



## Land Use Application

Project Information		
Project Title:		
Brief Description:		
Property Information		
Address:		
Assessor's Map Number and Tax Lots:		
Applicant/Primary Contact		
Name:	Company Name:	
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner		
Name:		
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner's Signature: 		Date:
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
<b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b>		
Applicant's Signature: 		Date:

Land Use Application Type:

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

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



Real Estate Strategy and Operations  
4400 NE Halsey St.  
Bldg. 2, Suite 190  
Portland, OR 97213

December 18<sup>th</sup>, 2020

Tabitha Boschetti  
Assistant Planner  
City of Tualatin  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062

Re: Providence Tualatin Covid Drive-Thru Project - Narrative

Dear Tabitha,

Following is a brief narrative for the Providence Tualatin COVID Drive-Through Testing project:

In response to the COVID-19 pandemic, Providence erected a drive-through testing facility at the Providence Bridgeport (18040 SW Lower Boones Ferry Road) location for testing of both Providence employees and patients. Throughout the summer this testing was conducted underneath temporary tents. Testing is conducted by appointment only; patients are asked to remain in their cars throughout the duration of testing.

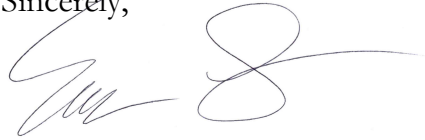
As a transition to the winter months, Providence elected to install a temporary 12x60 office trailer (wheeled unit, blocked and leveled with piers and further secured with earth anchors and seismic straps) in the parking lot behind the Providence Bridgeport building. The unit is not connected to any public water or sewer utilities and does not disturb any soil or water runoff activities. Power was provided to the trailer by Oregon Electrical Group; necessary power permits were pulled prior to installation and the work was inspected and approved. The trailer is seismically restrained to the asphalt; appropriate engineering documents were provided to the City for evaluation by the Structural Permitting department.

In addition to the 12x60 trailer, Providence will install a 22x40 tent, constructed by Alaska Structures. The tent is rated for 120 mph winds and 25psf+ snow loads with sides made of fire retardant materials. Appropriate engineering documentation has been sent to the City for evaluation.

Per the City's request, Providence submitted for an Architectural Review. The community/developer meeting was conducted on December 3<sup>rd</sup>, 2020 at 6 PM; zero neighbors called in before the meeting was concluded at 6:30 PM.

Please contact me with any further questions or requests.

