



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

That on the 17 day of January, 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.

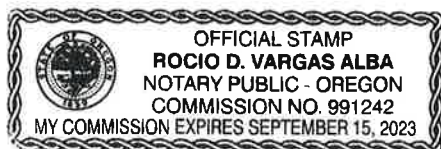
Dated this 17 of, January 2023

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this January 17th, 2023

Rocio Vargas
Notary Public for Oregon

My commission expires: Sept 15th, 2023



RE: AR22-0009 NOTICE OF SUBMITAL

TLID	OWNER1
2S124AA04400	6983 SW MONTAUK CIR LLC
21E19BB12000	ALEXANDER JANET LEE
2S124AA04500	AMERICAN GOLDENWEST LLC
21E19BB09800	ANDERSEN ART & ANA
2S124AA00800	ANDERSON JERRY & ANDERSON AMY
2S124AA02900	ANDUEZA ANA I
2S124DA01100	ANI-KAL LLC
2S124DA01200	ANI-KAL LLC
2S124AA04800	ARI PROPERTIES LLC
2S124AA40030	ARNOLD VICKI LYNN
2S124AA47155	ARNOLD VICKI LYNN
2S124AA00700	BATES JAMES WILLIAM & MOHR KEELY DEERING
2S124DA00400	BEBRINUS LLC
21E19BB05700	BEEHLER JOSEPH P & MARIANNE P
2S124AA66925	BESHEARS KAREN M REV LIV TRUST & BESHEARS CHARLES D III REV LIV TRUST
2S124AA00200	BRICE GEORGE F IV
21E19BB04300	BUETTGENBACH KIMBERLY J & KEVIN
21E19BC00600	CARTER NANCY J TRUSTEE
21E19BB05800	CERVANTES STEVE
2S124AA03900	CHEN RENBO
21E19BB12406	CHILDS ROAD ESTATES HOMEOWNERS
2S124AA03500	CHILDS BARBARA C
21E19C 00200	CITY OF TUALATIN
21E19C 00600	CITY OF TUALATIN
21E19BB10500	CLARK ELIZABETH A
2S124AA00100	COCHRAN NORMA & COCHRAN ETHAN
2S124AA96928	COOKE EMILY ELIZABETH
21E19BB04500	DAY RENEE
21E19BC00300	DAY TROY
21E19BC00800	DAY TROY
21E19BB05100	DENTON MATT
2S124AA00600	DEZ DEVELOPMENT LLC
2S124AA03700	DIAZ SCOTT R & TSAI JENNY J
21E19BC00700	DOBSON RICHARD D TRUSTEE
2S124AA66931	DUDA IRENE E
2S124AA01300	DULL DAVID M & DULL SALLY G
2S124AA01400	DULL DAVID M & DULL SALLY G
21E19BB13400	EDMONDS SARAH TRUSTEE
2S124AA01601	ELLIS DAVID & WARD CECILIA
21E19BB10100	FAIRCHILD SUSAN ELOISE TRUSTEE
2S124AA70000	FALCON RUN CONDO OWNERS OF ALL UNITS
21E19BB10900	FITZGERALD DYLLAN & MELANIE
2S124A002800	FOREST RIM INVESTORS LP
2S124DB00100	G & S FAMILY LP
2S124AA05700	GAGE ASSOCIATES LLC
2S124AA05900	GAGE ASSOCIATES LLC
2S124AA06100	GAGE ASSOCIATES LLC
21E19BB11800	GENTLING GREGORY & NARGESS
2S124DA00500	GONZALES BORING & TUNNELING CO INC
2S124AA04900	GRANT EUGENE L & GRANT JANET K
21E19BC00400	GRAY CHARLES E TRUSTEE
21E19BB13100	GRIFFIN JACK L & LINDA A
2S124AA40000	GUIDDOG LLC
2S124AA40010	GUIDDOG LLC
2S124AA40020	GUIDDOG LLC
2S124AA40100	GUIDDOG LLC
2S124AA40200	GUIDDOG LLC
2S124AA40300	GUIDDOG LLC
2S124AA40400	GUIDDOG LLC
2S124AA47157	GUIDDOG LLC
2S124AA47159	GUIDDOG LLC

