



City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Pre-Application Meeting Request

CITY OF TUALATIN
RECEIVED
SEP 20 2018
COMMUNITY DEVELOPMENT
PLANNING DIVISION

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: River Ridge 99W Parcel

What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

To develop and determine a direction for the proposed project moving forward. See attached site plan.

PROPERTY INFORMATION

Property address/location(s): 17905 SW Pacific Highway
Tualatin, OR 97062

Tax map and tax lot no.(s): Zs115c, lot #2200

Zoning: CG

PROPERTY OWNER/HOLDER INFORMATION

Name(s): Richard Berger
Mountain West Investment Corp.

Address: 201 Ferry St. SE, Ste 400 Phone: 503-581-4654

City/state: Salem, OR Zip: 97301

APPLICANT INFORMATION

Name: Benner Stange Associates Architects, Inc.

Address: 80 SE Madison St., Ste 430 Phone: 503-670-0234

City/state: Portland, OR Zip: 97214

Contact person: Jeffrey A. Benner

Phone: 503-670-0234 Email: jbenner@bsaarch.com

Pre-application Conference Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Pre-application conferences are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: **Requests will not be accepted without the required submittal elements**)

A complete application form and accompanying fee.

1 hard copy and an electronic set of the following:

Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)

A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.

A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No.: PRE 18-0022

Related Case No.(s): SC 18-0027

Application fee: \$227.50

Application accepted:

By: [Signature] Date: 9-20-18

Date of pre-app: _____

Time of pre-app: _____

Planner assigned to pre-app: Erin

What type of development are you proposing? (Check all that apply)

Industrial Commercial Residential Institutional Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

The proposed development includes a small commercial building component and relevant parking, and additional parking for the adjacent River Edge Apartments.

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes No

If yes, please identify an example project:

Adjacent River Edge Apartments

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

Is the property under enforcement action? If yes, please attached a notice of the violation. No.

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

Erin Engman, City of Tualatin

Rony Doran, City of Tualatin

River Ridge 99W Lot

Narrative.

We are contemplating the redevelopment of a lot along Highway 99W in front of the River Ridge Apartments. The property has several existing buildings on it. Our intention is to demolish those buildings as part of any redevelopment.

Our primary purpose is to clean up the site, so we are not sure what the ultimate use would be. The mostly likely use is a small retail project, but we also are exploring using the entire site for parking or adding additional residential units in conjunction to the River Ridge Apartments. We would like to know what the City process is required for each of these alternatives and what the timelines are for their completion.

Access to the site is anticipated to be through the entrance developed by the River Ridge apartments through the existing easement.

Thomas Fallon

Subject: FW: Tualatin Retail

Jeff,

The following are my recommended questions to include for the pre-app.

Chuck,

Let me know if there is anything else you would like to include.

- Please confirm any required street frontage improvements. Please confirm existing overhead utilities can remain. Undergrounding will not be required for this project.
- Will the proposed development require a traffic study?
- Please discuss any tree preservation requirements.
- Please provide any additional fire department or emergency access requirements beyond what currently exists for the apartments.
- Please confirm the proposed location of the ADA stalls are acceptable.
- Please discuss stormwater requirements (water quality, detention, etc.) that apply to the project. For runoff directed to ODOT system, what standards and criteria apply? ODOT, or City of Tualatin?
- If a lot consolidation is proposed with the apartments, would this trigger a zone change for the subject property? Or would existing zoning designation still apply?
- Please confirm the existing sanitary sewer lateral within Hwy 99W ROW can be reused.
- Please confirm the existing water meter and service can be reused. Please provide size of the existing water service.
- Please provide hydrant flow test results for static and residual pressure at the site. Are the hydrant flow tests conducted for the apartments still applicable? Or, have there been improvements/revisions to the water system since construction of the apartments?

Richard Walker, P.E.

AKS ENGINEERING & FORESTRY, LLC

P: 503.400.6028 Ext. 404 | F: 503.400.7722 | www.aks-eng.com | richardw@aks-eng.com

N51°48'20"E 177.47'



