



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Madeleine Nelson being first duly sworn, depose and say:

That on the 24 day of May, 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 24 of, May 2023

Madeleine Nelson
Signature

SUBSCRIBED AND SWORN to before me this 24th day of August

[Signature]
Notary Public for Oregon

My commission expires: 8-30-24

RE:



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 23-0007— 8101 SW NYBERG STREET

NOTICE IS HEREBY GIVEN that on May 3, 2023 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on May 19, 2023, known as:

“8101 SW Nyberg Street”
File No. AR 23-0007

MDG Architecture / Interiors, on behalf of North Rim Development Group, are requesting approval to enclose a breezeway and make site modifications to a 16,567 sf office building located on a 0.96-acre site in the Central Commercial (CC) 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 June 7, 2023 to:

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

The property is located at: 8101 SW Nyberg Street
 Tax Lot: 2S124BC02700



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 53, 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 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

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S124BC04700	WINONA GRANGE 271	7735 SW NORSE HALL RD	TUALATIN	OR	97062
2S124BC07700	WILLMAN BRIAN M	18740 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC02702	WELLS FARGO BANK NA	PO BOX 2609	CARLSBAD	CA	92018
2S124BC08200	WEATHERHEAD NANCI LYNN	18690 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC06300	VILLAS ON THE LAKE OWNERS OF LOTS 1-10			OR	00000
2S124BC06400	VILLAS ON THE LAKE NO.1 HOA & VILLAS ON THE LAKE NO.2 HOA			OR	00000
2S124BC08300	VILLAS ON THE LAKE NO.2 HOA			OR	00000
2S124B001602	US BANK NA	1310 MADRID ST #100	MARSHALL	MN	56258
2S124B001601	TUALA NORTHWEST LLC	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B001900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124B002000	TUALA NORTHWEST LLC	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B002001	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00500	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01001	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01501	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01600	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01690	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01700	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01702	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01703	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01710	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01801	TUALATIN OFFICE BUILDING 1 LLC	PO BOX 2985	TUALATIN	OR	97062
2S124BC02703	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC03800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04101	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC05000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC05001	TUALATIN LAKESIDE PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CA00100	TUALATIN GARDENS PROPERTY LLC	5638 SW DOGWOOD LN	LAKE OSWEGO	OR	97035
2S124CA00201	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00500	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00600	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00700	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00800	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00900	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB01000	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB01100	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB02601	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC07800	TOSTI SANDRA L	18730 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC05300	SZABO PAMELA H & SZABO FERNANDO A	8345 SW SENECA ST	TUALATIN	OR	97062
