

3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 946.9365
WWW.3JCONSULTING.COM

September 10, 2020

RE: Virtual Neighborhood Review Meeting

Proposed Development: Fuel Station and Market at 18450 NW West Union Road

Dear Neighbor,

3J Consulting, Inc represents the owner of the property located at 18450 NW West Union Road, in the Neighborhood Commercial (NC) District, more specifically shown by the attached tax map. The property owners are considering a proposal for Special Use and Variance application to develop a fuel station and market. A concurrent lot consolidation is proposed for the two parcels. Prior to applying to the Washington County Department of Land Use and Transportation we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this **VIRTUAL** meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and identify issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order no. 2006-20,
you are invited to attend a **VIRTUAL** zoom meeting on:

Thursday, October 1, 2020, 6:00pm – 7:00pm

Join at: <https://zoom.us/j/93694057837>

or join by phone: +1 669 900 9128

Meeting ID: 936 9405 7837

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

We look forward to more specifically discussing the proposal with you. Additional information on the proposed project can be downloaded at <https://app.box.com/s/woiob9mqsjwpu605jvax3tbwurl3c5v>. Questions and comments can be mailed to 9600 SW Nimbus Ave. Suite 100, Beaverton, OR 97008 or you can contact us by phone at 503-946-9365x211 or email at mercedes.serra@3j-consulting.com.

Sincerely,



Mercedes Serra
Senior Urban Designer
3J Consulting, Inc.





14601 WEST TWIN ROAD BLAETON, OR 97229 IN 980000 WASHINGTON COUNTY 1.21 ACRES 400000000 182267			VARIATIONS		
BUILDING DESCRIPTIONS			STANDARD	VARIATION	
FRONT			20 FT	10 FT MIN	
STREET SIDE			20 FT	10 FT MIN	
REAR			20 FT	4 FT MIN	

[illegible]