ZONING : CG

DEED - BOOK 252, PAGE 545

16

8

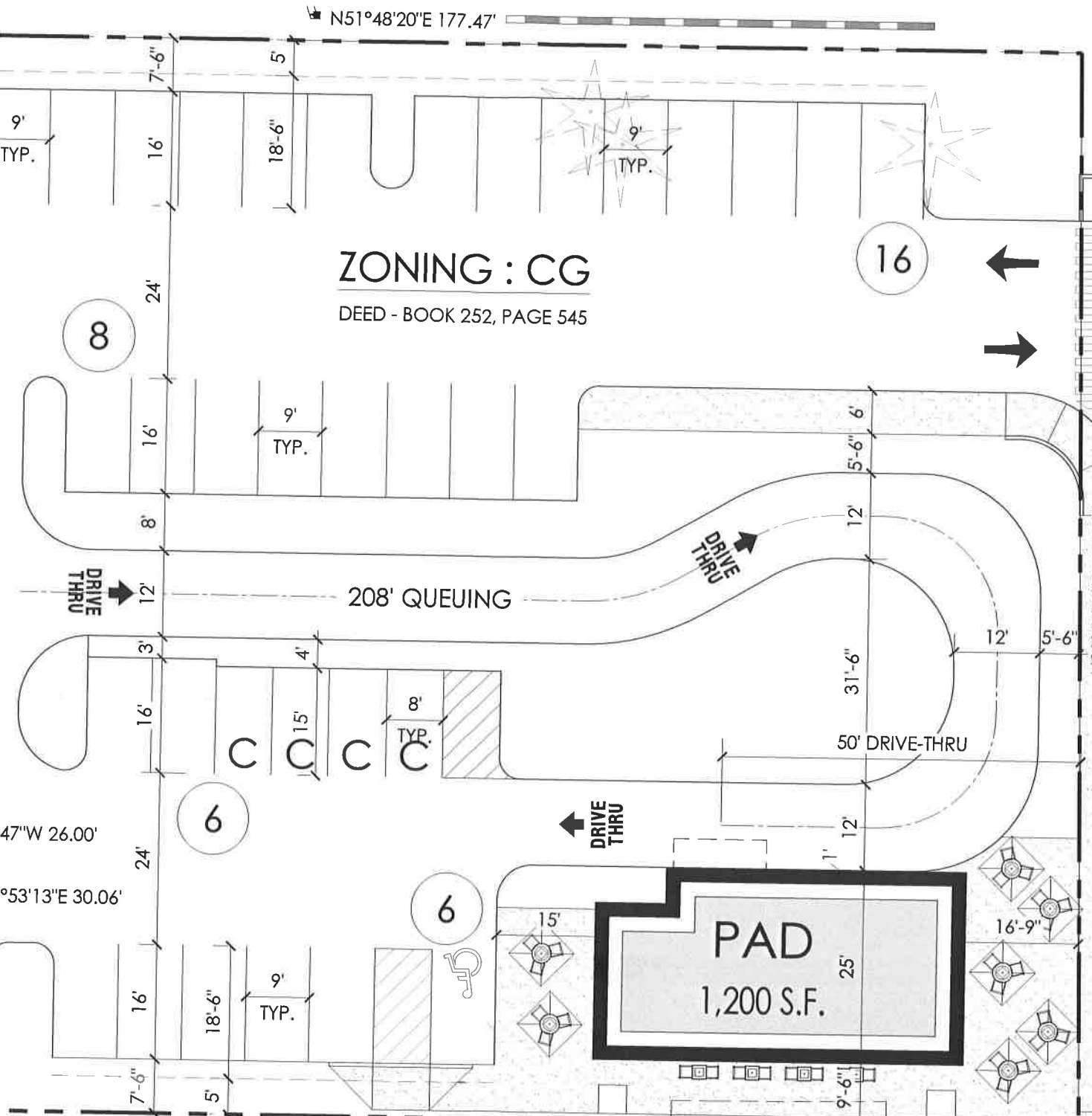
6

6

EXCEPTION #11
VEHICLE DETECTOR LOOP
EASEMENT per DOC NO.
93046003

EXCEPTION #10
30' WIDE HWY ACCESS
AGREEMENT AREA @
CENTERLINE
STATION 264 + 48 per
BOOK 407, PAGE 626

EXCEPTION #10
30' WIDE HWY ACCESS
AGREEMENT AREA @
CENTERLINE
STATION 264 + 48 per
BOOK 407, PAGE 626



N38°14'54"W 150.01'

N38°59'30"E 149.37'

S51°06'47"W 26.00'

S38°53'13"E 30.06'

S51°35'50"W 179.41'

PACIFIC HWY. W

SITE PLAN
SCALE: 1" = 20'