2S124BC06200	SMITH PHILIP H TRUST	8255 SW SENECA ST	TUALATIN	OR	97062
2S124BC07000	SMITH MICHAEL WAYNE & SMITH MARIE PRESTWICH	8145 SW SENECA ST	TUALATIN	OR	97062
2S124BC02701	SENECA PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC03600	SENECA PROPERTY 4142 LLC	95 CHURCH ST #2105	LOS GATOS	CA	95030
2S124BC01708	SEE PROPERTIES	8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC06500	SEE PROPERTIES	8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC08000	ROUSSELLE ASHLEIGH ALISE & WOODWARD MATTHEW SCOTT AUGUST	18710 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC06000	ROSS LIVING TRUST	8275 SW SENECA ST	TUALATIN	OR	97062
2S124BC03500	ROBINSON CROSSING LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC80000	ROBINSON CROSSING CONDO OWNERS OF ALL UNITS			OR	00000
2S124B001300	ROBB MARGUERITE A REV TRUST	PO BOX 31	TUALATIN	OR	97062
2S124BC04300	RICK A MATTHIAS LLC	17751 WINGVILLE LN	BAKER CITY	OR	97814
2S124BC04400	RICK A MATTHIAS LLC	17751 WINGVILLE LN	BAKER CITY	OR	97814
2S124BC06700	RATTAN PUSHPINDER & CHENG PRISCILLA	3120 NW BLUE SKY LN	PORTLAND	OR	97229
2S124CB00204	QUEST TRUST VI	200 SW MARKET ST STE 1860	PORTLAND	OR	97201
2S124CB01500	PORTLAND ROSE LLC	644 NW STONEPINE DR	BEND	OR	97703
2S124BC06100	PENZER JULIE & HENDERSON BRIAN	10330 SW GARDNER CT	TUALATIN	OR	97062
2S124BC05700	PARKER KENNETH STEVEN	8305 SW SENECA ST	TUALATIN	OR	97062
2S124BC02800	PARDUE PROPERTIES I LLC	1353 NW OAKMONT CT	MCMINNVILLE	OR	97128
2S124CB00400	OREGON COMMUNITY WAREHOUSE INC	3969 NE MLK JR BLVD	PORTLAND	OR	97212
2S124CB90011	OREGON EVERGREEN & HOLLY LAND AND FARM	23544 SW GAGE RD	WILSONVILLE	OR	97070
2S124B001500	NWI LOFTS LLC	1211 PUERTA DEL SOL STE #240	SAN CLEMENTE	CA	92673
2S124BC05500	NOREEN LLC	2625 NW 205TH ST	SHORELINE	WA	98177
2S124BC05600	MROCKZKIEWICZ FAMILY REV TRUST	8315 SW SENECA ST	TUALATIN	OR	97062
2S124BC07400	MEWS AT THE COMMONS HOA	4934 SE WOODSTOCK BLVD	PORTLAND	OR	97206
2S124CB01400	MCDONALDS CORP (036-0061)	PO BOX 182571	COLUMBUS	OH	43218
2S124BC07500	MCARA COURTNEY FIONA TRUST	18760 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC01500	MARTINAZZI LLC	18801 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC07600	LECLAIRE MOLLIE J	18750 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC05800	LARSEN DINAH W TRUST	PO BOX 623	TUALATIN	OR	97062
2S124BC02900	LANDING SQUARE LIMITED PARTNERSHIP	2030 NE 44TH AVE	PORTLAND	OR	97213
2S124BC03701	KOH HYUN BUM & KOH SOON BOK	18855 SW 84TH AVE	TUALATIN	OR	97062
2S124BC00901	JONATHAN & JOANNE CRANE LLC	PO BOX 1935	TUALATIN	OR	97062
2S124CA00200	JACK IN THE BOX	PO BOX 4900	SCOTTSDALE	AZ	85261
2S124CB02800	J LO LLC	8340 SW TONKA ST	TUALATIN	OR	97062
2S124CB00202	IRA SERVICES TRUST COMPANY	12841 NW LORRAINE DR	PORTLAND	OR	97229
2S124BC04200	HWANG PEGGY REV LIV TRUST	2246 ANDREWS DR #243	FULLERTON	CA	92833
2S124BC07200	HO SON & TRAN HA	19905 SW 58TH TER	TUALATIN	OR	97062
2S124BC06900	HILLER PHILIP J & HILLER TRACEE R	8135 SW SENECA ST	TUALATIN	OR	97062
2S124BC00800	HEDGES MEADOW LLC	2933 COEUR D ALENE DR	WEST LINN	OR	97062
2S124BC05900	HARDEN ROBERT C	PO BOX 1389	TUALATIN	OR	97062
2S124BC01503	HABERMAN PROPERTIES LLC	PO BOX 636	TUALATIN	OR	97062
2S124CB90021	GIONET LEONARD A TRUST	4915 SW GRIFFITH DR STE #300	BEAVERTON	OR	97005
2S124CB03000	DSUNEJ LLC	5917 SW MT BACHELOR DR	POWELL BUTTE	OR	97753
2S124BC01502	DIERINGER'S PROPERTIES INC	10505 SE 44TH AVE	MILWAUKIE	OR	97222
2S124BC07100	DAVISON JAMES REV LIV TRUST	8155 SW SENECA ST	TUALATIN	OR	97062
2S124BC01301	CLAY JAMES L & CLAY ANDREA LEEBRON	1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124BC01400	CLAY JAMES L & CLAY ANDREA LEEBRON	1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124CB01600	CK LLC	3689 NE 218TH AVE	FAIRVIEW	OR	97024
2S124CB01700	CHERRY TREE PROPERTIES LLC	8250 SW TONKA ST	TUALATIN	OR	97062