Sincerely,

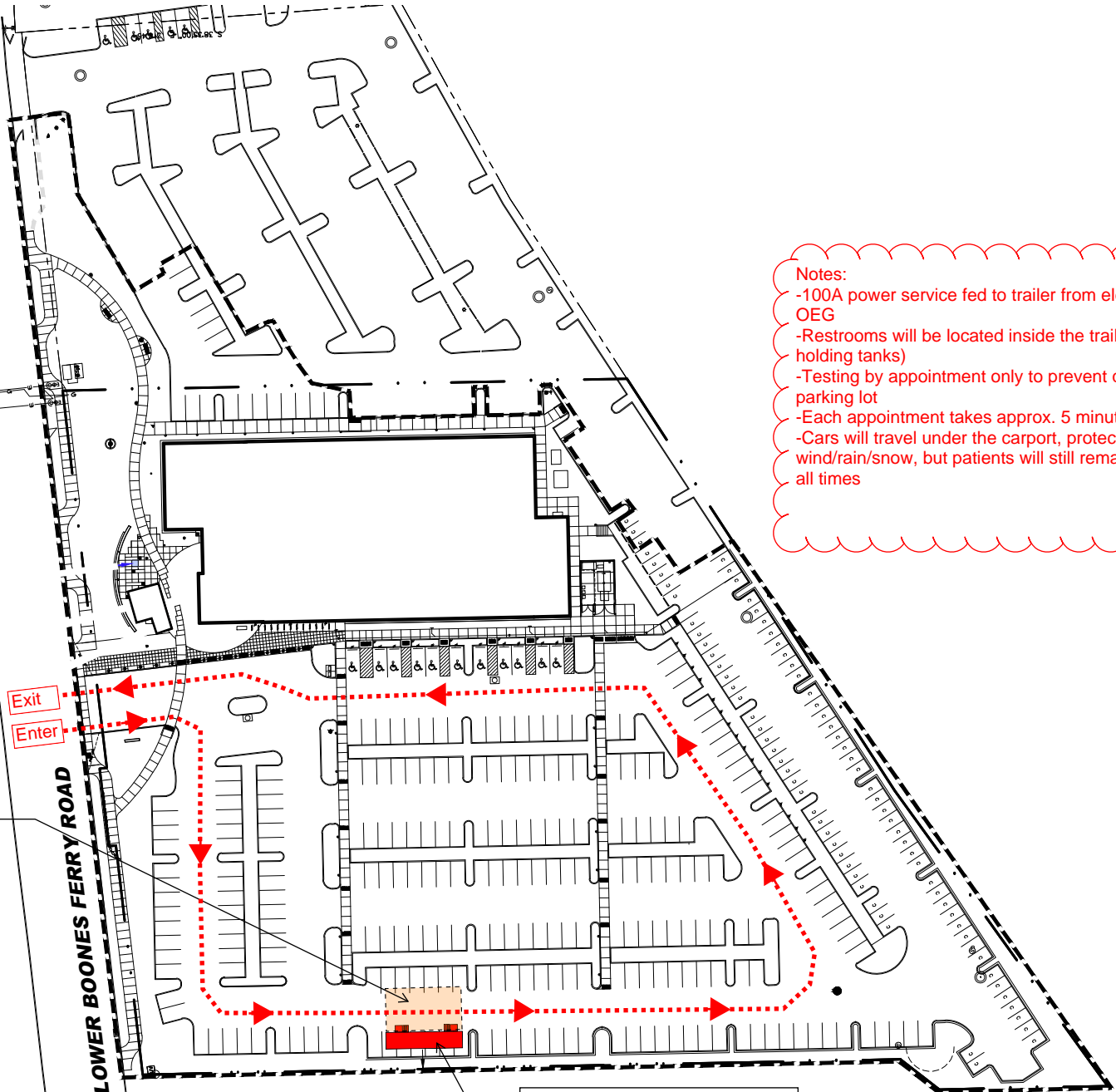
A handwritten signature in black ink, appearing to read 'Evan Schaye', with a large, stylized flourish extending to the right.

Evan Schaye

Page two content begins here...Duis ut diam quam nulla porttitor. Malesuada fames ac turpis egestas sed tempus urna. Congue quisque egestas diam in arcu cursus euismod quis viverra. Neque convallis a cras semper auctor neque vitae tempus.

Drive-through canopy by Alaska Structures. Engineering and drawings are currently in production - to be submitted as soon as available. Delivery and installation approximately 6 weeks from 11/10/2020

- Notes:
- 100A power service fed to trailer from electrical room by OEG
  - Restrooms will be located inside the trailer (with septic holding tanks)
  - Testing by appointment only to prevent queuing in parking lot
  - Each appointment takes approx. 5 minutes
  - Cars will travel under the carport, protected from wind/rain/snow, but patients will still remain in their cars at all times



New 12x60 trailer

# SITE PLAN

SCALE: 1" = 100'-0"

MARCH 31, 2020



0 25' 50' 100'



**PROVIDENCE HEALTH & SERVICES**  
**BRIDGEPORT HEALTH CENTER**  
**COVID ASSESSMENT CARE TENTS**  
**TIGARD, OREGON**

**M E M O R A N D U M**

**Date:** June 4, 2021

**To:** Tabitha Boschetti, Assistant Planner, City of Tualatin

**From:** Jackie Sue Humphreys, Clean Water Services (CWS)

**Subject:** Providence Bridgeport Trailer, AR 20-0009, 2S113DC01200

Clean Water Services has no concerns or objections to this application request. As submitted, this application request will not require further review. Consider this memorandum to satisfy the requirement for the issuance of a Storm Water Connection Permit Authorization.