September 6, 2018



RIVERS RIDGE

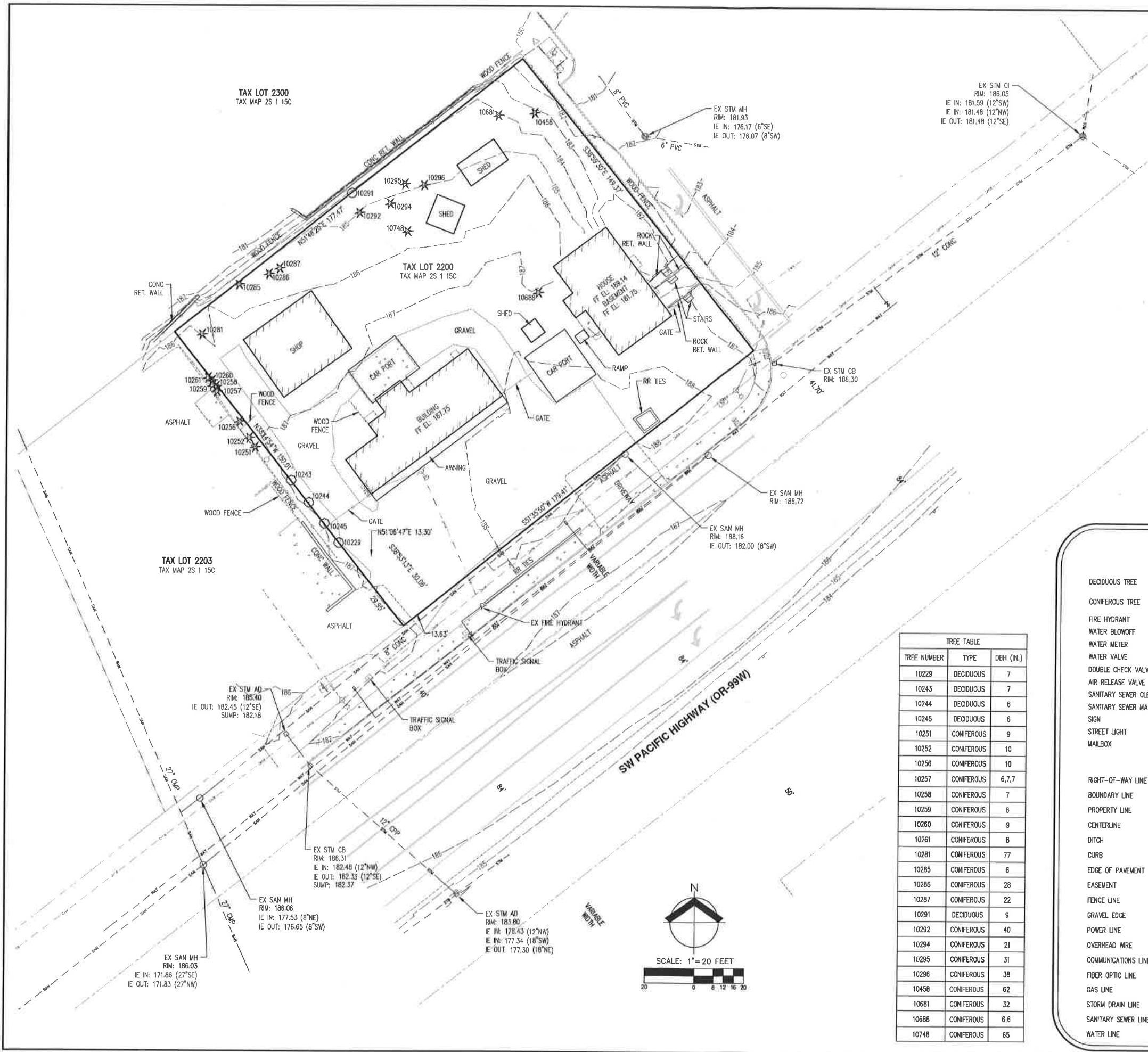
Pacific HWY 99 W | Tualatin, Oregon

APPROVED
3-7-2018
DEVELOPMENT
DIVISION

BENNER STANGE ASSOCIATES ARCHITECTS, INC.
80 SE MADISON SUITE B-130
PORTLAND, OR 97214
(503) 670-0234
FAX (503) 670-0235
bsa@bsaarch.com



SD10



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 18191971. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JULY 25-26, 2018.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 348, A BRASS DISK SET IN CONCRETE, LOCATED AT THE NE CORNER OF THE HWY 99W SOUTHBOUND LANES OVER THE TUALATIN RIVER. ELEVATION = 139.829 FEET (NGVD 29).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

17905 SW PACIFIC HIGHWAY
TUALATIN OREGON
 TAX MAP 2S 1 15C

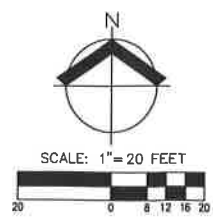
EXISTING CONDITIONS

LEGEND

EXISTING	EXISTING
DECIDUOUS TREE	STORM DRAIN CLEAN OUT
CONIFEROUS TREE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN AREA DRAIN
WATER BLOWOFF	STORM DRAIN MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	UTILITY POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE	