REGISTERED ENGINEER
850172E
PRELIMINARY
THE REGION
OF EVERETT & JOHNSTON
EST. 1985
PUBLISH DATE
11/15/2000

CRJW, LLC
WASHINGTON COUNTY, OREGON

PROJECT INFORMATION

3J PROJECT # 116659
 TAX LOT(S) 111180000.00
 LAND USE # 1 --
 DESIGNED BY J. JEU
 CHECKED BY J. ALAN

3J CONSULTING

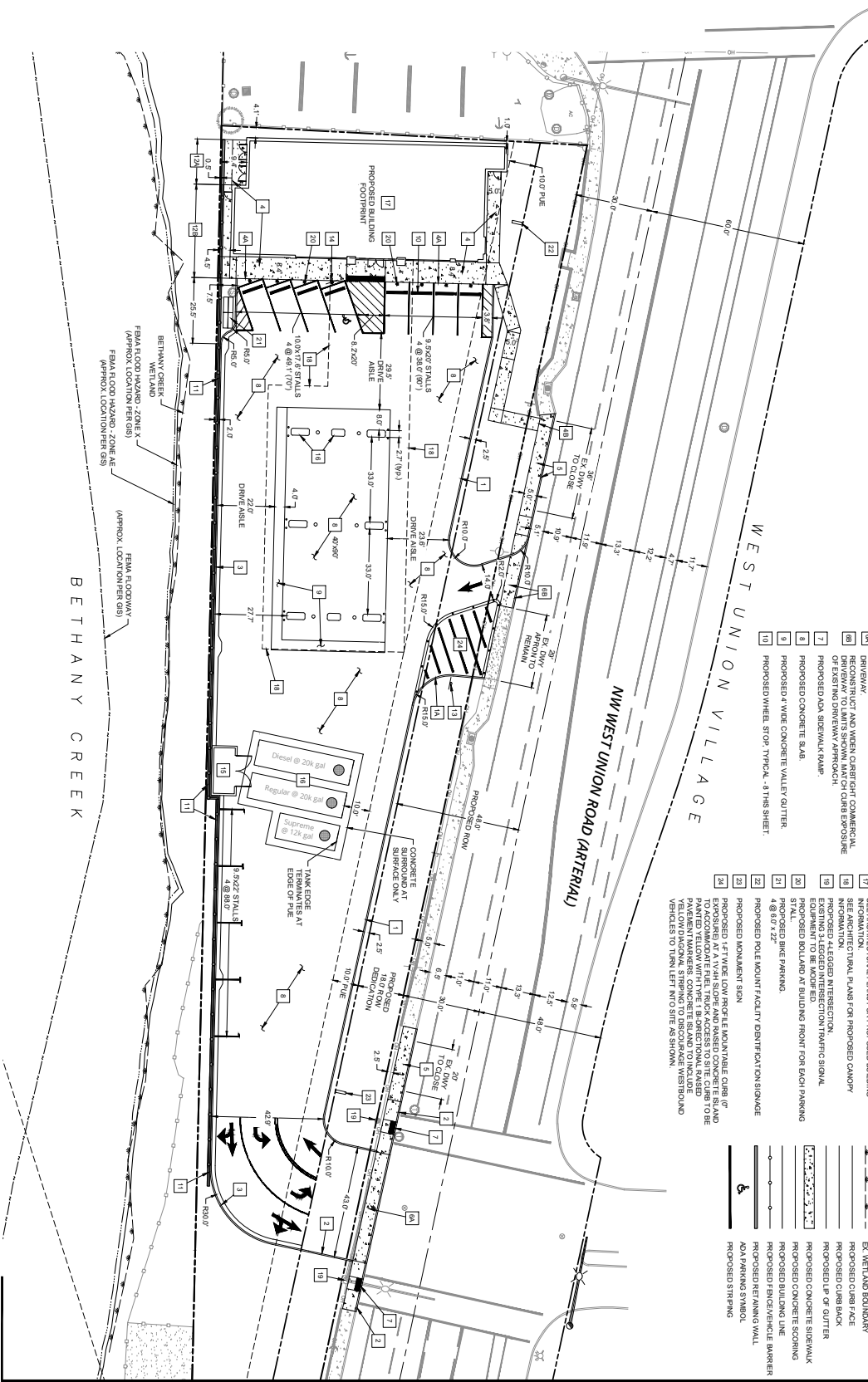


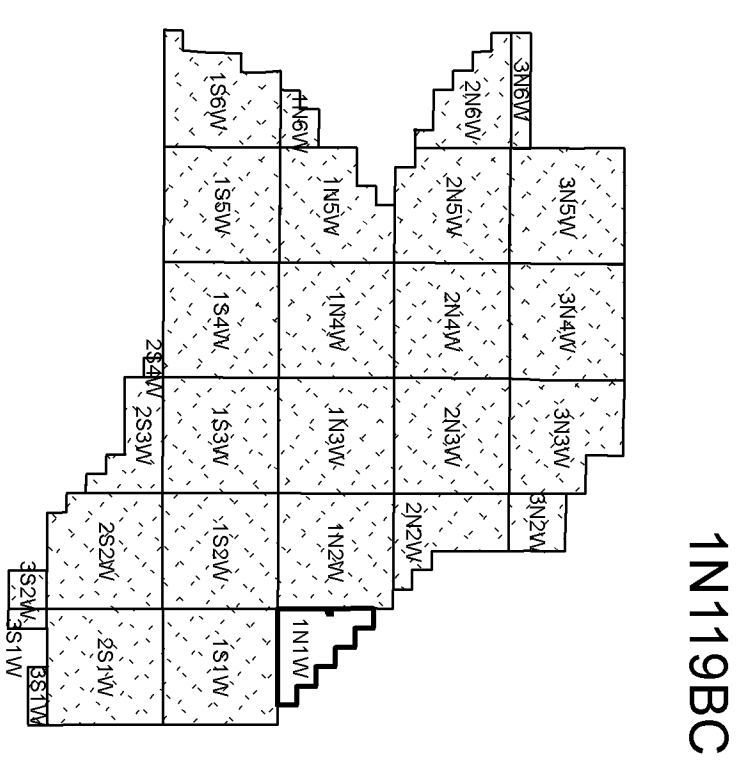
CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100; BEAVERTON, OR 97008

SHEET NUMBER

C211

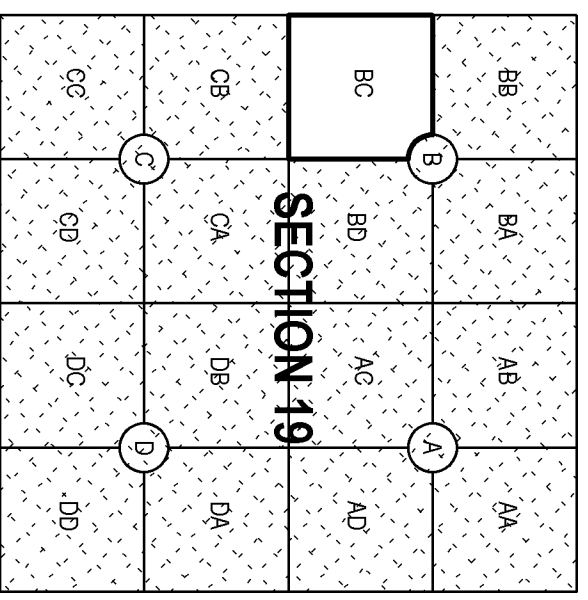




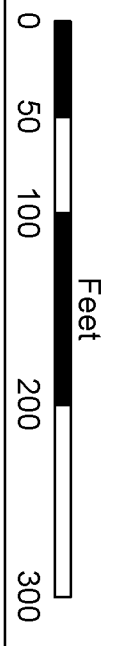
WASHINGTON COUNTY OREGON
SW 1/4 NW 1/4 SECTION 19 T1N R1W W.M.
SCALE 1" = 100'

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25	30	29	28	27	26	25	30
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1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1N119BC
100.900.801 11.400.701 300.700.



