

November 15, 2018

Ken Sandblast, AICP
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy, Ste. 150
Tigard, OR 97224

File: AR-18-0007

Site: Commons on the Tualatin Apartments, 6645 SW Nyberg Lane, Tualatin, OR 97062
Tax Lot ID: 2S1 24A 02600 and 02601

Dear Mr. Sandblast,

Thank you for submitting an Architectural Review (AR) application for a five building apartment complex with 264 total units on October 17, 2018. Please be advised that the above-referenced land use application has been deemed incomplete, in accordance with the Tualatin Development Code (TDC) Subsection 31.072 and Oregon Revised Statutes (ORS) 227.178. The time period in which the City must take final action is suspended pending resolution of the items listed below.

As a general reminder, the applicant holds the burden of proof to demonstrate that the proposal is approvable. Narrative and plans submitted by the applicant are the only materials provided for the public and agency comment period.

Completeness Items

The City of Tualatin finds the following items to be incomplete or missing from your application:

1. Service Provider Letter from Clean Water Services, pursuant to 31.071(1)(e).
2. Approval letter from Republic Services for the proposed solid waste and recycling facility pursuant to 31.071(1)(q).
3. Evidence of Sign Posting for the Notice of Application, pursuant to [TDC 31.064\(2\)](#). Include a signed and dated posting certification. The project case file number is AR-18-0007.

Approvability Items

The following items are approvability items, not completeness items. They are listed here for your information and should be resolved at the beginning of the review process so that staff has sufficient time to analyze your proposal and formulate a recommendation with regard to approvability.

1. Provide adequate findings that describe how the following standards of the Tualatin Municipal Code (TMC) and Tualatin Development Code (TDC) are met:
 - a. TMC 3 Utilities (specifically professional engineer acceptability of proposed cut and fill)
 - b. TMC 4 Fire hydrants
 - c. [TDC 43.100](#) Expand maximum building height finding to include discussion of Height, Structure definition found in [TDC 31.060](#).
 - d. TDC 70 Sections 110, 170, 180, 190, 200

- i. .210, .420, .425, .430, .440 Street cross-sections and improvements from the transportation impact analysis
- ii. .470 Street lights
- iii. .640 grading
- iv. .630 and .650 stormwater
- e. [TDC 75.120\(8\)\(g\)](#) Existing accesses

Informational Items

The following items are informational items, not completeness items. They are meant to help you prepare for future building permit requirements.

1. Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. The applicant shall submit separate [sign permit](#) applications for any future signage.

Next Steps

Please be advised that until you—as the applicant—take one of the following steps, **no further action will be taken on the application:**

1. Submit all completeness items
2. Submit some completeness items and request that the City deem your application complete
3. Submit no completeness items and request that the City deem your application complete

Per ORS 227.178, your application will be void if one of the three steps listed above is not taken within 180 days of the date the application was submitted. The date on which the application would become void is **April 16, 2019**. Please be aware that application fees are nonrefundable.

We will need one hard copy and one electronic file of the requested incompleteness items to begin the review process. Once your application is deemed complete, staff will review your application for approvability.

Staff makes every effort to identify all completeness issues with the first submittal. However, other completeness issues may arise as a result of each review. If you feel that we have made an error in our assessment, please notify us immediately so that we may resolve the issue.

Sincerely,



Erin Engman
Associate Planner

cc: Steve Koper, Planning Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator
Tandem1@tandemprop.com

File: AR18-0007



April 15, 2019

Erin Engman, Associate Planner
City of Tualatin
Planning Department

via email eengman@tualatin.gov

**RE: Tualatin Commons - # AR-18-0007 Type III Architectural Review
Deem Complete and Thirty Day Extension to 120-Days**

Dear Erin,

As you and I have spoken several times, the property owner Tom Clarey of Tandem Properties and his project team, including myself and Schott Associates, are continuing our coordination with City of Tualatin Parks and Clean Water Services on the Tualatin River Greenway path through the Tom's property which will be providing the final connection to existing City path boardwalks located adjacent to the east and west of Tom's property lines.

With the current refined pathway location and design through the site, as well as reduction in Tom's proposed multifamily development site impacts to the vegetated corridor, we expect CWS review and issuance of the Service Provider Letter (SPL) requested in your letter within the next 30 days.