TREE TABLE

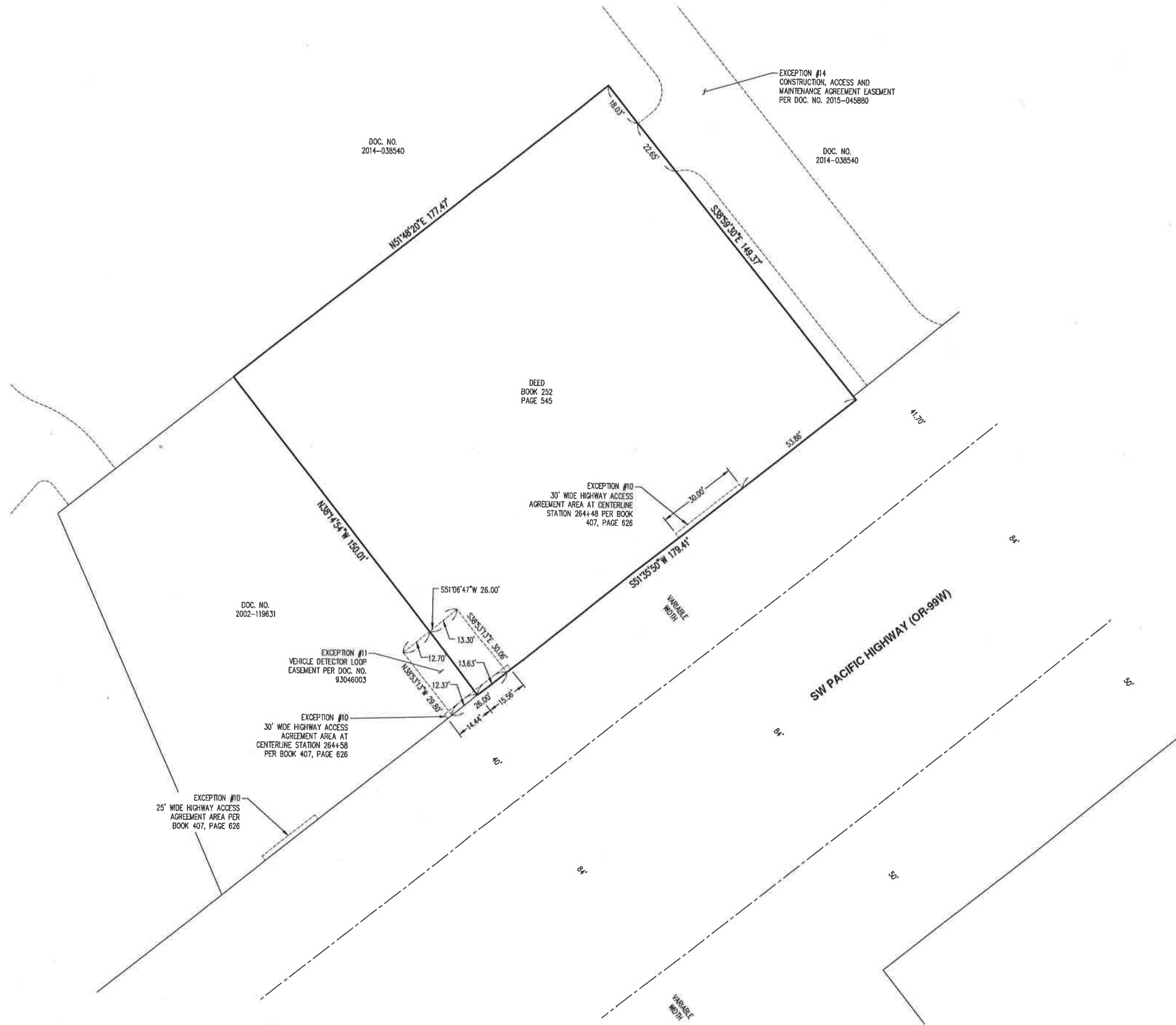
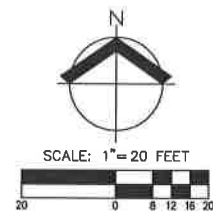
TREE NUMBER	TYPE	DBH (IN.)
10229	DECIDUOUS	7
10243	DECIDUOUS	7
10244	DECIDUOUS	6
10245	DECIDUOUS	6
10251	CONIFEROUS	9
10252	CONIFEROUS	10
10256	CONIFEROUS	10
10257	CONIFEROUS	6,7,7
10258	CONIFEROUS	7
10259	CONIFEROUS	6
10260	CONIFEROUS	9
10261	CONIFEROUS	8
10281	CONIFEROUS	77
10285	CONIFEROUS	6
10286	CONIFEROUS	28
10287	CONIFEROUS	22
10291	DECIDUOUS	9
10292	CONIFEROUS	40
10294	CONIFEROUS	21
10295	CONIFEROUS	31
10296	CONIFEROUS	38
10458	CONIFEROUS	62
10681	CONIFEROUS	32
10688	CONIFEROUS	6,6
10748	CONIFEROUS	65