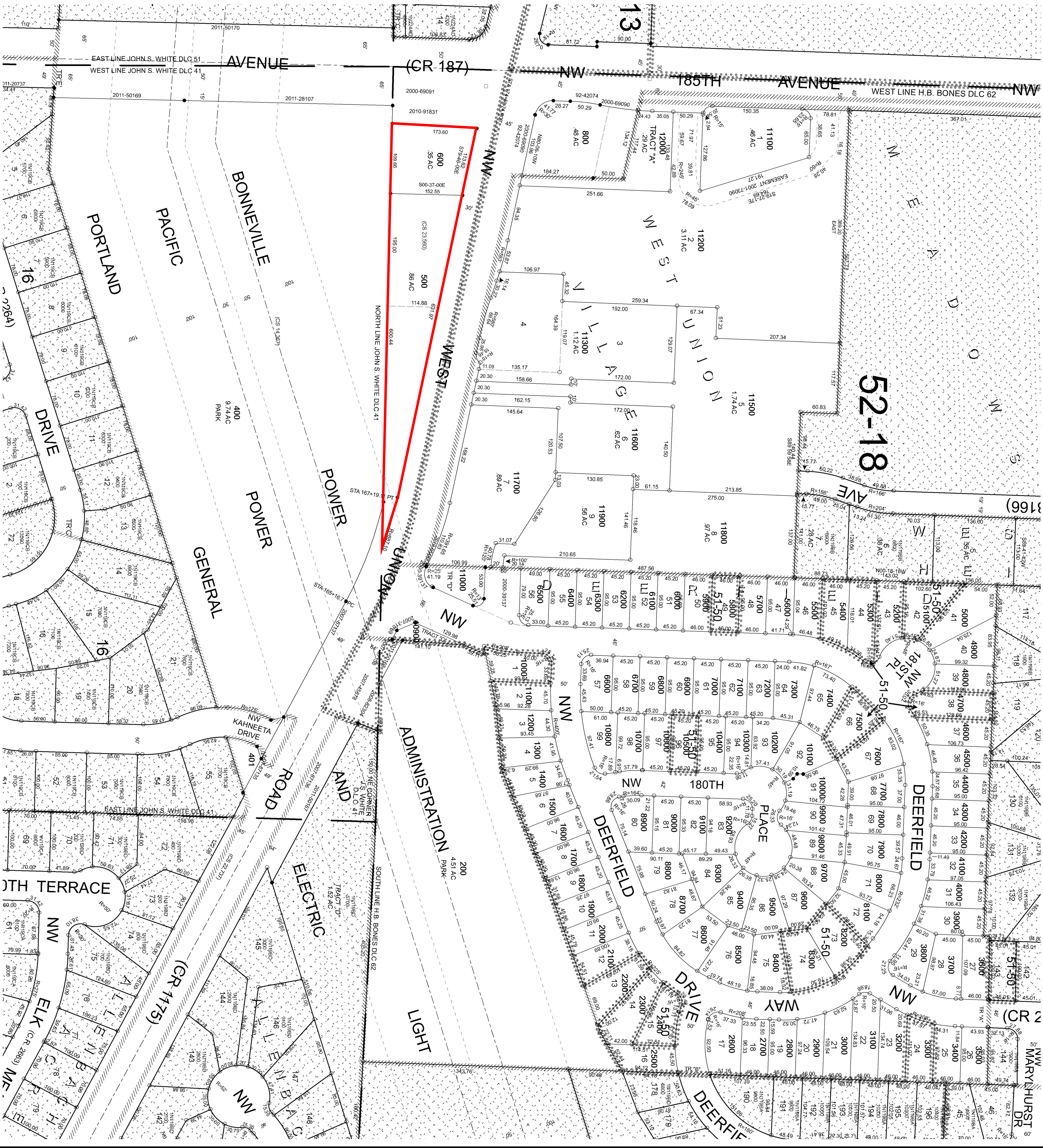
WASHINGTON COUNTY
ASSESSMENT
CARTOGRAPHY
TIDATION

PLOT DATE: 6/30/2020
Rotation: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

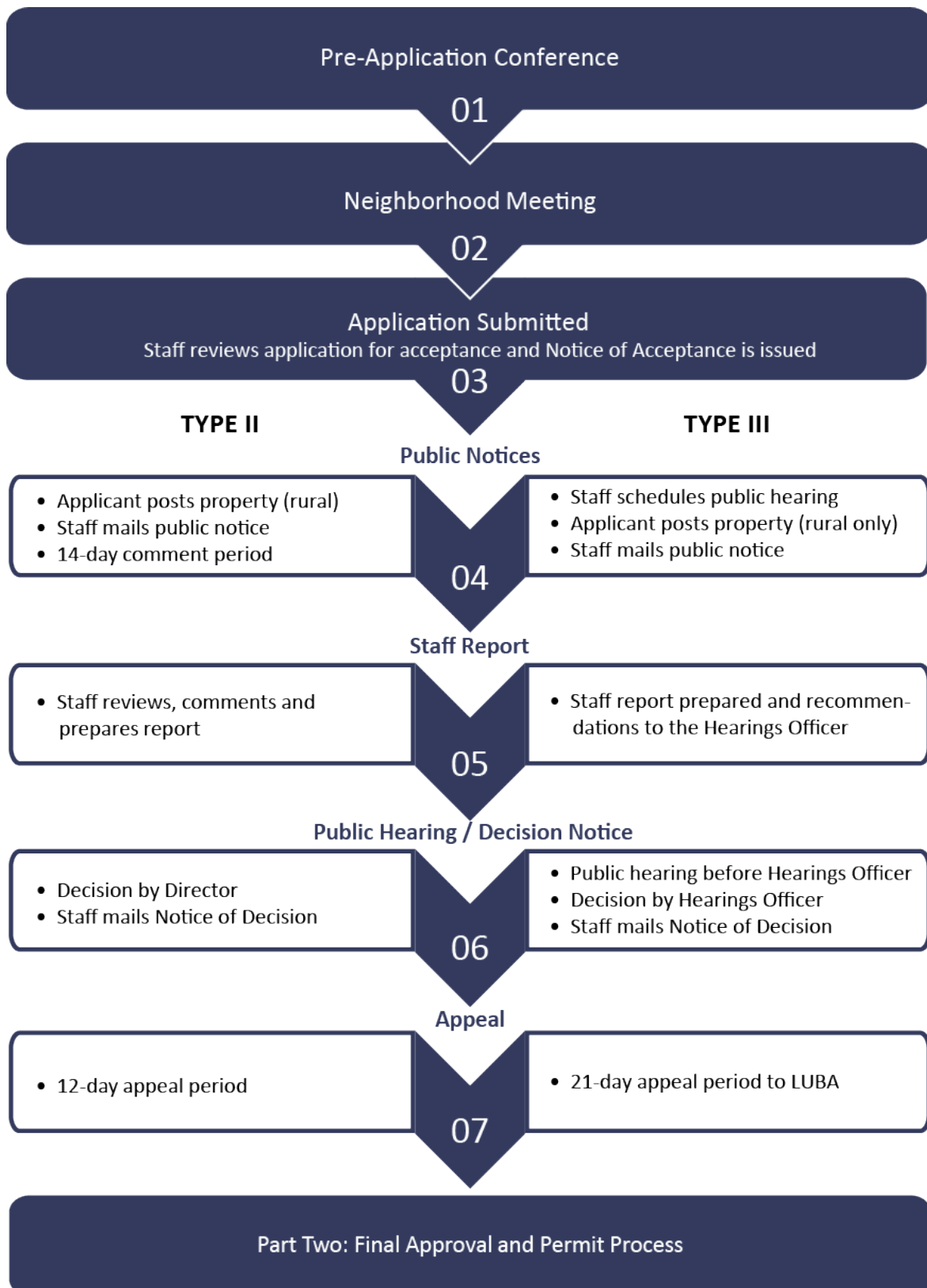
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1N119BC



Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)



Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

* Refer to Washington County Community Development Code section 203-3

MEETING NOTICE

PROPOSAL: FUEL STATION AND MARKET

MEETING DATE: OCTOBER 1, 2020

TIME: 6:00 PM - 7:00 PM

JOIN OUR VIRTUAL MEETING:

LINK: [HTTPS://ZOOM.US/J/93694057837](https://zoom.us/j/93694057837)

BY PHONE: +1-669-900-9128

CONTACT PERSON: MERCEDES SERRA

PHONE NUMBER: (503) 946-9365 x211

NEIGHBORHOOD MEETING**West Union Chevron****Virtual Neighborhood Meeting****October 1, 2020**

NAME	ADDRESS	EMAIL
Kristen West		kristenswest@gmail.com
Sheri Hiefield	16680 NW Argyle Way, Portland OR 97229	shiefield@mac.com
Virginia Bruce, Chair, Cpo 1	3270 NW Kinsley Terrace Portland OR 97229	
Sander Torgeson & Chrissy Randall	5075 NW Kahneeta Dr. Portland, OR 97229	3randallc@gmail.com storgeson91@gmail.com
Tanya Rosencrance	19200 NW Illahe St Portland, Or 97229	tanya.rosencrance@gmail.com
John Williams	19815 NW Nestucca Drive Portland Or 97229	john.williams3@comcast.net
Jeremy Johnson	5080 NW Kahneeta Dr Portland Or 97229	Doublej13@att.net
Shelley Signett	18900 NW Lapine St. Portland, OR 97229	shellsig@frontier.com
Tomas & Masako Jankovsky	5188 NW 177 th Avenue Portland, Oregon 97229	tmjankovsky@msn.com
Sandra Ellis and Steve Kulick	20385 NW Quail Hollow Dr Portland, OR 97229	
Mary Manseau	5230 NW 137 th Avenue Portland, OR 97229	
Susan Nolte		s.nolte@frontier.com
Annee Ashton	Anne Ashton Goldfeld 18090 NW Cornell Rd #A Beaverton, OR 97006	
Maria Choban		mariachoban@gmail.com

Neighborhood Meeting Comments – West Union Chevron

Date: October 1, 2020
Project: West Union Chevron
3J No.: 18509

Comments Received by Email, Phone or Regular Mail

Contact	Contact Date	Questions/Comments
John Williams John.williams3@comcast.net	Phone Call 9/15/2020 Email follow up 9/15/2020 and 9/16/2020	Phone call: <ol style="list-style-type: none">1. Asbestos treatment2. Clean up of oil tank3. Tree removal4. Crash Data for intersection5. Setback criteria/variance criteria6. CWS wetland encroachment7. Mitigation planting area at end of site - will it be dedicated?
Tanya Rosencrance Tanya.rosencrance@gmail.com 19200 NW ILLAHE ST Portland, OR 97229	Phone call 9/15/2020 Email follow up 9/14/2020 Email 10/1/2020	Phone call: <ol style="list-style-type: none">1. Question about what is proposed2. Date/Time of neighborhood meeting3. Question about process Email text: <p>I would like this to be my official comment to be submitted to Washington County LUT in the event I am not able to connect to the Zoom meeting tonight.</p> <p>I am in opposition to a Chevron station being placed in the proposed location. It would negatively intrude upon the environment, the ecological balance of the area, and certainly the livability of the neighborhood.</p> <p>Thank you for the opportunity to comment.</p>
Annee Ashton Goldfield goldfeld@aya.yale.edu Anne Ashton Goldfeld 18090 NW Cornell Rd #A	Email 10/7/2020 Follow up email	Email text: <p>Could you please confirm that I am on your email and mailing lists to receive</p>