# MEMORANDUM

## CITY OF TUALATIN

**DATE:** November 19, 2020

**TO:** Tabitha Boschetti, AICP  
Assistant Planner

**FROM:** Tony Doran, EIT  
Engineering Associate

**SUBJECT:** AR20-0009 18050 SW LOWER BOONES FERRY RD

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Tabitha,

No PFRs are required:

- Staff did not require a traffic study for this temporary use.
- The threshold to require an erosion control permit of 500 square foot disturbance is not met.
- Thresholds to require a water quality permit are not met. The thresholds include 1,000 square foot of new and modified impervious area or CWS SPL requirements.
- No public works permit is required as the proposal does not include new or modified, connections or lines, or work within public easements involving public sanitary sewer, stormwater, or water lines.
- Washington County permitting would be needed if the project includes work within SW Lower Boones Ferry Road. No such work is proposed.

If you have any questions, please contact me at extension 3035.

**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 yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

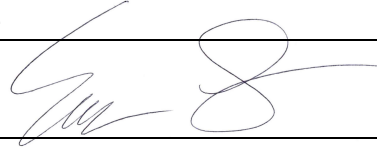
<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

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

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As the applicant for the Providence Tualatin COVID Drive-Through Testing project, I hereby certify that on this day, November 19th, 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: Evan Schaye *(Please Print)*

Applicant's Signature: 

Date: 12/18/2020



4400 NE Halsey St. Building 2, Suite 190  
Portland, OR 97213  
t: 503.809.6775  
www.providence.org/oregon



## Real Estate Strategy & Operations

November 16, 2020

BRIDGEPORT WOODS BUSINESS PARK L  
PO BOX 1696  
BEAVERTON, OR, 97075-1696

RE: Providence Project Located at 18040 SW Lower Boones Ferry Road

Dear Property Owner:

You are cordially invited to attend a meeting on December 3, 2020 at 6:00 PM via WebEx at:

<https://jrjarchitects.my.webex.com/jrjarchitects.my/j.php?MTID=m3346a6e1853b170d36890daf017bae04>

Meeting number (access code): 126 301 4122

Meeting Password: PZzyqQUc323 (79997782 from phones and video systems)

Join by Phone: +1-510-338-9438 USA Toll

This meeting shall be held to discuss a proposed project located at 18040 SW Lower Boones Ferry Road. The proposal is to set up a temporary 12x60 mobile office trailer and 22x40 tent to facilitate drive-through pre-screening of Providence patients and employees.

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.

Regards,

Evan Schaye

Providence St. Joseph Health

Ph: 971-337-0948

[Evan.Schaye@providence.org](mailto:Evan.Schaye@providence.org)

cc: [lsanford@tualatin.gov](mailto:lsanford@tualatin.gov); Tualatin Community Development Department

**AFFIDAVIT OF MAILING NOTICE**

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

I, Thomas A. Wesel being first duly sworn, depose and say:

That on the 14 day of NOVEMBER, 2022, 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]  
Signature

SUBSCRIBED AND SWORN to before me this 24th day of November, 2020.

Lori A Reuter  
Notary Public for Oregon  
My commission expires:

RE: \_\_\_\_\_



BRIDGEPORT WOODS BUSINESS PARK L  
PO BOX 1696  
BEAVERTON, OR, 97075-1696

APPLIED MATERIALS INC  
ATTN: RUSSEL MAGINEL TAX MGR  
9700 E HWY 290 BLDG 34 MS 3400  
AUSTIN, TX, 78724-1102

BOONES FERRY BUSINESS PARK LLC  
4130 SW CHESAPEAKE AVE  
PORTLAND, OR, 97239-1343

NICHOLSON PATRICIA L FAM TRUST  
c/o P&L BARTON LLC  
PO BOX 339  
TUALATIN, OR, 97062-0339

BROWN MILTON O  
c/o ORWA LEARN TREE #1 LLC  
8320 NE HIGHWAY 99  
VANCOUVER, WA, 98665-8819

SEELEY GRAHAM CO  
17970 SW MCEWAN RD #D  
PORTLAND, OR, 97224-7218

7420 BRIDGEPORT LLC  
7420 SW BRIDGEPORT RD #105  
PORTLAND, OR, 97224-7790

FRONTIER COMMUNICATIONS NORTHWEST  
ATTN: PROPERTY TAX #D01B18  
PO BOX 619015  
DALLAS, TX, 75261-9015

RECREATIONAL EQUIPMENT INC  
PO BOX 1938  
SUMNER, WA, 98390-0800

G&S WHOLE FOODS TUALATIN LLC  
16083 SW UPPER BOONES FERRY RD #120  
TIGARD, OR, 97224-7736

TUALATIN GROUP LLC  
BY VIP'S INDUSTRIES INC  
201 LIBERTY ST SE  
SALEM, OR, 97301-3509

YE & RUAN CO LLC  
16113 SW CATTAIL CT  
TIGARD, OR, 97223-2687

CH REALTY VII/R TUALATIN BRIDGEP  
BY POINTE AT BRIDGEPORT  
3819 MAPLE AVE  
DALLAS, TX, 75219-3913

OREGON DEPT OF TRANSPORTATION  
ATTN: PROPERTY MGMT FILE #19877A  
4040 FAIRVIEW INDUSTRIAL DR SE MS #  
SALEM, OR, 97302