2S124AA47161 GUIDDOG LLC
 2S124AA47163 GUIDDOG LLC
 2S124AA47165 GUIDDOG LLC
 21E19BC00801 HAN THO G TRUSTEE
 21E19BB10200 HANCOCK MATSUKO
 21E19BB05500 HANSEN DAWN J
 2S124AA05100 HARRIS DENISE
 2S124AA01900 HARVEY ROBERT EDWARD RESTATED REV LIV TRUST
 21E19BB11700 HENDRICKS ELIZABETH
 21E19BB11300 HINKLE THOMAS W
 2S124AA00500 HINSDALE KAREN H
 21E19BB05600 HOAGE BARBARA H TRUSTEE
 21E19BB04700 HODGE LLOYD F TRUSTEE
 2S124AA50020 HOLLMAN PROPERTIES LLC
 2S124AA50100 HOLLMAN PROPERTIES LLC
 2S124AA50200 HOLLMAN PROPERTIES LLC
 2S124AA56797 HOLLMAN PROPERTIES LLC
 2S124AA56799 HOLLMAN PROPERTIES LLC
 2S124AA56803 HOLLMAN PROPERTIES LLC
 21E19BB09900 HOWELL JEREMY MATTHEW & ALEXA
 21E19BB05900 HUNG STEVEN & PENNY
 2S124AA04600 HUNT TROY E
 2S124AA02300 I & A CORP
 2S124AA03800 I & A CORP
 21E19BB05400 JALBERT JEAN MARC & HELEN
 21E19BB11900 JAQUA LISA Y TRUSTEE
 21E19BB13200 JARAMILLO BRADLEY & MICHELE
 21E19BB10400 JEAN BAPTISTE JAYSON L TRUSTEE
 2S124AA01700 JONES JOEL S & CORP JESSICA L
 2S124AA77206 JOREK KRISTEN
 21E19BB12405 KEPPEL ROBERT & AIRENE
 2S124AA66927 KERTLAND JOANNE
 21E19BB12403 KHAN MUHAMMAD BABAR & MEHREEN
 2S124AA00900 KING GARRETT D SEPARATE INTER VIVOS TRUST
 21E19BB11400 KIRALY JANOS TRUSTEE
 21E19BB05300 KORDMAHALEH HADI & ZAHRA NARGES
 2S124AA05000 KUCERA DENNIS W & KUCERA PEGGY U
 21E19BC00500 KUHN GERALD M
 21E19BB04600 LARSON JOHN K TRUSTEE
 21E19C 01200 LEGACY MERIDIAN PARK HOSPITAL
 2S124AA00300 LEWIS MERRY BETH
 21E19BB11600 LUCKHAUPT ALICE L TRUSTEE
 21E19BB05000 MACPHERSON STUART S
 21E19BB12404 MALONE THOMAS MARK
 2S124AA86880 MANNING LINDA L
 2S124AA01800 MAYAN SALIM & AHMED AZMA
 2S124AA86886 MCCAGHREN KARIN A
 2S124AA86884 MCCRACKEN SCOTT COLIN
 2S124AA80000 MEADOWLARK RUN CONDO OWNERS OF ALL UNITS
 21E19C 01400 MERIDIAN PARK HOSPITAL
 2S124AA96926 MERLO-FLORES VALERIA
 2S124AA04100 MINOR MARYLUE & MINOR J WARDEN & RUST ELISSA MINOR
 21E19BB13500 MISSION COURT HOA
 2S124AA01500 MOHR JOHN H & DEERING-MOHR LORI
 2S124AA03000 MONTAUK CIRCLE SW4 LLC
 2S124AA03200 MONTAUK LLC
 2S124AA77200 MORTON RACHEL
 2S124AA03100 NAZLEE TEMPLIN LLC
 21E19BB04800 NEUMAN KEITH D & JULIE M
 2S124AA04000 NW ROCKLEDGE PROPERTIES LLC
 2S124A002600 NYBERG ROAD PROPERTY LLC
 2S124A002601 NYBERG ROAD PROPERTY LLC