DESIGNED BY: _____
 DRAWN BY: BRE
 CHECKED BY: RDR
 SCALE: AS NOTED
 DATE: 8/3/2018
 REGISTERED PROFESSIONAL LAND SURVEYOR
 ROBERT D. RETHIG
 60124LS
 RENEWS: 12/31/18
 REVISIONS: _____

JOB NUMBER
6948

SHEET
C002



DESIGNED BY:	
DRAWN BY:	BRE
CHECKED BY:	RDR
SCALE:	AS NOTED
DATE:	8/3/2018
REGISTERED PROFESSIONAL LAND SURVEYOR	
REVISIONS:	
JOB NUMBER:	6948
SHEET:	C003

AFFIDAVIT OF MAILING NOTICE

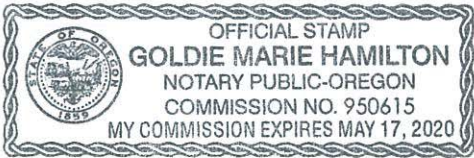
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Zac Wasula being first duly sworn, depose and say:

That on the 2nd day of November, 2018, 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.

Zac Wasula
Signature

SUBSCRIBED AND SWORN to before me this 2nd day of November, 2018.

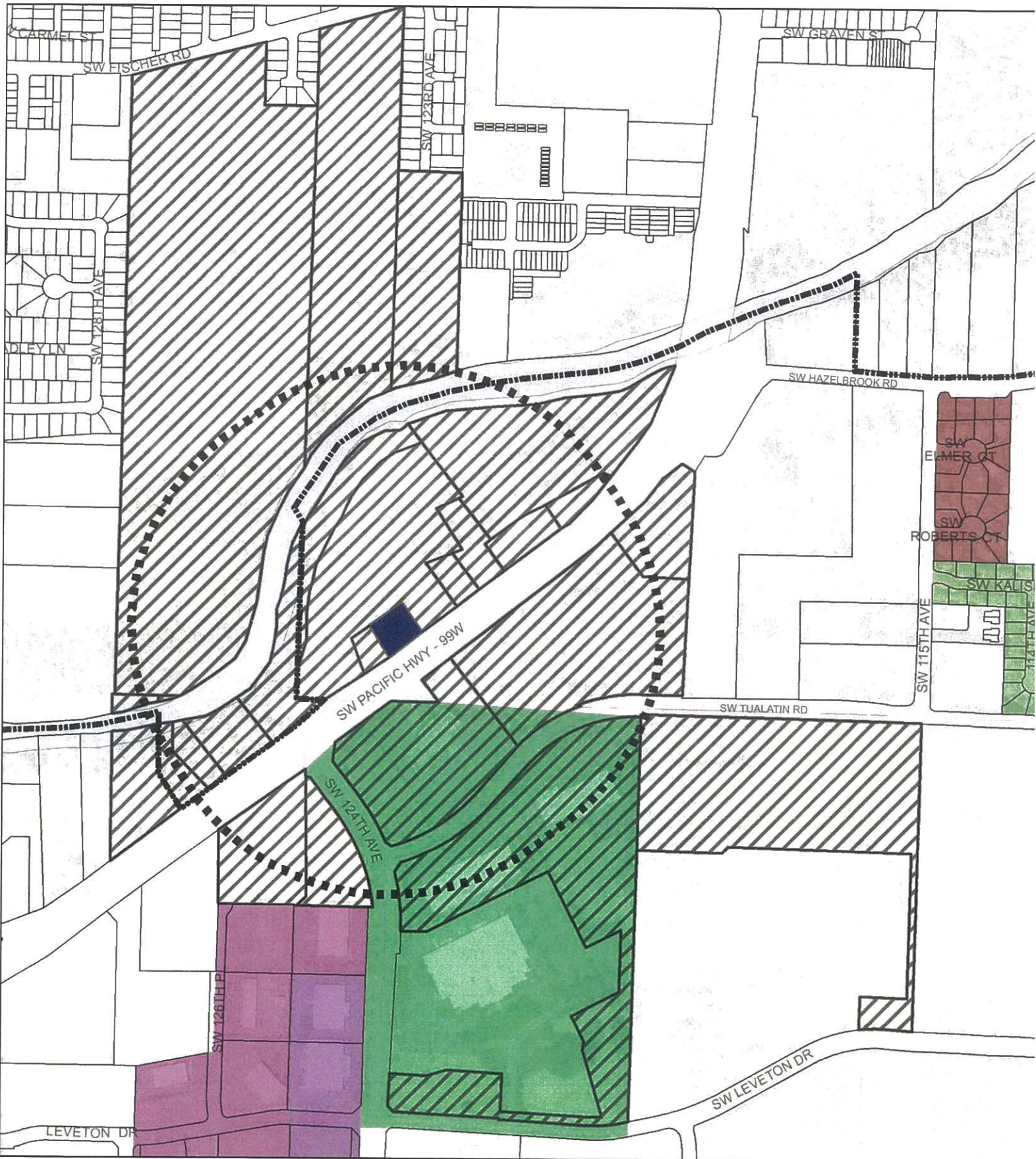


Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: May 17, 2020

RE: 17915 SW Pacific Highway
Architectural Review

EXHIBIT A

2S122BB00200 BLAKESLEE PROPERTIES LLC PO BOX 1450 SHERWOOD, OR 97140-1450	2S115C000901 BRAND-BROADWAY ASSOCIATES 16255 VENTURA BLVD #1200 ENCINO, CA 91436	2S115CB00400 BRAND-BROADWAY ASSOCIATES ATTN: KENNETH L FRIEDMAN 16255 VENTURA BLVD ENCINO, CA 91436-2302
2S116D000200 BRAND-BROADWAY ASSOCIATES & KARNO NORTON S 16255 VENTURA BLVD #1200 ENCINO, CA 91436	2S115C002203 CASEY SEAN P 456 N STATE ST LAKE OSWEGO, OR 97034-3113	2S115C002000 DUE NORTH PROPERTIES LLC 17725 SW PACIFIC HWY TUALATIN, OR 97062-6955
2S115C002001 EXPRESSIONS FUTONS & FURNITURE I 17705 SW PACIFIC HWY TUALATIN, OR 97062-6955	2S122BA00100 JAE OREGON INC ACCOUNTING DEPT 11555 SW LEVETON TUALATIN, OR 97062	2S121A000101 KENNEDY JONATHAN 13685 SW NAHCOTTA DR TIGARD, OR 97223-5776
2S121A000200 KENNEDY JONATHAN & CARMEN 13685 SW NAHCOTTA DR TIGARD, OR 97223-5776	2S115C002190 LANKARANI REZA & PAKSERESHT FARAH 3944 CROISAN MT DR S SALEM, OR 97302	2S115C002192 LANKARANI REZA & PAKSERESHT FARAH 3944 CROISAN MT DR S SALEM, OR 97302
2S121A002400 MCCULLOCH GRANT H & SHIRLEY A REV LIVING TRUST 12905 SW WATKINS TIGARD, OR 97223	2S122B001100 MITTLEMAN PROPERTIES BY GVA KIDDER MATHEWS ONE COLUMBIA STREET #950 PORTLAND, OR 97258	2S115C002300 MWIC TUALATIN LLC 201 FERRY ST SE #400 SALEM, OR 97301