OREGON STATE OF DEPT OF TRANSP  
ATTN: RIGHT OF WAY  
4040 FAIRVIEW INDUSTRIAL DR SE MS #  
SALEM, OR, 97302

G&S INTERNATIONAL LLC  
16083 SW UPPER BOONES FERRY RD #120  
TIGARD, OR, 97224-7736

BRIDGEPORT COMMONS LLC  
1800 SW FIRST AVE STE #600  
PORTLAND, OR, 97201-5356

TUALATIN GROUP LLC  
BY VIP'S INDUSTRIES INC  
201 LIBERTY ST SE  
SALEM, OR, 97301-3509

AMERICAN SAVINGS & LOAN ASSOC  
ATTN: REX MALOTT  
343 E MAIN ST #711  
STOCKTON, CA, 95202-2977

PROVIDENCE HEALTH & SERVICES-ORE  
800 5TH AVE STE 1200  
SEATTLE, WA, 98104-3176

SE-EDDYLINE LLC  
BY SEQUOIA EQUITIES INC/BY MELINDA PEDERSON  
1777 BOTELHO DR #300  
WALNUT CREEK, CA, 94596-5065

JRLM LLC  
4130 SW CHESAPEAKE AVE  
PORTLAND, OR, 97239-1343

BLASER LORETTA B REV LIV TRUST  
3800 CARMEN DR APT 226B  
LAKE OSWEGO, OR, 97035-2485

INTERNATIONAL CHURCH OF THE FOUR  
PO BOX 1027  
TUALATIN, OR, 97062-1027

GAGE ASSOCIATES LLC  
PO BOX 1318  
LAKE OSWEGO, OR, 97035-0516

AREC 30 LLC  
ATTN: TAX DEPT  
PO BOX 29046  
PHOENIX, AZ, 85038-9046

OSWEGO BUSINESS PARK LLC  
8900 SW CITIZENS DR  
WILSONVILLE, OR, 97070-7682

A STORAGE PLACE OF LAKE OSWEGO L  
20255 SW AVERY CT  
TUALATIN, OR, 97062-8575

BLUME IRVIN DALE &  
BLUME BOBBYE JEAN  
1600 ALA MOANA BLVD APT 1912  
HONOLULU, HI, 96815-1404

TUALATIN VALLEY FIRE & RESCUE  
11945 SW 70TH AVE  
TIGARD, OR, 97223-8566

AMERCO REAL ESTATE CO  
2727 N CENTRAL AVE  
PHOENIX, AZ, 85004-1120

SILVERKING LLC  
100 PIERCE ST APT 304  
CLEARWATER, FL, 33756-5141

PUBLIC STORAGE INSTIT FUND III  
ATTN: DEPT PT OR 23413  
PO BOX 25025  
GLENDALE, CA, 91221-5025

BANNER BANK  
ATTN: CORP ACCTG  
PO BOX 907  
WALLA WALLA, WA, 99362-0265

ELLIS DAVID &  
WARD CECILIA  
6956 SW CHILDS RD  
LAKE OSWEGO, OR, 97035-7810

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

VAYALKELOTH SALIM &  
AHMED AZMA  
7140 SW CHILDS RD  
LAKE OSWEGO, OR, 97035-7819

HARVEY ROBERT EDWARD RESTATED R  
7170 SW CHILDS RD  
LAKE OSWEGO, OR, 97035-7819

POLINSKY CHRISTOPHER  
7190 SW CHILDS RD  
LAKE OSWEGO, OR, 97035-7819

KENNEDY KARA M  
10127 SE CAMBRIDGE LN  
MILWAUKIE, OR, 97222-7404

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

SD @ PIPERS'S RUN LLC  
1614 WINTERBERRY LN  
ROHNERT PARK, CA, 94928-4066

SUSSMAN MARC REV LIV TRUST &  
JOHNSON JUDY REV LIV TRUST  
5908 SW KNIGHTS BRIDGE DR  
PORTLAND, OR, 97219-4956

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

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

MONTAUK CIRCLE SW4 LLC  
101 S MAIN #301  
SIOUX FALLS, SD, 57104-6451

NAZLEE TEMPLIN LLC  
100 FREEDOM LN UNIT 418  
ALISO VIEJO, CA, 92656-5871

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

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

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

DIAZ SCOTT R &  
TSAI JENNY J  
2646 NW OVERTON ST  
PORTLAND, OR, 97210-2443

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

CHEN RENBO  
16869 65TH AVE #360  
LAKE OSWEGO, OR, 97035-7865

NW ROCKLEDGE PROPERTIES LLC  
85 N ROCKLEDGE DR  
LIVINGSTON, NJ, 07039-1111

MINOR MARYLUE &  
MINOR J WARDEN & RUST ELISSA MINOR  
5185 ROSEWOOD ST  
LAKE OSWEGO, OR, 97035-5326

The STECKLEY FAMILY TRUST  
12042 SE SUNNYSIDE RD #227  
CLACKAMAS, OR, 97015-8382

LU LAN  
42232 N 104TH WAY  
SCOTTSDALE, AZ, 85262-5278

INDIG MAURICE E & HERMENE LOUIS  
BY ROBERT L INDIG TR  
832 SEMINOLE WAY  
REDWOOD CITY, CA, 94062-3423

HUNT TROY E  
8170 SW 87TH AVE  
PORTLAND, OR, 97223-6913

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



GRANT EUGENE L &  
GRANT JANET K  