Beaverton, OR 97006	10/12/2020	updates regarding next meetings, etc for Bob Barman's proposed project?
Maria Choban mariachoban@gmail.com	Email 10/3/2020 Follow up email 10/12/2020	Email text: I am against a proposed Chevron gas station and convenience store at the southwest corner of 185th avenue and West Union. It endangers the safety of the surrounding natural environment. The escalated car traffic on 185th endangers kids walking and bicycling to West View High School and Rock Creek Elementary School and creates a hazard for those crossing West Union even with the crosswalk light. I will send a more detailed explanation to the county.
Tomas and Masako Jankovsky	Email 10/2/2020 Follow Up 10/12/2020 – meeting minutes attached	Email text: I attended last evening zoom meeting. I have a few questions regarding to the yesterday's meeting. I would like to know if it is possible to access to, or obtain all the documentations that presented during the meeting yesterday. I would really like to understand all the facts about this Gas stand proposal/projects, but it is not so easy to process everything in that fast manner as a second language speaker. So if I can get the documentation, that will help me to understand better. Also, Do we need to submit my address and name to you to get the agenda for the next County meeting? Or do I need to request to the County directly? I think I missed some information yesterday.
Shelley Signett shellsig@frontier.com	Email 10/2/2020 Follow up email 10/12/2020	Email Text: I was a phone participant in last night's neighborhood meeting on the Chevron station. I'd like to be included in further communications about the project.
Jeremy Johnson	Email	Email Text:



Doublej13@att.net 5080 NW Kahneeta Dr. Portland, OR 97229 214-697-0189	10/2/2020 Follow up email 10/12/2020	<p>On the Virtual Neighborhood meeting last night it was stated that at the end of the presentation there would be an email address posted so that we could provide name and address for the official record of attendance.</p> <p>I didn't see that address posted at the end of the meeting, so I found your email address in the letter that was mailed to me.</p> <p>Can you ensure that my name and address is added to the attendance record?</p>
Chrissy Randall Sander Torgeson 3randallc@gmail.com 5075 NW Kahneeta Dr. Portland, OR 97229	Email 10/1/2020 Follow up email 10/12/2020	<p>Email text:</p> <p>At the end of the zoom meeting you were going to give us an email address to provide our name and mailing address to make sure that we get any further notifications.</p> <p>We all jumped off so quickly that the email was not provided, so I'm reaching out to this email provided on the letter to make sure that we are included in any further correspondence or discussions with regards to the Chevron Station Site proposal for West Union and 185th Ave.</p>



Neighborhood Meeting Notes – West Union Chevron

Date: October 1, 2020
Project: West Union Chevron
3J No.: 18509

Presenters: Mercedes Serra (3J Consulting), Aaron Murphy (3J Consulting), Bob Barman (West Union Chevron) and Wayne Kittelson (Kittelson and Associates).

In preparation for the submission of a land use application for the West Union Chevron, the applicant conducted a neighborhood meeting with residents within proximity to the project site.

The neighborhood meeting was conducted virtually via Zoom, with meeting information posted online and available for download. The meeting started at 6:00 p.m. on Thursday, July 30th, 2020.

The neighborhood meeting included information via PowerPoint on the site zoning, proposed uses, the land use process, the proposed development and variances, the proposed improvements, the neighboring wetlands and vegetative corridor, the fuel storage system and safety protocols. The end of the meeting included time for public comment and questions, which was facilitated using the Zoom chat function.

The following is a list of questions which were answered during the meeting.

Question	Answer
What will happen to the redwood trees on the property?	The trees are proposed for removal. The development is located within the drip line of the trees, which creates a hazard for retention.
How much drip line do the trees need?	Dripline was surveyed and will be reported in the drawings. The size of the tree determines the drip line.
Given the Barman's commitment to sustainability, what alternative plan might preserve the trees?	The access located on the eastern side of the development is required in its proposed location to meet the site circulation requirements. This access is what impacts the redwood trees.
Have alternative locations been considered?	Alternative locations have not been considered. This site is owned by the applicant.
Would there still be a water collection on the corner between the station and 185 th ?	Yes, the stormwater facility on the corner of 185 th and West Union is not owned by the applicant and is not proposed for removal.
How many gas stations have you designed?	This is the third green gas station built by the Barman's in the metro area.