2S121A000300 NICHOLS DOROTHY D TRUST BY RHONDA BARBOUR TR 7410 SW OLESON RD #424 PORTLAND, OR 97223	2S116D001400 OSBORNE ROBERT PO BOX 687 NEWBERG, OR 97132-0687	2S115C002200 PACIFIC OUTDOOR ADVERTISING 715 NE EVERETT ST PORTLAND, OR 97232-2724
2S122BB00100 QUEST GRP TRUST VIII BY UNION BANK OF CA 200 MARKET ST #1860 PORTLAND, OR 97201	2S115C001800 ROAMER'S REST R V PARK LLC 19542 SW ALDERWOOD CT ALOHA, OR 97003	2S115C002202 TUALATIN CITY OF 18880 SW MARTINAZZI AVE TUALATIN, OR 97062-7092
2S121A000102 WATSON J DOUGLAS MARILYN J 18081 SW PACIFIC HWY TUALATIN, OR 97062-6969	2S115CC00100 WOODRIDGE LIMITED PARTNERSHIP THREE CENTERPOINTE DR #130 LAKE OSWEGO, OR 97035	2S115CC00200 WOODRIDGE LIMITED PARTNERSHIP THREE CENTERPOINTE DR #130 LAKE OSWEGO, OR 97035



 1000' Buffer

 Selected Taxlots





November 1, 2018

**RE: Neighborhood Review Meeting
Architectural Review**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a ±0.62-acre property located at 17915 SW Pacific Highway in Tualatin, Oregon, which is Tax Lot 2200 of Washington County Assessor's Map 2S115C and is zoned General Commercial (CG). A map of the location is shown on the back of this letter. The project involves an architectural review for a planned drive-through retail building and associated parking lot. A portion of the parking spaces will be available for the existing River Ridge Apartments. Prior to submitting a land use application to the City of Tualatin, we would like to discuss the project with you in more detail.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before the application is submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting is scheduled for:

**November 19, at 6:00 p.m.
River Ridge Apartments Common Building
17865 SW Pacific Highway
Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at chrsg@aks-eng.com.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read 'Chris Goodell', written in a cursive style.