As per your incompleteness letter dated November 15, 2018, this letter is submitted by the owner to deem #AR18-007 land use application complete today, April 15, 2018. Further, with this letter the owner is granting a thirty-day extension to the ORS 120-day review period for #AR-18-007. This extension provides for issuance of the SPL and compilation of the additional application materials requested in your letter.

Please feel free to contact me if you have any questions or would like additional information on our current application efforts.

Sincerely,

Westlake Consultants, Inc.

Kenneth L. Sandblast, AICP
Director of Planning

cc: Mr. Rich Mueller, Tualatin Parks Department
Mr. Steve Koper, Tualatin Planning Manager
Mr. Tom Clarey, Tandem Properties
Ms. Campbell Clarey, Tandem Properties
Mr. Martin Schott, Schott Associates

April 16, 2019

Ken Sandblast
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy, Ste. 150
Tigard, OR 97224

Site: Tualatin Commons, 6645 SW Nyberg Lane, Tualatin, OR 97062
Tax Lot ID: 2S1 24A 2600 and 2601

Dear Mr. Sandblast,

You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2). This application was submitted on October 17, 2018, and deemed complete on **April 15, 2019**.

If you have any questions regarding your application, please contact me via phone at 503.691.3024 or eengman@tualatin.gov.

Sincerely,



Erin Engman
Associate Planner

cc: Tom Clarey, TandemOne@TandemProp.Com
Campbell Clarey, CClarey@TandemProp.Com
Steve Koper, Planning Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator

File: AR18-0007

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Tuesday, May 14, 2019 3:06 PM
To: Erin Engman
Cc: Steve Koper; Rich Mueller; martin@schottandassociates.com; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,


As the Applicant/Owner representative for AR18-0007, this email is sent to grant an second, 30-day extension to the 120-day date for AR18-0007.
This additional time is for review and issuance of the CWS SPL for Nyberg Apts and Tualatin Greenway path connection.

I will update you with progress and ETA on SPL issuance once I am able to confirm with CWS.

Feel free to let me know if you have any questions.

Thank you.

Ken

 **Kenneth Sandblast AICP** | Director Planning Division
Westlake Consultants, Inc.
15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224
503.684.0652 p 503.624.0157 f
ksandblast@westlakeconsultants.com
www.westlakeconsultants.com

From: Ken Sandblast
Sent: Monday, April 15, 2019 1:27 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

Thank you for your continued time and efforts on our Tandem project.

Attached is a pdf file containing completeness letter and providing a 30-Day extension.

Feel free to let me know if you have file problems or questions.

Regards,

Ken

Exhibit C

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank you.

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Friday, June 14, 2019 5:51 PM
To: Erin Engman
Cc: Steve Koper; Rich Mueller; martin@schottandassociates.com; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

As the Applicant/Owner representative for AR18-0007, this email is sent to grant an additional (third) 30-day extension to the 120-day date for AR18-0007.

SPL Update:

On June 4th, we received a request from CWS for additional final details prior to issuance of the SPL for Nyberg Apts and Tualatin Greenway path connection.

There are no significant issues nor any pathway location/design changes requested by CWS and we will be submitting the additional details to CWS next week.

I will update you with an ETA on SPL issuance later next week after our resubmittal

Feel free to let me know if you have any questions.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 *p* 503.624.0157 *f*

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

From: Ken Sandblast
Sent: Tuesday, May 14, 2019 3:06 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

As the Applicant/Owner representative for AR18-0007, this email is sent to grant an second, 30-day extension to the 120-day date for AR18-0007.

This additional time is for review and issuance of the CWS SPL for Nyberg Apts and Tualatin Greenway path connection.

I will update you with progress and ETA on SPL issuance once I am able to confirm with CWS.

Feel free to let me know if you have any questions.

Thank you.

Ken



Kenneth Sandblast AICP | Director Planning Division

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503.684.0652 p 503.624.0157 f

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

From: Ken Sandblast

Sent: Monday, April 15, 2019 1:27 PM

To: Erin Engman <eengman@tualatin.gov>

Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com;

Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>

Subject: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

Thank you for your continued time and efforts on our Tandem project.

Attached is a pdf file containing completeness letter and providing a 30-Day extension.

Feel free to let me know if you have file problems or questions.

Regards,

Ken

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank you.