How deep will the geothermal well be?	We are not looking at a geothermal well where we are pulling the energy out of the ground. When people think of a geothermal well, they often think they are thousands of feet deep. The proposed geothermal wells are very typical to a water well. We pull the water out of a well and run it through the equipment, and then the water is put back down another well. The system well will be 150-200 feet deep. There is a pump in the bottom of the well. It's about a 70-80% savings system to heat and cool. It requires no outdoor equipment and does not generate outdoor noises. Everything will be contained inside the building. This allows energy savings so that we will not be using the grid.
For the right-only entrance from West Union, it looks like it puts cars right into the pumps and covered area. How can you ensure that cars will not back up onto West Union?	We will take this into account and will consider the queue, traffic volume and traffic storage in our traffic analysis that we will provide with the application. We will want to be sure that there isn't back up onto West Union.
What will be done to mitigate light pollution?	Our lights are specialty lights, where there is no light migration off the property. All of our lights are recessed to prevent light spill off the property. We have oriented our building and provided a second story to the west to prevent spill of light to the homes. The canopy is lower than the building. Our existing station building in Beaverton provides a great example of our lighting system.
How much of fuel dispense are expected per a month?	We expect somewhere around 150,000 gallons a month.
Groundwater routinely will be above the tanks. Will alarms go off every time?	The tanks will be double-wall fiberglass storage tanks. They have containment sumps around every piece of equipment. Since 1989 when the federal government released new underground storage tank regulations, in the last 30 years there have been no failures of double-wall fiberglass storage tanks. The lines are double wall flexible fuel lines. The only potential leak point is at the end of the fuel line. All connection and end points are in sumps that have sensors that will shut down the system if any leak occurs or water gets in. A third conduit line will further protect from leaking. The TLS system reads the tanks and lines in a live feed that is monitored 24 hours a day. There has never been an earthquake issue



	with the new tanks as they are imbedded in a material that allows the tank to move during an earthquake.
What is the abatement strategy for run off that may flow into the wetlands?	As part of the stormwater collection process, we have to keep collect all stormwater that falls on impervious surfaces on-site and treat it before it is released.
If variances are not granted, will development proceed without violating any setbacks?	The project team has looked at alternatives, and the variances request provides for the best design of the site and the safest access to the site from West Union. While the site is still developable without the variance requests, the current design provides the best and safest design.
Is this map part of an application you've already submitted?	There was a previous application for this property. This is a new land use application, so we will be submitting the new application to the County following the neighborhood meeting.
Why was this proposal dropped and now reapplied?	There were changes to the site plan, and we are having a neighborhood meeting to gather neighborhood feedback on the project per the County requirements.
I'm concerned about the amount of traffic that will be generated. I live at the end of Kahneeta drive and once PCC and Westview high school are back open, we will once again have a traffic congested area. Just the crosswalk alone backs up traffic. Now with the additional Starbucks drive through in the area we are seeing traffic back up there as well without the schools being open. When those two schools are open, we cannot make a left turn out of Kahneeta. How will the additional traffic be handled if they will want to make a left turn and traffic is already backed up on West Union in front of Kahneeta during peak traffic times?	The traffic patterns and analysis will be taken into account in the traffic analysis conducted for the site and provided by Kittelson and Associates. We will estimate trips generated by the site using the industry standards, site observations and similar properties in the metro area. We will collect information for the area and use the trip estimation to model the traffic generated by the development. We will look at traffic counts now, during the Covid-19 pandemic as well as traffic counts before the pandemic.
How does this this project fit with your company's mission statement? Building healthy environment, protecting natural resources. If the Barman are so environmentally conscious, why was a wetland chosen for this station? There are many other possible locations.	Looking at the surrounding commercial development tells the story of why the Barman's are passionate about this project. All the buildings within the area have flat roofs that do not utilize green roof or solar panels. The Barman's mission is to be a leader in the service station business and to encourage other business to do the same. The Barman's want to be part of the solution. The fuel industry needs to be more



	forward thinking. This building has been designed to last as a green building as long as it is standing. The wetlands and vegetative corridor on the site will be enhanced. The building has been situated to minimize energy use and run-off and to maximize the solar potential of the site.
The Park District complained that illegal dumping and fill are already taking place on the site. When will this be corrected?	We are not aware of any dumping on the neighboring property. We are willing to work with the Park District to understand the nature of this issue.
Is there a creosote power pole in/near the "new" mitigation wetland?	We are not aware of a creosote power pole in the wetland area.
How much run off will be discharged, and will it be discharged to wetlands or the new wetlands?	We are not aware of the actual volume of the run-off, however any run-off will be detained and treated before it is released.
If there is a puncture in a gas holding tank. How will you handle the gas leaking into the soil? Can it get to the wetland south of gas station?	The double-wall tank provides an inner storage tank and an outer protection layer. If there is a rupture of the inner fuel tank it will raise the level of the hydrostatic fluid (salt-water) and set off a sensor to alert of a possible breach of the inner tank. If the outer tank is ruptured, it releases the hydrostatic fluid into the ground. The sensor in the system monitors this. At no point in time would fuel get into the ground.
Have you studied the flooding downstream?	As part of the County code for stormwater we have to collect and detain the stormwater so that it doesn't affect the downstream flood condition.
Where on the map are the left-behind contaminated soils containing gasoline?	The existing oil tanks were removed by Alpha Environmental Services. A No Further Action Determination was provided by DEQ (LUST#34-17-0994). (The demolition permit number with the County is #18006869).
What type of gas are you selling? Will you also have hydrogen? If yes, what are your plans to deal with accidents?	Chevron regular unleaded, 89 unleaded, Chevron supreme, diesel and biodiesel.
Are all existing wells on the site closed?	There are no wells on the site. All the existing wells that were on site have been decommissioned.
It rains a lot here. How can you assure that petroleum runoff won't reach the wetland?	Under each dispenser there is a fiberglass containment sump. The pumps have mechanical overfill valves that automatically shut off. Every site owner is required to have an emergency spill kit to take care of any spills that could occur by human error. All surface water on site is collected, detained and treated.