Chris Goodell, AICP, LEED^{AP}
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | chrsg@aks-eng.com

Enclosure: Tax Map

cc: Lynette Sanford, City of Tualatin Community Development Department
Riverpark CIO

From: Jacki Herb
Sent: Friday, November 02, 2018 11:04 AM
To: 'stan.jernberg@harmonicinc.com'; 'atasaedi@hotmail.com';
'sle3665@hotmail.com'; 'jasuwi7@gmail.com';
'dan@danhardyproperties.com'; 'Lynette Sanford';
'tualatincommercialcio@gmail.com'; 'gannett@oregonrn.org';
'famtuninstall1@frontier.com'; 'scottm@capacitycommercial.com'
Subject: Neighborhood Meeting
Attachments: 6892 20181024 Nhood Mtg. Letter final.pdf

Categories: Filed by Newforma

Hello,

Attached please find a notice of a neighborhood meeting that is adjacent to the Riverpark CIO and in the Commercial CIO. We hope you will be able to attend this meeting to discuss this project.

Regards,

Jacki Herb



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 ext. 279 | F: 503.563.6152 | www.aks-eng.com | herbj@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

CERTIFICATION OF SIGN POSTING



In addition to the requirements of [TDC 31.064\(2\)](#), 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**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

applicant's consultant
As the applicant for the 17915 SW PACIFIC HIGHWAY ARCHITECTURAL REVIEW project, I hereby certify that on this day, 11-2-18 2 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 *Consultant* Name: Zac Wasula
(Please Print)

Applicant's *Consultant* Signature: [Signature]

Date: 11-2-18

November 20, 2018



Neighborhood Meeting Minutes: River Ridge Architectural Review

Meeting Date: November 19, 2018

Time: 6:00 p.m.

Location: River Ridge Apartments Common Building, 17865 SW Pacific Highway, Tualatin, OR 97062

In preparation for the submission of an architectural review land use application, the applicant conducted a neighborhood meeting in accordance with applicable City regulations. Richard Berger, the owner's representative, and Chris Goodell and Chuck Gregory from AKS Engineering & Forestry, LLC were present. Sign-in sheets and business cards were provided. The meeting began with a presentation by Richard Berger which included an overview of this property, the project location, details about the planned project, and an approximate timeframe for submittal of the land use application. Chris Goodell then provided information about the City's review process and opportunities for public input were provided.

Following the presentation, attendees asked questions and/or provided general comments about the project. The following topics were discussed:

- Questions about the planned drive-through retail building
 - Residents provided ideas for the type of tenant they would like to see, including a coffee shop like Dutch Brothers, Starbucks, or Peets Coffee
 - Desire to have outdoor seating at the retail building
- Questions about the planned easement
 - Some driveways will be closed
- Questions about a property to the southwest of the site and if it could also be purchased
- Questions about the completion of the off-site Greenway Trail

The meeting concluded at approximately 7:00 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read 'Chris Goodell', written in a cursive style.

Chris Goodell, AICP, LEED^{AP}, Associate
(503) 563-6151 | chrisg@aks-eng.com
12965 SW Herman Road, Suite 100
Tualatin, OR 97062



BEND, OR

3052 NW Merchant Way, Suite 100
Bend, OR 97703
(503) 317-8429

www.aks-eng.com

KEIZER, OR

4300 Cherry Avenue NE
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR

12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA

9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

River Ridge

November 19, 2018

6:00 p.m.

River Ridge Apartments Common Building

17865 SW Pacific Highway, Tualatin, OR 97062

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address	Email Address	Zip Code	Phone #
Deana Stone		deana@helsomgmt.com		503-999-0049
Jennifer Trick		jennifer@riverridgeoregon.com		503-855-4890
Howard Westerdahl		howard.westerdahl@gmail.com		954-931-5846
Jonathan Kennedy		Jonathan@ipns.com		503-705-7776
CHRIS GOODSELL		CHRISG@AKS-ENG.COM		503-563-6151
Richard Berger		richard@mwin.com		503-584-4593
Chuck Gregory		Chuckg@aks-e-g.com		503-563-6151

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < 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.

As the applicant for the River Ridge Addition (AR-19-004)
 project, I hereby certify that on this day, one sign(s) was/were posted on the
 subject property in accordance with the requirements of the Tualatin Development Code and the
 Community Development Department - Planning Division.

Applicant's Name: Jacki Herb
 (PLEASE PRINT)

Applicant's Signature: Jacki Herb

Date: 4-15-19



AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

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

That on the 4th day of June, 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 15 of July, 2019

Lynette Sanford
Signature

SUBSCRIBED AND SWORN to before me this 15 day of July, 2019.

Onnie Tashanne Neumann
Notary Public for Oregon

My commission expires: 12/26/20



RE: AR19-0004: PROPOSAL OF A 39 STALL PARKING LOT WITH BUILDING PAD FOR A FUTURE 1,200 SF DRIVE-THRU ESTABLISHMENT ON 0.6 ACRE PROPERTY. THIS IS LOCATED AT 17915 SW PACIFIC HWY, TLID 2S115C02200.