August 30, 2019

Erin Engman, Associate Planner
City of Tualatin
Planning Department
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

**RE: Tualatin Commons - #AR-18-0007 Type III Architectural Review
Response to Supplemental Application Notice**

Dear Erin,

This letter is submitted in response to your letter dated November 15, 2018 requesting additional information for the Tualatin Commons Type III Architectural Review, File # AR-18-0007. This letter and enclosed materials are submitted by the Applicant to supplement the application plans, narrative responses, and exhibits submitted to date.

Each of the items in your letter are addressed as follows:

1. *Service Provider Letter from Clean Water Services.*

Response:

Clean Water Services preliminary SPL has been obtained, see Exhibit G attached to this memo.

2. *Approval letter from Republic Services for the proposed solid waste and recycling facility.*

Response:

Republic Services solid waste and recycling approval has been obtained, see Exhibit I attached to this memo.

3. *Evidence of Sign Posting for the Notice of Application, pursuant to TDC 31.064(2). Include a signed and dated posting certification. The project case file number is AR-18-0007.*

Response:

Evidence of Sign Posting for the Notice of Application was posted 10.06.18, see Exhibit S attached to this memo.

Approvability Items

Response:

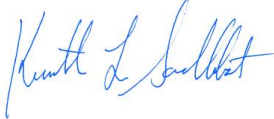
Enclosed with this letter are individual applicant responses for this Architectural Review application as proposed to each of the TMC and TDC sections noted in your letter.

As you know, we have been awaiting issuance of the Clean Water Services Service Provider Letter for this application in the time since this application was deemed complete on April 15, 2019. To insure accurate processing timelines for AR-18-0007, this letter serves to grant the City of Tualatin a 120-day extension totaling 153 days covering the period from April 15, 2019 to September 6, 2019. With this extension it is our understanding that the 120-day land use approval process for this application starts on September 6, 2019.

Please feel free to contact me if you have any questions.

Sincerely,

Westlake Consultants, Inc.



Kenneth L. Sandblast, AICP
Director of Planning

cc: Steve Koper, Tualatin Planning Manager
Tony Doran, Tualatin Engineering Associate
Rich Mueller, Tualatin Parks Manager
Tom Clarey, Property Owner
Campbell Clarey, Tandem Properties

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Wednesday, September 4, 2019 4:02 PM
To: Erin Engman
Cc: Steve Koper; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Erin,

Thanks. Apologies for confusion that I have introduced on my end.

Yes, confirming 120-day deadline date for this application is January 13, 2020.

Ken



Kenneth Sandblast AICP | Director Planning Division
Westlake Consultants, Inc.
15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224
503.684.0652 p 503.624.0157 f
ksandblast@westlakeconsultants.com
www.westlakeconsultants.com

From: Erin Engman <eengman@tualatin.gov>
Sent: Wednesday, September 04, 2019 4:01 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CClarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Ken-

If you were to add 153 days to the date the application was deemed complete (April 15th), that would take us to September 15th and not September 6th. There is some confusion over the wording.

May we proceed with a 153 day extension to the 120 day rule, and agree that the final action date is extended until January 13, 2020?

Erin Engman

503.691.3024

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Wednesday, September 4, 2019 3:44 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CClarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Erin,

Thank you for clarifying.

In my letter, I was extending the start date of the 120-day timeline to September 6, 2019 and didn't include the 120th date.

So yes agree with your below if January 13, 2020 is the 120th day deadline based upon September 6, 2019

Regards,

Ken



Kenneth Sandblast AICP | Director Planning Division
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15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224
503.684.0652 p 503.624.0157 f
ksandblast@westlakeconsultants.com
www.westlakeconsultants.com

From: Erin Engman <eengman@tualatin.gov>
Sent: Wednesday, September 04, 2019 3:26 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Ken-

I'm following up on your email from last week. I'd like to clarify the extension request in the letter that was enclosed. You wish to grant a 153 day extension to the 120 day rule that began on April 15, 2019; therefore the final action date is extended until January 13, 2020.

Are you able to confirm?

Erin Engman

503.691.3024

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Friday, August 30, 2019 2:21 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Erin,

As per my below email and our phone conversation this morning, attached is a pdf file containing a cover letter, including 120 extension, and additional supplemental application materials for AR 18-007. Please let me know if you have file problems or input after reviewing the attached.