PO BOX 1967	LAKE OSWEGO	OR	97035
PO BOX 1967	LAKE OSWEGO	OR	97035
PO BOX 1967	LAKE OSWEGO	OR	97035
3028 SABO LN	WEST LINN	OR	97068
6372 SW DAWN ST	LAKE OSWEGO	OR	97035
110 NW 21ST AVE	CAMAS	WA	98607
PO BOX 12564	PORTLAND	OR	97212
7170 SW CHILDS RD	LAKE OSWEGO	OR	97035
19229 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
6367 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
4525 SW CONDOR AVE	PORTLAND	OR	97239
2455 PARK RD	LAKE OSWEGO	OR	97034
4415 SE PINEHURST AVE	MILWAUKIE	OR	97267
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
EILEEN 6472 SW DAWN ST	LAKE OSWEGO	OR	97035
5625 SUMMIT ST	WEST LINN	OR	97068
8170 SW 87TH AVE	PORTLAND	OR	97223
PO BOX 82002	PORTLAND	OR	97282
PO BOX 82002	PORTLAND	OR	97282
6221 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
6353 CHILDS RD	LAKE OSWEGO	OR	97035
6441 MISSION CT	LAKE OSWEGO	OR	97035
6320 SW DAWN ST	LAKE OSWEGO	OR	97035
7050 CHILDS RD	LAKE OSWEGO	OR	97035
7206 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
6484 MCDUFF CT	LAKE OSWEGO	OR	97035
6927 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
6435 MCDUFF CT	LAKE OSWEGO	OR	97035
6666 SW CHILDS RD	RIVER GROVE	OR	97035
681 DIAMOND WAY APT 242	VISTA	CA	92083
6218 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
PO BOX 552	FOREST GROVE	OR	97116
6110 SW CHILDS RD	LAKE OSWEGO	OR	97035
6235 SW CHILDS RD	LAKE OSWEGO	OR	97035
1919 NW LOVEJOY ST	PORTLAND	OR	97209
18325 SW 65TH AVE	LAKE OSWEGO	OR	97035
19215 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
PO BOX 807	CARDIFF	CA	92007
2147 GLENMORRIE LN	LAKE OSWEGO	OR	97034
6880 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
7140 SW CHILDS RD	LAKE OSWEGO	OR	97035
6886 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
6884 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
		OR	00000
1919 NW LOVEJOY ST	PORTLAND	OR	97209
6926 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
5185 ROSEWOOD ST	LAKE OSWEGO	OR	97035
PO BOX 1689	LAKE OSWEGO	OR	97035
6950 SW CHILDS RD	RIVERGROVE	OR	97035
101 S MAIN #301	SIOUX FALLS	SD	57104
1795 PALISADES TERRACE DR	LAKE OSWEGO	OR	97034
7200 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
100 FREEDOM LN UNIT 418	ALISO VIEJO	CA	92656
6317 SW CHILDS RD	LAKE OSWEGO	OR	97035
1200 SW 66TH AVE #300	PORTLAND	OR	97225
1200 SW 66TH AVE #300	PORTLAND	OR	97225