Why don't you put the gas station on the pad across the street next to Albertsons? A gas station pad was approved in that plan 20+ years ago?	That property is owned by someone else.
Oily runoff is already running off your site into the wetlands. When will you stop it?	We are not aware of any run-off from the site or what it could be from. The proposed development will collect, detain and treat all run-off from the site.
Your project is directly adjacent to wildlife habitat. What are you are you doing to limit the impact of a noisy active 24-hour gas station on the homes and feeding grounds of the resident wildlife?	We are very sensitive to light and sound in the design of our stations. We have a second floor in our building, and we store all our compressors and noisy equipment inside the building on the second floor of the building.
Will you need a new Service Letter	Yes, we will be revising our service letter with the new application.
Are you talking about so called shielded lighting? Do you have an example of the type of lighting?	There are examples of the shielded lighting used at the two other stations in the Metro area. There is a station at Murray and Allen in Beaverton and a station in Wilsonville.
Have you measured traffic before the pandemic? I have sat in traffic backed up the hill.	Yes, the traffic was measured before the pandemic.
How is the refueling truck going to turn around?	The site circulation is going to be designed so that fuel trucks enter in the entrance only access point and exit at the signal intersection.
Will you address traffic accidents on the site?	We will look at safety and traffic accidents historically on the surrounding roads and will analyze the proposed design with regards to safety.
Has the county approved gas tanks in this spot? Or are you requesting variances to code?	Fuel stations are allowed in the NC zone.
They are requesting more pumps and a larger building than code calls for.	The number of pumps and the size of the building are allowed by the code.
If you are interested in solutions, why not have electric charging stations (the rapid chargers)? If you really want to be part of the solution instead of the problem, why not establish an actual green business, not just greenwash the polluting industry of fossil fuels?	We provide electric vehicle charging stations at our stations to help with this transition. There are cars out there that rely on our product. We hope to be leaders in our industry until the time comes where petroleum fuel is not needed.
Adding hardscaping (increased run-off) to a site so close to the wetland does not seem like environmental stewardship. Does the data you are using to calculate volume of run-off account for increasing number of deluge events associated with climate change.	We are required to calculate runoff from the site based on historical rainfall intensities and durations per Clean Water Services.



What is the building on the east side of the site, right behind the green triangle?	This is an existing home on the site that will be removed.
Cars that leak fluids like gas or oil going through the parking lot property, where will that runoff go?	The oil-water separators on the property. The property is sloped to drain to the oil-water separator to collect this fluid.
Where will the venting pipes be from the tanks?	Venting pipes will be located in an approved location as required by code.
What is the life expectancy of the tanks? If the Gas station closes or goes out of business - how is the community ensured that the tanks don't leak or are removed.	The tanks come with a 30-year manufacturer's warranty. There have not been documented failures, however after the warranty expires, insurance providers require the tanks to be replaced to maintain insurance rates.
What will be sold at the store? Natural foods? Are you going to sell propane?	We like to provide a lot of healthy options in our stores, there are some traditional convenience store items to meet the demand of customers. We may sell propane in canisters for barbeques with a tank exchange, but we won't be installing a propane storage tank.
Automobiles entering the gas station are the ones creating noise and light that will create the disturbance for wildlife, not the on-site equipment and lighting.	We may consider a fence along the south side of the property to mitigate for noise and light. The noise and light from traffic on West Union and 185 th is much more than will be generated by this site.
How have you measured the light?	A photometrics plan will be completed to show the proposed lighting conditions.
What happens to the tanks, if the business closes? Who pays for tank removal?	The owner pays for the tank removal. A law has been passed to have the owners responsible for the property.
How close does the owner live to a gas station.	The owners live about half a mile from a station.
Have you considered not to sell Tobacco products to the neighbors' high school students???	We will not sell age-restricted products to high school students.
Will you sell beer?	We will sell beer.
Are you installing shear valves and/or flow restrictors so in case of an earthquake or other event, the system is isolated?	Shear valves are mandatory.

The meeting concluded at approximately 7:00 p.m.



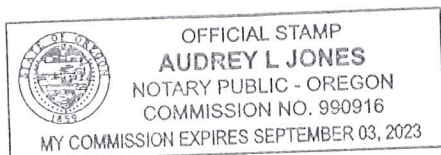
Upon completion, submit this form with your Current Planning development application
Attachment E

STATE OF OREGON)
) ss
County of Washington)

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were deposited on the date indicated above in the United States Post Office with postage prepaid thereon.


Signature

Subscribed and sworn to, or affirmed, before me this 10 day of September, 2020.



Notary Public for the State of Oregon
County of Washington

My Commission expires: September 3, 2023

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE

Name of Applicant 3J Consulting, Inc.

Subject Property: Tax Lot(s) 500 and 600 Tax Map(s) 1N1 19BC

Address or General Location: 18450 NW West Union Road

I, SEVIN SIMPSON, do swear or affirm that I am (represent) the party initiating
interest in a proposed Special Use and Dev Review for a fuel station and market
affecting the land located at 18450 NW West Union Road,
and that pursuant to R&O No. 2006-20, did on the 11 day of September, 20 20
personally post the notice indicating that the site may be proposed for a Special Use, Development Review
and Type III Variance application.