Enjoy your Labor Day Weekend.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 *p* 503.624.0157 *f*

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

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AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

I, Lynette Sanford, being first duly sworn, depose and say:

That on the 15th day of October, 2019, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing 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 at Tualatin, Oregon, with postage fully prepared thereon.

Dated this 29th of October, 2019

Lynette Sanford
Signature

SUBSCRIBED AND SWORN to before me this 28 day of October 2019.



Onnie Tashanne Neumann
Notary Public for Oregon

My commission expires: 12-26-20

RE: AR18-0007 – NOTICE OF MAILING FOR PUBLIC HEARING FOR THE TUALATIN APARTMENTS LOCATED AT 6645 SW NYBERG LN, TLID 2S124A2600 & 2601.

21E19BB12000
ALEXANDER JANET LEE,
6371 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA02900
ANDUEZA ANA I,
2231 NE HALSEY ST
PORTLAND, OR 97232-1616

21E19BB10400
BAPTISTE SARAH R JEAN,
6320 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

21E19BB05700
BEEHLER JOSEPH P &
MARIANNE P,
6041 CAUFIELD ST
WEST LINN, OR 97068-3011

21E19BB04300
BUETTGENBACH KIMBERLY J &
KEVIN, M,
6115 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB11800
CHANDLER & NEWVILLE INC,,
20508 SW ROY ROGERS RD STE
147
SHERWOOD, OR 97140-9931

21E19BB12406
CHILDS ROAD ESTATES
HOMEOWNERS, ASSN,
NO MAILING ADDRESS
AVAILABLE,

21E19C 00600
CITY OF TUALATIN,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

21E19BB11000
CRAWFORD MARK & KIRA,,
19167 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

21E19BB05100
DENTON MATTHEW T,
6266 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

2S124AA00800 Prohibit C
ALLISON ELIZABETH A &,
BRYANT ANN,
6550 SW CHILDS RD
RIVER GROVE, OR 97035

2S124DA01200
ANI-KAL LLC, BY FOCUS
COMMERICAL INC,
9500 SW BARBUR BLVD #300
PORTLAND, OR 97219

21E19BB12403
BAYNE AARON P & LISA R H,
6435 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

2S124AA01100
BOHRER DANIEL M &, TALLENT-
BOHRER JOY ANN,
6810 SW CHILDS RD
RIVER GROVE, OR 97035

21E19BB09900
BUNTYN CHERIE M & CHAD J,
4201 HAVEN ST
LAKE OSWEGO, OR 97035-6509

2S124AA03900
CHEN RENBO,
16869 65TH AVE #360
LAKE OSWEGO, OR 97035

2S124AA03500
CHILDS BARBARA C,
PO BOX 90
OCEANSIDE, OR 97134-0090

21E19BB10500
CLARK GREGORY E &
ELIZABETH A,
6266 SW DAWN ST
LAKE OSWEGO, OR 97035-7910

21E19BB04500
DAY RENEE,
2942 E CHAPMAN AVE UNIT 234
ORANGE, CA 92869-3745

2S124AA00600
DORSEY THEODORE L & JEAN
M,
6545 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA96930
ANDREWS KRISTEN MICHAEL &
PAUL KEVIN,
6930 SW MONTAUK CIR
TUALATIN, OR 97035

2S124AA04800
ARI PROPERTIES LLC,
17960 SW JEREMY ST
BEAVERTON, OR 97007-6067

21E19BC00700
BEASTON VIRGIL LEE &
WENFANG JI,
6210 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00200
BRICE GEORGE F IV,
18275 SW 65TH AVE
LAKE OSWEGO, OR 97035

21E19BC00600
CARTER NANCY J,
6164 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19C 00200
CITY OF TUALATIN,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA96928
COOKE EMILY ELIZABETH,
6928 SW MONTAUK CIR
TUALATIN, OR 97062

21E19BC00300
DAY TROY,
6161 CHILDS RD
LAKE OSWEGO, OR 97035-8011

2S124AA66931
DUDA IRENE E,
6931 MONTAUK CIR
LAKE OSWEGO, OR 97035-7841

2S124AA01400
DULL DAVID M & SALLY G, ,
6940 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA66929
FAHRENDORF JOSEPH B REV
TRUST,
1143 MANOR DR
SONOMA, CA 95476-7422