11501 SE AQUILA ST  
HAPPY VALLEY, OR, 97086-7673

KUCERA DENNIS W &  
KUCERA PEGGY U  
PO BOX 2412  
WILSONVILLE, OR, 97070-2412

HARRIS DENISE  
BY ARTHUR WINN PROPERTY SERVICES  
PO BOX 12564  
PORTLAND, OR, 97212-0564

THOMAS THOMAS M  
19000 NW EVERGREEN PKWY #265  
HILLSBORO, OR, 97124-7893

HUNTER JEFFREY C SEPARATE PROPE  
PO BOX 323  
SCIO, OR, 97374-0323

JANOSKO ADAM A &  
INGRAM EMMA  
7210 SW CHILDS RD  
LAKE OSWEGO, OR, 97035-7821

AREC 30 LLC  
ATTN: TAX DEPT  
PO BOX 29046  
PHOENIX, AZ, 85038-9046

NATIONAL WATERWORKS INC  
200 W HIGHWAY 6 STE 620  
WACO, TX, 76712-3984

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

CANANUA JEREMIAH  
7155 SW CHILDS RD  
TUALATIN, OR, 97062

TLC CONDOS OWNERS OF ALL UNITS

, OR, 00000

VEENKER FAMILY TRUST

BY GERALD L & CHARLOTTE H VEENKER T

3161 SW RIVERFRONT TER

WILSONVILLE, OR, 97070-9716

HOLLMAN PROPERTIES LLC

3161 SW RIVERFRONT TER

WILSONVILLE, OR, 97070-9716

SPARROW RUN CONDOMINIUM ASSN

, OR, 00000

BESHEARS KAREN M REV LIV TRUST

BESHEARS CHARLES D III REV LIV TRU

18010 MEADOWLARK LN

LAKE OSWEGO, OR, 97034-7569

KERTLAND JOANNE

6927 SW MONTAUK CIR

LAKE OSWEGO, OR, 97035-7841

PALECEK CAROL &

PALECEK JOHN

481 BENICIA DR

SANTA ROSA, CA, 95409-3003

DUDA IRENE E

6931 MONTAUK CIR

LAKE OSWEGO, OR, 97035-7841

FALCON RUN CONDO OWNERS OF ALL U

, OR, 00000

GRIFFITHS ROBERT L REV TRUST

BY WILLIAM L GRIFFITH TR

19748 WILDWOOD DR

WEST LINN, OR, 97068-2246

SHANKLAND GLORIA A  
7202 SW MONTAUK CIR  
TUALATIN, OR, 97062

ROBERTS WAYNE V & SHERL REV LIV  
c/o THORPE TOM & THORPE KRISS  
7204 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7840

JOREK KRISTEN  
7206 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7840

MEADOWLARK RUN CONDO OWNERS OF A  
, OR, 00000

MANNING LINDA L  
6880 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7825

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

ROBERTS WAYNE V & SHERL REV LIV  
3100 SW SCHAEFFER RD  
WEST LINN, OR, 97068-9671

MCCAGHREN KARIN A  
6886 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7825

QUAIL RUN CONDO OWNERS OF ALL UN  
, OR, 00000

VAUSE HAYLEY M  
6924 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7826

MERLO-FLORES VALERIA  
6926 SW MONTAUK CIR  
LAKE OSWEGO, OR, 97035-7826

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

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

TRAIL BLAZERS INC  
ATTN: CHIEF FINANCIAL OFFICER  
200 ONE CENTER COURT STE  
PORTLAND, OR, 97227

BRADEN 1996 FAMILY LP  
PO BOX 1022  
HUGHSON, CA, 95326-1022

SUMMIT PROPERTIES INC  
4380 SW MACADAM AVE #330  
PORTLAND, OR, 97239-6427

BAY CLUB OREGON LLC  
BY MATTHEW J STEVENS  
1 LOMBARD ST  
SAN FRANCISCO, CA, 94111-1132

BROWN MILTON O  
c/o ORWA LEARN TREE #1 LLC  
8320 NE HIGHWAY 99  
VANCOUVER, WA, 98665-8819

BOONES BUILDING LLC  
18150 SW BOONES FERRY RD  
PORTLAND, OR, 97224-7687

HZ TUALATIN VIEW LLC  
BY HAMILTON ZANZE ATTN: GENERAL COUNSEL  
37 GRAHAM ST STE 200  
SAN FRANCISCO, CA, 94129-1724

DURHAM CITY OF

17160 SW UPPER BOONES FERRY RD

PORTLAND, OR, 97224-7004

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>
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In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

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As the applicant for the Providence Tualatin Drive-Through COVID Testing project, I hereby certify that on this day, November 19th, 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: Evan Schaye

*(Please Print)*

Applicant's Signature: 

Date: 12/18/2020