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that the City of Tualatin Planning Division received an application, which was deemed complete June 4, 2019, for a proposed Architectural Review to be known as:

AR 19-0004

River Ridge Addition

Mountain West proposes a 39 stall parking lot with building pad for a future 1,200 SF drive-thru establishment on a 0.6 acre property.

Comments and questions may be submitted to:

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

The deadline for submitting comments on the proposed application is:

- June 18, 2019 at 5:00 p.m.

The property is located at:

17915 SW Pacific Highway
Tax Lot 2S1 15C 02200



- **Criteria:** Tualatin Development Code (TDC) 33.020, 33.110, 54, 73A-73D, 74, and 75; Tualatin Municipal Code (TMC) Title 3 and Title 4.
- **Print copies of the application,** all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and copies will be provided at a reasonable cost. A copy of the staff report, resolution, and supporting documents will be available for inspection at no cost at the Tualatin Planning Division and will be provided at reasonable cost.



CITY OF TUALATIN
18880 SW Martinazzi Ave
Tualatin, OR 97062

- **Individuals wishing to submit comments** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Decision making process:** Architectural Reviews are conducted as a limited land use decision in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities respectively of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall each become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.

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.

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

For additional information contact:

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

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

2S122BB00200 BLAKESLEE PROPERTIES LLC PO BOX 1450 SHERWOOD, OR 97140-1450	2S115C000901 BRAND-BROADWAY ASSOCIATES 16255 VENTURA BLVD #1200 ENCINO, CA 91436	2S115CB00400 BRAND-BROADWAY ASSOCIATES ATTN: KENNETH L FRIEDMAN 16255 VENTURA BLVD ENCINO, CA 91436-2302
2S116D000200 BRAND-BROADWAY ASSOCIATES & KARNO NORTON S 16255 VENTURA BLVD #1200 ENCINO, CA 91436	2S115C002203 CASEY SEAN P 456 N STATE ST LAKE OSWEGO, OR 97034-3113	2S115C002000 DUE NORTH PROPERTIES LLC 17725 SW PACIFIC HWY TUALATIN, OR 97062-6955
2S115C002001 EXPRESSIONS FUTONS & FURNITURE I 17705 SW PACIFIC HWY TUALATIN, OR 97062-6955	2S122BA00100 JAE OREGON INC ACCOUNTING DEPT 11555 SW LEVETON TUALATIN, OR 97062	2S121A000101 KENNEDY JONATHAN 13685 SW NAHCOTTA DR TIGARD, OR 97223-5776
2S121A000200 KENNEDY JONATHAN & CARMEN 13685 SW NAHCOTTA DR TIGARD, OR 97223-5776	2S115C002190 LANKARANI REZA & PAKSERESHT FARAH 3944 CROISAN MT DR S SALEM, OR 97302	2S115C002192 LANKARANI REZA & PAKSERESHT FARAH 3944 CROISAN MT DR S SALEM, OR 97302
2S121A002400 MCCULLOCH GRANT H & SHIRLEY A REV LIVING TRUST 12905 SW WATKINS TIGARD, OR 97223	2S122B001100 MITTLEMAN PROPERTIES BY GVA KIDDER MATHEWS ONE COLUMBIA STREET #950 PORTLAND, OR 97258	2S115C002300 MWIC TUALATIN LLC 201 FERRY ST SE #400 SALEM, OR 97301
2S121A000300 NICHOLS DOROTHY D TRUST BY RHONDA BARBOUR TR 7410 SW OLESON RD #424 PORTLAND, OR 97223	2S116D001400 OSBORNE ROBERT PO BOX 687 NEWBERG, OR 97132-0687	2S115C002200 PACIFIC OUTDOOR ADVERTISING 715 NE EVERETT ST PORTLAND, OR 97232-2724
2S122BB00100 QUEST GRP TRUST VIII BY UNION BANK OF CA 200 MARKET ST #1860 PORTLAND, OR 97201	2S115C001800 ROAMER'S REST R V PARK LLC 19542 SW ALDERWOOD CT ALOHA, OR 97003	2S115C002202 TUALATIN CITY OF 18880 SW MARTINAZZI AVE TUALATIN, OR 97062-7092
2S121A000102 WATSON J DOUGLAS MARILYN J 18081 SW PACIFIC HWY TUALATIN, OR 97062-6969	2S115CC00100 WOODRIDGE LIMITED PARTNERSHIP THREE CENTERPOINTE DR #130 LAKE OSWEGO, OR 97035	2S115CC00200 WOODRIDGE LIMITED PARTNERSHIP THREE CENTERPOINTE DR #130 LAKE OSWEGO, OR 97035