2S124A002800
FOREST RIM INVESTORS LP,
BY GERSON BAKAR &
ASSOCIATES,
201 FILBERT ST 7TH FL

2S124DA00500
GONZALES BORING AND,
TUNNELING CO INC,
PO BOX 187
NORTH PLAINS, OR 97133-0187

2S124AA77200
GRIFFITHS ROBERT L REV
TRUST, BY WILLIAM L
GRIFFITH TR,
19748 WILDWOOD DR

21E19BB10200
HANCOCK JOHN & MATSUKO,
6372 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

2S124AA01900
HARVEY ROBERT E,
7170 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00500
HINSDALE KAREN H,
4525 SW CONDOR AVE
PORTLAND, OR 97239-4061

2S124AA56803
HOLLMAN PROPERTIES LLC,
3161 SW RIVERFRONT TER
WILSONVILLE, OR 97070-9716

2S124AA04500
INDIG MAURICE & HERMENE L
REV T, BY ROBERT L INDIG TR,
40451 ANDORRA CT
FREMONT, CA 94539-3601

2S124AA86882
DURAND SHAWN &, FRYETT
KAYLEE,
6880 SW MONTAUK CIR #6882
TUALATIN, OR 97035

21E19BB10100
FAIRCHILD SUSAN,
6414 SW DAWN ST
LAKE OSWEGO, OR 97035-7914

2S124DB00100
G&S FAMILY LTD
PARTNERSHIP THE,
20752 SW 120TH AVE
TUALATIN, OR 97062-6961

2S124AA04900
GRANT EUGENE L & JANET K,
13251 SE 130TH AVE
HAPPY VALLEY, OR 97086-9363

2S124AA02600
GUIDER ROBERT S TRUST, BY
GUIDER ROBERT S TR,
17 LOCKE WAY
SCOTTS VALLEY, CA 95066-

21E19BB05500
HANSEN DAWN J,
6247 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB11700
MENDRICKS ELIZABETH,
19229 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

21E19BB05600
HOAGE BARBARA H TRUSTEE,
668 MCVEY AVE UNIT 21
LAKE OSWEGO, OR 97034-4856

2S124AA04700
HUNT TROY E,
8170 SW 87TH
PORTLAND, OR 97223

2S124AA04000
IRONSIDE METAL
CORPORATION,
3210 VETERAN AVE
LOS ANGELES, CA 90034-3039

2S124AA01601
ELLIS DAVID &, WARD
CECILIA,
6956 SW CHILDS RD
LAKE OSWEGO, OR 97035
2S124AA00400
FEATHER E KAY REV LIV
TRUST, BY E KAY FEATHER
TR,
18365 SW 65TH AVE
2S124AA05700
GAGE ASSOCIATES LLC,
PO BOX 1318
LAKE OSWEGO, OR 97035-0516

21E19BC00400
GRAY CHARLES E TRUSTEE,
6050 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BC00801
HAN THO G, ,
6280 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA05100
HARRIS DENISE, BY ARTHUR
WINN PROPERTY SERVICES,
2401 NE MILWAUKIE BLVD
PORTLAND, OR 97212

21E19BB11300
HINKLE THOMAS W,
6367 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

21E19BB04700
HODGE LLOYD F TRUSTEE,
4415 SE PINEHURST AVE
MILWAUKIE, OR 97267-1606

2S124AA03800
I & A CORP,
PO BOX 82002
PORTLAND, OR 97282-0002

21E19BB11900
JAQUA LISA Y TRUSTEE,
6353 CHILDS RD
LAKE OSWEGO, OR 97035-7980

21E19BB11900
JAQUA LISA Y TRUSTEE, ,
6353 CHILDS RD
LAKE OSWEGO, OR 97035-7980

2S124AA03700
KENNEDY EILEEN,
7924 SE 7TH AVE
PORTLAND, OR 97202-6462

21E19BB11400
KIRALY JANOS,
681 DIAMOND WAY APT 242
VISTA, CA 92083-4449

21E19BC00500
KUHN GERALD M,
6110 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19C 01200
LEGACY MERIDIAN PARK
HOSPITAL,
1919 NW LOVEJOY ST
PORTLAND, OR 97209-1503