2S124DB00400 NYBERG CREEK FOUNDATION LLC
 21E19BB11200 OLSON CARL JOHN III
 2S124AA02700 OLSON GREGORY CHARLES & OLSON CYNTHIA SUSAN
 2S124AA66929 PALECEK JOHN S & CAROL W FAMILY TRUST
 21E19BB12402 PARK CHUNG JAE & JIYEON
 2S124AA01100 PFEIF DUSTIN W & PFEIF KELSIE H
 21E19BB13000 PILATO MARIO G & CHLOE B
 21E19BB04900 POLING POLLY H
 21E19BB05200 POWELL RICHARD ALLEN TRUSTEE
 21E19BB12401 POWERS JOHN W TRUSTEE
 2S124AA90000 QUAIL RUN CONDO OWNERS OF ALL UNITS
 2S124AA00400 RANDHAVA KARAN & SULLIVAN CATHERINE
 2S124AA01000 RASLAN AHMED M & ELKASSEER ABEER S
 2S124AA96930 RECLUSADO STEVE A & RECLUSADO ANDREA J & RECLUSADO IAN S
 2S124DA00100 REEVES RICHARD A
 21E19BB11500 RENFROW LORNA G TRUSTEE
 2S124AA01200 RICHARDS TRUST
 2S124DA00800 ROLLING HILLS-277 LLC
 21E19BC00301 RUPERT MARTIN TRUSTEE
 2S124AA02400 SD @ PIPERS'S RUN LLC
 2S124AA77202 SHANKLAND GLORIA A
 21E19BB04400 SHEN JIAN
 21E19BB10300 SIMPSON TIFFANY D
 2S124AA04700 SMITH STEVEN C & SARAH K SMITH REV LIV TRUST
 2S124AA86882 SMITH FRANK & SMITH CRISTINA SOTO
 21E19BB10000 SPARKS VICTORIA M TRUSTEE
 2S124AA60000 SPARROW RUN CONDOMINIUM ASSN
 21E19C 00900 STAFFORD HILLS PROPERTIES LLC
 2S124AA04300 STECKLEY FAMILY TRUST THE
 21E19C 00700 SUNNY PATCH TUALATIN LLC
 2S124AA02500 SUSSMAN MARC REV LIV TRUST & JOHNSON JUDY REV LIV TRUST
 21E19BB11000 TERHAR LINDSEY
 2S124AA05200 THOMAS THOMAS M
 2S124AA77204 THORPE THOMAS & THORPE KRISTINE
 2S124AA50000 TLC CONDOS OWNERS OF ALL UNITS
 2S124DA01000 TMV LLC
 2S124A002503 TUALA NORTHEAST LLC
 2S124A002900 TUALATIN CITY OF
 2S124AA03600 USHER BRENT D & USHER WENDY E
 2S124AA96924 VAUSE HAYLEY M
 2S124AA50010 VEENKER FAMILY TRUST
 2S124AA56801 VEENKER FAMILY TRUST
 21E19C 00300 W STONESTHROW II LLC
 21E19C 00500 W STONESTHROW II LLC
 21E19BB11100 WALKER MARGARET ANN
 21E19BB13300 WANG KENNY P & CHRISTINE C
 2S124DA00600 WETLANDS CONSERVANCY INC
 2S124DA00900 WETLANDS CONSERVANCY INC
 WESTLAKE CONSULTANTS INC ATTN: KEN SANDBLAST
 NYBERG ROAD PROPERTY LLC

	7080 SW FIR LOOP	TIGARD	OR	97223
	6343 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
	4306 SW GALEBUM ST	PORTLAND	OR	97219
	481 BENICIA DR	SANTA ROSA	CA	95409
	6457 MCDUFF CT	LAKE OSWEGO	OR	97035
	6810 CHILDS RD	LAKE OSWEGO	OR	97035
MCDUGAL	6485 MISSION CT	LAKE OSWEGO	OR	97035
	19232 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
	6248 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
	6479 MCDUFF CT	LAKE OSWEGO	OR	97035
			OR	00000
	18365 SW 65TH AVE	LAKE OSWEGO	OR	97035
	6720 SW CHILDS RD	LAKE OSWEGO	OR	97035
	6930 MONTAUK CIR	LAKE OSWEGO	OR	97035
	15174 NW TROON WAY	PORTLAND	OR	97229
	6338 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
	6820 SW CHILDS RD	LAKE OSWEGO	OR	97035
	9500 SW BARBUR BLVD #300	PORTLAND	OR	97219
	6048 SW CHILDS RD	LAKE OSWEGO	OR	97035
	3750 ST ANDREWS DR	SANTA ROSA	CA	95403
	7202 MONTAUK CIR	LAKE OSWEGO	OR	97035
	17610 BROOKHURST DR	LAKE OSWEGO	OR	97034
	6352 SW DAWN ST	LAKE OSWEGO	OR	97035
	3470 CRESCENT DR	WEST LINN	OR	97068
	6882 SW MONTAUK CIR	TUALATIN	OR	97062
	6448 SW DAWN ST	LAKE OSWEGO	OR	97035
			OR	00000
	5916 SW NYBERG LN	TUALATIN	OR	97062
	12042 SE SUNNYSIDE RD #227	CLACKAMAS	OR	97015
	6445 W SUNSET RD #170	LAS VEGAS	NV	89118
	5908 SW KNIGHTS BRIDGE DR	PORTLAND	OR	97219
	19167 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
	19000 NW EVERGREEN PKWY #265	HILLSBORO	OR	97124
	7204 MONTAUK CIR	LAKE OSWEGO	OR	97035
			OR	00000
	19255 SW 65TH AVE #200	TUALATIN	OR	97062
	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
	814 SE LEXINGTON ST	PORTLAND	OR	97202
	6924 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
	3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
	3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
	4 EMBARCADERO CENTER STE 3330	SAN FRANCISCO	CA	94111
	4 EMBARCADERO CENTER STE 3330	SAN FRANCISCO	CA	94111
	6327 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
	6429 MISSION CT	LAKE OSWEGO	OR	97035
	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
	15115 SW SEQUOIA PKWY, STE 150	TIGARD	OR	97224
	1200 SW 66TH AVE #300	PORTLAND	OR	97225