2S124CB01805 CHERRY TREE PROPERTIES LLC
 2S124BC07900 CHALUPNY CAROLINE
 2S124CB02600 CH RETAIL FUND /TUALATIN MARTINAZZI SQUARE LLC
 2S124CB00201 CENTURY HOTEL LLC
 2S124BC01802 CAPE POINT PROPERTIES LLC
 2S124BC08100 BURGER BEVERLY FRANCES
 2S124BC07300 BRASHEAR GARY T & LILIAN E REV LIV TRUST
 2S124BC03700 BRAMAN DAVID L
 2S124BC01300 BFA LLC
 2S124CB90000 BEN LAKE CONDOMINIUM OWNERS OF UNITS
 2S124BC06800 BELL ROBERT P & BELL SUZANNE
 2S124A003100 BANNER BANK
 2S124BC05400 BALMES LIV TRUST
 2S124BC00600 ASPEN PLACE LLC
 2S124BC01701 AMCO TUALATIN LLC
 2S124BC02700 8101 SW NYBERG LLC
 MDG ARCHITECTURE ATTN: CURT TROLAN
 NORTH RIM DEVELOPMENT GROUP

8250 SW TONKA ST	TUALATIN	OR	97062
18720 SW BOONES FERRY RD	TUALATIN	OR	97062
3819 MAPLE AVE	DALLAS	TX	75219
4601 NE 78TH ST STE 130	VANCOUVER	WA	98665
18660 SW BOONES FERRY RD	TUALATIN	OR	97062
18700 SW BOONES FERRY RD	TUALATIN	OR	97062
PO BOX 1816	TUALATIN	OR	97062
18847 SW 84TH AVE	TUALATIN	OR	97062
3570 GHIGLIERI CT	TUALATIN	OR	97062
	WEST LINN	OR	97068
		OR	00000
22605 PINEHURST DR	SHERWOOD	OR	97140
PO BOX 907	WALLA WALLA	WA	99362
8335 SW SENECA ST	TUALATIN	OR	97062
4915 SW GRIFFITH DR STE 300	BEAVERTON	OR	97005
810 SE BELMONT ST #100	BEAVERTON	OR	97214
819 SE MORRISON ST STE 110	PORTLAND	OR	97214
4875 SW GRIFFITH DRIVE STE 300	BEAVERTON	OR	97758
819 SW MORRISON ST STE 110	PORTLAND	OR	97214

Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, May 24, 2023 10:51 AM
To: Naomi Vogel; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; alex.mcgladrey@tvfr.com; KHerrod@republicservices.com; trose1@ttsd.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; David Underwood; richard.girard@nwnatural.com; icrawford@wccca.com
Cc: Steve Koper; Sherilyn Lombos; Kim McMillan; Don Hudson; Alyssa Kerr; Mike McCarthy; Tony Doran; Hayden Ausland; Rich Mueller; Ross Hoover; Martin Loring; Tom Steiger; Tom Scott; Terrance Leahy; Erin Engman; Keith Leonard; Lindsey Hagerman
Subject: Notice of Application: AR23-0007 "8101 SW Nyberg St"
Attachments: AR23-0007 Notice of Application.pdf



Notice of Application

MDG Architecture | Interiors, on behalf of North Rim Development Group, is requesting approval to enclose a breezeway and make site modifications to a 16,567 sf office building located at 8101 SW Nyberg Street (Tax Lot: 2S124BC02700). The 0.96-acre site is zoned Central Commercial (CC) and has access to SW Nyberg Street and SW Seneca Street.

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/ar23-0007-8101-sw-nyberg-street>

Comments Due: June 7, 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, 53, 73A-D, 74, 75

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Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, May 24, 2023 10:50 AM
To: riverparkcio@gmail.com; jasuw7@gmail.com; christine@newmountaingroup.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; 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; abusichert@gmail.com; roydloop@gmail.com; Tualatinibachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; rwcleanrooms@gmail.com; byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; kapaluapro@aol.com; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; robertekellogg@yahoo.com; christine@newmountaingroup.com; tualatincio@gmail.com
Cc: Steve Koper; Megan George; Betsy Ruef
Subject: Notice of Application: AR23-0007 "8101 SW Nyberg St"
Attachments: AR23-0007 Notice of Application.pdf



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Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, May 24, 2023 10:50 AM
To: Curt L Trolan; jw@northrimpx.com
Cc: Steve Koper
Subject: Notice of Application: AR23-0007 "8101 SW Nyberg St"
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