21E19BB11600
LUCKHAUPT ALICE L
TRUSTEE,
19215 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA00700
MASON CHRISTINE A &,
MASON STEPHEN A,
6540 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA96926
MERLO-FLORES VALERIA,
6926 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA03200
MONTAUK LLC, BY FIFTH & C
LLC,
1795 PALISADES TERRACE DR
LAKE OSWEGO, OR 97034-4623

21E19BB04800
NEUMAN KEITH D & JULIE M,
6317 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA01700bit c
JONES JOEL S &, CORP JESSICA
L,
7050 CHILDS RD
LAKE OSWEGO, OR 97035-7817

21E19BB12405
KEPPEL ROBERT & AIRENE,
6484 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19BB05300
KORDMAHALEH HADI &
ZAHRA NARGES,
6218 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB04600
LARSON JOHN K TRUSTEE,
6235 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00300
LEWIS MERRY BETH,
18325 SW 65TH AVE
LAKE OSWEGO, OR 97035

21E19BB05000
MACPHERSON STUART S, ,
2218 ROSE AVE
SIGNAL HILL, CA 90755-3721

2S124AA80286
MCCAHEREN KARIN A,
6886 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA04100
MINOR MARYLUE &, MINOR J
WARDEN & ELIOT QUINN &,
RUST ELISSA MINOR
16890 SW CAMINO DR

2S124AA03100
NAZLEE TEMPLIN LLC,
1940 NW MILLER RD #232
PORTLAND, OR 97229

2S124A002601
NYBERG ROAD PROPERTY
LLC,
1200 SW 66TH AVE #300
PORTLAND, OR 97225

2S124AA77206
JOREK KRISTEN,
7206 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA66927
KERTLAND JOANNE,
6927 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA05000
KUCERA DENNIS W &,
KUCERA PEGGY U,
7165 SW MONTAUK CIR
TUALATIN, OR 97062

21E19BB10900
LAWHEAD STEVE A &
SHARON E,
19125 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA04400
LU LAN,
103 NW CANVASBACK WAY
#202
BEAVERTON, OR 97006

2S124AA86880
MANNING LINDA L,
6880 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

21E19C 01400
MERIDIAN PARK HOSPITAL,
1919 NW LOVEJOY ST
PORTLAND, OR 97209-1503

2S124AA01500
MOHR JOHN H &, DEERING-
MOHR LORI,
6950 SW CHILDS RD
RIVERGROVE, OR 97035

21E19BB12300
NELSON GARY,
18909 65TH AVE
LAKE OSWEGO, OR 97035-7836

2S124DB00400
NYBERG CREEK FOUNDATION
LLC, BY JOHN C NYBERG,
5638 SW DOGWOOD DR
RIVER GROVE, OR 97035

2S124DB00400
NYBERG CREEK FOUNDATION
LLC, BY JOHN C NYBERG,
5638 SW DOGWOOD DR
RIVER GROVE, OR 97035

2S124AA01000
OSBORNE DAVID H &, OSBORNE
NOELLE N,
6720 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB12401
POWERS JOHN W TRUSTEE, ,
6479 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

2S124AA00100
REHSO LLC,
1524 SE 38TH AVE
PORTLAND, OR 97214-5202

2S124AA01200
RICHARDS MARK E & SHERI L,
6820 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124DA00800
ROLLING HILLS-277 LLC, BY
RANDALL REALTY CORP,
9500 SW BARBUR BLVD #300
PORTLAND, OR 97219

21E19BB04400
BEVDE DAPHNE E,
6137 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB10000
SPARKS VICTORIA M TRUSTEE,
6448 SW DAWN ST
LAKE OSWEGO, OR 97035-7914

2S124AA66925
STEINBERG TREVOR L, ,
6925 SW MONTAUK CIR
TUALATIN, OR 97062

2S124AA02500
SUSSMAN MARC REV LIV
TRUST &, JOHNSON JUDY REV
LIV TRUST,
5908 SW KNIGHTS BRIDGE DR

21E19BB11200
OLSON CARL JOHN, ,
6343 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

21E19BB12402
PARK CHUNG JAE & JIYEON,
6457 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19BB05400
RACKLEY FREDDY JOE & JANE
CONNER,
6221 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB11500
RENFROW LORNA G TRUSTEE,
6338 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