NOTICE IS HEREBY GIVEN that on December 12, 2022 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on January 11, 2023, known as:

“Maintenance Storage Shed ‘Building G’”
File No. AR 22-0009

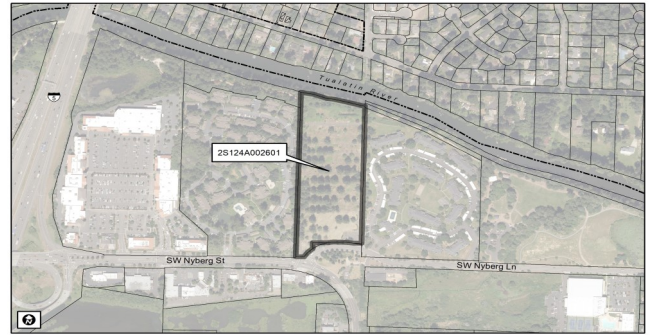
Westlake Consultants, Inc., on behalf of Nyberg Road Property, LLC, are requesting approval to construct a 1,849 sf maintenance storage shed as an accessory to the previously approved multifamily development located on a 10.99 acre site in the High-Density Residential (RH) zone.

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

Individuals wishing to comment on the application, must do so in writing by 5 pm on February 3, 2023 to:

Planning Division
Attn: Madeleine Nelson
mnelson@tualatin.gov or 503.691.3027

The property is located at: 6715 SW Nyberg Lane
Tax Lot: 2S124A002601



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 43, 73A-D, 74, 75
- **Decision making process:** Architectural Reviews are a limited land use decision conducted 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 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 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.
- **Inspection of print copies of the application materials** and applicable



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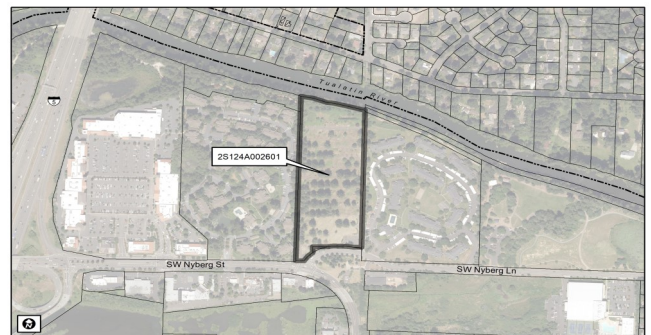
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- **Inspection of print copies of the application materials** and applicable

criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.

- **Individuals wishing to comment** 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.
- **Notice of the Architectural Review Decision** will only be provided to those who submit written comments regarding that application.

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.

