAKE OSWEGO	OR	97035
7050 CHILDS RD	LAKE OSWEGO	OR	97035
7206 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
18801 SW MARTINAZZI AVE	TUALATIN	OR	97062
7140 SW CHILDS RD	LAKE OSWEGO	OR	97035
4934 SE WOODSTOCK BLVD	PORTLAND	OR	97206
6950 SW CHILDS RD	RIVERGROVE	OR	97035
7200 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
1211 PUERTA DEL SOL STE #240	SAN CLEMENTE	CA	92673
5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
PO BOX 230338	TIGARD	OR	97281
4306 SW GALEBUM ST	PORTLAND	OR	97219
3545 NW SODA SPRINGS RD	GALES CREEK	OR	97117
15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224
7190 SW CHILDS RD	LAKE OSWEGO	OR	97035
1801 LIND AVE SW	RENTON	WA	98057
200 SW MARKET ST STE 1860	PORTLAND	OR	97201
3120 NW BLUE SKY LN	PORTLAND	OR	97229
PO BOX 31	TUALATIN	OR	97062
8900 SW BECKER DR	PORTLAND	OR	97223
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
7202 MONTAUK CIR	LAKE OSWEGO	OR	97035
8145 SW SENECA ST	TUALATIN	OR	97062
4380 S MACADAM AVE #330	PORTLAND	OR	97239
20588 SW LEBEAU RD	SHERWOOD	OR	97140
19000 NW EVERGREEN PKWY #265	HILLSBORO	OR	97124
7204 MONTAUK CIR	LAKE OSWEGO	OR	97035
ONE CENTER COURT STE 200	PORTLAND	OR	97227
5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
PO BOX 2985	TUALATIN	OR	97062
5638 SW DOGWOOD LN	LAKE OSWEGO	OR	97035
1310 MADRID ST #100	MARSHALL	MN	56258

2S124BC02702 WELLS FARGO BANK NA  
2S124AB01400 WOE PROPERTIES LP  
MEYER SIGN CO. OF OREGON, ATTN: TONY MCCORMICK  
NYBERG CENTERCAL II, LLC

PO BOX 2609  
PO BOX 2009  
15205 SW 74TH AVENUE  
1600 E FRANKLIN AVENUE

CARLSBAD CA  
BELLEVUE WA  
TIGARD OR  
EL SEGUNDO CA

92018  
98009  
97224  
90245



**NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**  
**CASE FILE: SVAR 24-0001 — Cabela’s/Bass Pro Shop**

**NOTICE IS HEREBY GIVEN** that an application for a Sign Variance (SVAR 24-0001) will be heard by the Tualatin Planning Commission:

**Wednesday, November 20, 2024 at 6:30 pm**  
 Tualatin City Services Building  
 10699 SW Herman Road

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

**TO PROVIDE COMMENTS:**

**Email:** mnelson@tualatin.gov

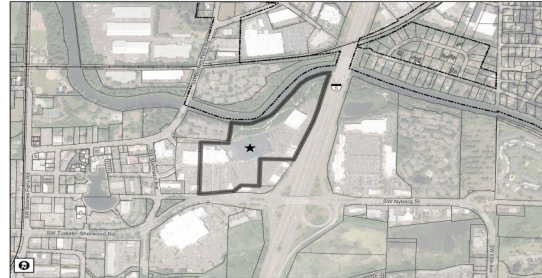
**Mail:** Planning Division  
 Attn: Madeleine Nelson  
 10699 SW Herman Road  
 Tualatin, OR 97062

**Questions?:** 503-691-3027

To attend the hearing, there are two options:

- **Zoom Teleconference.** Details at: [www.tualatinoregon.gov/citycouncil/council-meetings](http://www.tualatinoregon.gov/citycouncil/council-meetings)
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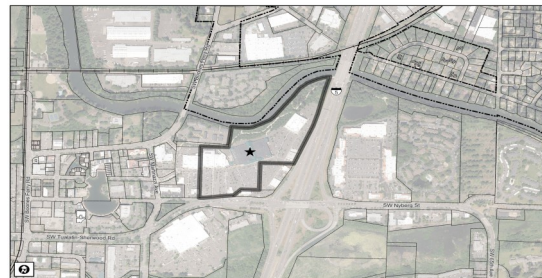
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**For additional information contact:**

Madeleine Nelson, Assistant Planner: [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov), 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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- A copy of the staff report, exhibits, and findings for SVAR 24-0001 will be available one week before the hearing at: <https://www.tualatinoregon.gov/tpc>

**For additional information contact:**

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*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.*

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