2S124AA77204
ROBERTS WAYNE V & SHERL
REV LIV, c/o THORPE TOM &,
THORPE KRISS
7204 SW MONTAUK CIR

21E19BC00301
RUPERT MARTIN TRUSTEE,
6048 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB12400
SHANNON MARY FRANCES,
6413 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19C 00900
STAFFORD HILLS PROPERTIES
LLC, ,
5916 SW NYBERG LN
TUALATIN, OR 97062-9750

2S124AA96924
STORY COLTON EDWARD,
6924 SW MONTAUK CIR
TUALATIN, OR 97035

2S124DA00400
TAN WEST TWO LLC, STE 200
330 NE LINCOLN ST
HILLSBORO, OR 97124-3262

2S124AA02700
OLSON GREGORY CHARLES &,
OLSON CYNTHIA SUSAN,
4306 SW GALEBUM ST
PORTLAND, OR 97219

21E19BB05200
POWELL RICHARD ALLEN
TRUSTEE, ,
6248 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

2S124DA00100
REEVES RICHARD A,
15174 NW TROON WAY
PORTLAND, OR 97229-0931

2S124AA00900
RICHARDS CAROL A,
9312 NW FINZER CT
PORTLAND, OR 97229-8035

2S124AA86884
ROBERTS WAYNE V & SHERL,
REVOCABLE LIVING TRUST, BY
WAYNE V & SHERL G ROBERTS
TR

2S124AA02400
SD @ PIPERS'S RUN LLC,
3750 SAINT ANDREWS DR
SANTA ROSA, CA 95403

21E19BB04900
SOOTS EVERETT C TRUSTEE,
19232 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA04300
STECKLEY FAMILY TRUST THE,
, #227
12042 SE SUNNYSIDE RD
CLACKAMAS, OR 97015-8382

21E19C 00700
SUNNY PATCH LLC,
PO BOX 16298
PORTLAND, OR 97292-0298

2S124AA05200
THOMAS THOMAS M,
19000 NW EVERGREEN PKWY
#265
HILLSBORO, OR 97124

2S124AA05200
THOMAS THOMAS M,
19000 NW EVERGREEN PKWY
#265
HILLSBORO, OR 97124

2S124A002503
TUALATIN FD LLC, BY
FARMERS & MERCHANTS
BANK REO DEP,
302 PINE AVE 2ND FL

21E19BB05800
VALDES JEFFREY M & ERIN A,
17845 SW 106TH AVE
TUALATIN, OR 97062-9489

21E19BB11100
WALKER MARGARET ANN,
6327 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

2S124DA00900
WETLANDS CONSERVANCY
INC THE, ,
4640 SW MACADAM AVE #50
PORTLAND, OR 97239

Charlie Benson
5915 SW Sequoia Dr.
Tualatin, OR 97062

Heather George
7147 SW Sagert #101
Tualatin, OR 97062

Nyberg Road Property, LLC.
1200 SW 66th Ave, Suite 300
Portland, OR 97225
Attn: Tom & Campbell Clarey

2S124DA01000
TMV LLC,
19255 SW 65TH AVE #200
TUALATIN, OR 97062

2S124A002900
TUALATIN CITY OF,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA01800
VAYALKELOTH SALIM &,
AHMED AZMA,
7140 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB10300
WANFORD SHAUN & KASEY,
6352 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

Doug Ulmer
7149 SW Sagert St., Unit 105
Tualatin, OR 97062

21E19BB05900
 TSAI HSIU-CHEN,
5625 SUMMIT ST
WEST LINN, OR 97068-2833

2S124AA03600
USHER BRENT D & WENDY E,
814 SE LEXINGTON ST
PORTLAND, OR 97202-6334

21E19C 00500
W STONESTHROW II LLC,
4 EMBARCADERO CENTER STE
3330
SAN FRANCISCO, CA 94111
2S124AA77202
WARBERG JAMES J
REVOCABLE, LIVING TRUST,
PO BOX 2287
LAKE OSWEGO, OR 97035-0662

Exhibit C

2S124DA00400
BEBRINIUS RHO LLC & HYRAXONE LLC
10260 SW GREENBERG RD #530
PORTLAND, OR 97223-5515

2S124AA66925
BESHEARS CHARLES D & KAREN M
18010 MEADOWLARK LN
LAKE OSWEGO, OR 97034-7569

2S124AA03700
DIAZ SCOTT & TSAI JENNY
2646 NW OVERTON ST .
PORTLAND, OR 97210-2443

2S124AA77204
ROBERTS WAYNE & SHERYL
THORPE KRISS
7204 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA00400
FEATHER E KAY REV LIV TRUST
18365 SW 65TH AVE
TUALATIN, OR 97062