For additional information contact:

Madeleine Nelson, Assistant Planner, mnelson@tualatin.gov and 503-691-3027

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For additional information contact:

Madeleine Nelson, Assistant Planner, mnelson@tualatin.gov and 503-691-3027

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, January 17, 2023 10:11 AM
To: ksandblast@westlakeconsultants.com; tandemone@tandemprop.com
Subject: Notice of Application: AR22-0009 "Maintenance Storage Shed 'Building G'"
Attachments: AR22-0009 Notice of Application.pdf



Notice of Application

Westlake Consultants, Inc., on behalf of Nyberg Road Property LLC, proposes a 1,849 sf maintenance storage shed as an accessory to the previously approved Commons on the Tualatin River development located at 6715 SW Nyberg Lane (Tax Lot: 2S124A002601). The 10.99-acre site is zoned High-Density Residential (RH) and has frontage on SW Nyberg Land and SW Nyberg Street.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar22-0009-maintenance-storage-shed-building-g>

Comments Due: February 3, 2023 at 5:00 PM

Individuals wishing to comment must submit written comments to mnelson@tualatin.gov or 503.691.3027 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. Comments received after the close of the public comment period will not be considered. 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.

Criteria: Tualatin Development Code Chapters: 32, 33, 43, 73A-D, 74, 75

Decision Making Process: Architectural Reviews are a limited land use decision conducted 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 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 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.

Notice of the Architectural Review Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, January 17, 2023 10:11 AM
To: tualatincio@gmail.com; riverparkcio@gmail.com; jasuw7@gmail.com; dan@danhardyproperties.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; daniel@bachhuber.co; cio.east.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; dana476@gmail.com; mcrowell248@comcast.net; tualatinmidwestcio@gmail.com; dikkusan@live.com; cniew@yahoo.com; tmpgarden@comcast.net; snoelluwcwle@yahoo.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; ClaudiaSterling68@gmail.com; roydloop@gmail.com; Tualatinibachcio@gmail.com; edkcnw@comcast.net; patricia.parsons@ctt.com; rwcleanrooms@gmail.com; byromcio@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; robertekellogg@yahoo.com; christine@newmountaingroup.com; abushert@gmail.com; afbohn@gmail.com; timneary@gmail.com; jujuheir@aol.com; katzmari22@gmail.com
Cc: Megan George; Betsy Ruef; Steve Koper
Subject: Notice of Application: AR22-0009 "Maintenance Storage Shed 'Building G'"
Attachments: AR22-0009 Notice of Application.pdf



Notice of Application

Westlake Consultants, Inc., on behalf of Nyberg Road Property LLC, proposes a 1,849 sf maintenance storage shed as an accessory to the previously approved Commons on the Tualatin River development located at 6715 SW Nyberg Lane (Tax Lot: 2S124A002601). The 10.99-acre site is zoned High-Density Residential (RH) and has frontage on SW Nyberg Land and SW Nyberg Street.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar22-0009-maintenance-storage-shed-building-g>

Comments Due: February 3, 2023 at 5:00 PM

Individuals wishing to comment must submit written comments to mnelson@tualatin.gov or 503.691.3027 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. Comments received after the close of the public comment period will not be considered. 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.

Criteria: Tualatin Development Code Chapters: 32, 33, 43, 73A-D, 74, 75

Decision Making Process: Architectural Reviews are a limited land use decision conducted 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 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 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.

Notice of the Architectural Review Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, January 17, 2023 10:13 AM
To: deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev; baldwinb@trimet.org; lucomments@cleanwaterservices.org; ty.darby@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; richard.girard@nwnatural.com; icrawford@wcca.com; ssigel@lakeoswego.city; manager@cityofrivergrove.com; Naomi Vogel
Cc: Alyssa Kerr; Don Hudson; Jonathan Taylor; Kim McMillan; Martin Loring; Mike McCarthy; Rich Mueller; Sherilyn Lombos; Steve Koper; Terrance Leahy; Tom Scott; Tom Steiger; Hayden Ausland; Tony Doran; Erin Engman; Keith Leonard; Lindsey Hagerman
Subject: Notice of Application: AR22-0009 "Maintenance Storage Shed 'Building G'"
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