21E19BB11800
GENTLING GREGORY & NARGESS
FASSIH
19241 LONGFELLOW AVE
LAKE OSWEGO, OR 97035-7978

2S124AA00100
GUIDDOG LLC
PO BOX 1967
LAKE OSWEGO, OR 97035-0057

2S124AA05300
HUNTER JEFFREY C
37575 RICHARDSON GAP RD
SCIO, OR 97374-9755

21E19BB00900
MOYER SEAN & LYNDEY
6472 DAWN ST
LAKE OSWEGO, OR 97035-7914

21E19BB10900
PAULSON SHARON E & DAVID A
19125 LONGFELLOW AVE
LAKE OSWEGO, OR 97035-7929

2S124AA66929
PALLECEK CAROL & JOHN
481 BENICIA DR
SANTA ROSA, CA 95409-3003

21E19BB04400
SHEN JIAN
17610 BROOKHURST DR
LAKE OSWEGO, OR 97034-5097

2S124AA86882
SMITH FRANK & CRISTINA SOTO
6882 SW MONTAUK CIR
TUALATIN, OR 97062



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT
CASE FILE: AR 18-0007—Tualatin Apartments

NOTICE IS HEREBY GIVEN that a Type-III application for Architectural Features: architecture, landscaping, pedestrian and bicycle circulation, parking, and lighting (AR-18-0007) for a proposed 264-unit apartment complex located at 6645 SW Nyberg Lane Tualatin will be heard by the Architectural Review Board:

Wednesday, November 20, 2019 at 6:30 pm
 Location: the Tualatin Police Training Room
 8650 SW Tualatin Road Tualatin, OR 97062

NOTICE IS FURTHER GIVEN that a Type-II application for Public Utility Facilities: public sanitary and storm sewers, water lines and fire hydrants, water quality, and streets and sidewalks (AR-18-0007) will be decided administratively by the Tualatin Engineering Division.

Individuals wishing to comment on the Architectural Features application and/or Public Utilities Facilities application, must do so in writing by 5pm on October 29, 2019 to:

City of Tualatin, Planning Division
 Attn: Erin Engman
 18880 SW Martinazzi Avenue
 Tualatin, OR 97062-7092
 eengman@tualatin.gov

Westlake Consultants on behalf of Nyberg Road Property, LLC proposes a 264-unit apartment complex on 10.99 acres.

This property is located at: 6645 SW Nyberg Lane, Tax Lots: 2S124A 2600 & 2601



- **Architectural Features (Type III) Criteria*:** Tualatin Development Code (TDC) Chapters 31, 34, 43, 73.
- **Public Utilities Facilities (Type II) Criteria*:** Tualatin Municipal Code (TMC) Titles 3, 4 and TDC Chapters 31, 70, 71, 72, 73, 74, 75.
 *Applications submitted prior to Ordinance No. 1418-19.
- **The application materials and applicable criteria** are available for inspection at no cost and copies will be provided at a reasonable cost.
- **A Staff report for the Architectural Features Decision** will be available at least seven days before the hearing for inspection an no cost and copies will be provided at a reasonable cost.



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City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

Exhibit C

To view the application materials visit: www.tualatinoregon.gov/projects.

- **The public hearing for the Architectural Features application will 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.
- **Individuals wishing to comment on the Architectural Features application** must do so in writing to the Planning Division prior to the hearing or in writing or orally at the hearing.
- **Individuals wishing to comment on the Public Utility Facilities application** must do so prior to the close of the written comment period (**5pm on October 29, 2019**).
- **All citizens are invited to attend and be heard upon the Architectural Features application:** 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.
- **Notice of the Architectural Features Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.
- **Notice of the Public Utility Facilities Decision** will only be provided to those who submit written comments regarding that application.

For additional information contact:

Lynette Sanford, Office Coordinator lsanford@tualatin.gov 503-691-3026

Erin Engman, Associate Planner eengman@tualatin.gov 503-691-3024

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.



City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

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