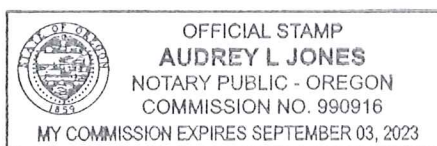
The sign was posted at Frontage on West Union Road
(Location of sign on property)

☐ Map attached showing approximate sign notice location. (check if attached)

This 11 day of September, 20 20

[Signature]
Signature

Subscribed and sworn to, or affirmed, before me this 11th day of September, 20 20.



Audrey Jones
Notary Public for the State of Oregon
County of Washington

My Commission expires: September 3, 2023

Upon completion, submit this form with your Current Planning development application
Attachment E

**AFFIDAVIT OF MAILING MEETING NOTES
TO THE COMMUNITY PARTICIPATION ORGANIZATION (CPO)**

12

*R&O 2006-20
* MAILING LIST CREATED ON: 09/08/2020
LIST EXPIRES ON: 10/23/2020
BY TERI HEINO, WASHCO LUT
FUEL STATION/MARKET 1N119BC00500_600

*APP NOTE
* SUBMIT LAND USE APPLICATION
WITHIN 180 DAYS OF MEETING
OK TO ELIMINATE INCOMPLETE
AND DUPLICATE ADDRESSES

1N119BC11100
ALBERTSON'S STORES SUB LLC
BY ALBERTSON'S LLC
250 PARKCENTER BLVD
BOISE ID 83706

1N119BC11200
ALBERTSON'S STORES SUB LLC
BY ALBERTSON'S LLC
250 PARKCENTER BLVD
BOISE ID 83706

1N119BC06000
AL-MULLA, NAMEER S
5357 NW DEERFIELD WAY
PORTLAND OR 97229

1N119BC01200
ANGEL, BERNADINE ANGELA
18086 NW DEERFIELD DR
PORTLAND OR 97229

1N119BC11300
ASPEN NEWFOUNDLAND LLC
PO BOX 947
MCMINNVILLE OR 97128

1N119BC11500
ASPEN NEWFOUNDLAND LLC
PMB 239
930 TAHOE BLVD STE 802
INCLINE VLG NV 89451

1N119BC11600
ASPEN NEWFOUNDLAND LLC
PMB 239
930 TAHOE BLVD STE 802
INCLINE VLG NV 89451

SDBEAVERTON
BEAV S.D.- J. YOUNGQUIST, DEMOGRAPHER
16550 SW MERLO ROAD
BEAVERTON OR 97006

1N119CB06100
BEDELL, JANE
4905 NW KAHNEETA DR
PORTLAND OR 97229

1N224AD04900
BETHANY LAKE ESTATES HOMEOWNERS
ASSOCIATION
00000

1N224AD05000
BETHANY LAKE ESTATES HOMEOWNERS
ASSOCIATION
00000

1N119CB06300
BOYLAN, NOEL C & CARRIE
PO BOX 14
PONAPE FSM MICRONESIA 96941

1N119BC06300
BROWN, JOHN F & JU YOUNG
MAPO-GU WORLD CUP BUK-RO
43-GIL 11, 103-1101
SEOUL SOUTH KOREA 03914

1N224AD03900
CADER, LISA M & JEREMY
5208 NW SHORELINE WAY
PORTLAND OR 97229

1N119CB07600
CHAUDHARI INVESTMENTS LLC
11892 NW TYLER CT
PORTLAND OR 97229

1N119BC06400
CHUNG, WING-KIT D
CHENG-CHUNG, LAI-KUEN ANNIE
PO BOX 55685
PORTLAND OR 97238

BEAVERTON
CITY OF BEAVERTON - COMMUNITY DEV
PO BOX 4755
BEAVERTON OR 97076

1N119BC00500
CJRW LLC
PO BOX 2092
LAKE OSWEGO OR 97035

1N119BC00600
CJRW LLC
PO BOX 2092
LAKE OSWEGO OR 97035

COMMDIST2
COMMISSIONER TREECE
155 N 1ST AVE, MS # 21
HILLSBORO OR 97124

WASHCOMM
COMMUNICATIONS - (Attn: Melissa De Lyser)
155 N 1ST AVE, STE 250, MS # 16
HILLSBORO OR 97124

CPO7
CPO 7
4804 NW BETHANY BLVD STE 1-2, BOX 173
PORTLAND OR 97229

CPOPROGRAM
CPO COORDINATORS MS # 20
155 N 1ST AVE, STE 370
HILLSBORO OR 97124

1N119BC06600
FITZGERALD, MICHAEL L & JEN L
5338 NW DEERFIELD WAY
PORTLAND OR 97229

1N119BC11000
H&H MEDFORD LLC
13215 SE MILL PLAIN BLVD STE C-8 #529
VANCOUVER WA 98684

1N119BC11700
H&H MEDFORD LLC
13215 SE MILL PLAIN BLVD STE C-8 #529
VANCOUVER WA 98684

1N119CB07400
HERRICK, THOMAS
DAY, KENNETH
5065 NW KAHNEETA DR
PORTLAND OR 97229

1N119CB06000
HERSHISER, DONALD E
4895 NW KAHNETTA DR
PORTLAND OR 97229

1N224AD04000
HOANG, NHATHI T
5204 NW SHORELINE WAY
PORTLAND OR 97229

1N119BC11900
HUDSON BAY PARTNERS LP
301 WINDING RD
OLD BETHPAGE NY 11804

1N119CB06500
JOHNSON, DONALD K
POPE, ROBIN E
18021 NW ANASTASIA DR
PORTLAND OR 97229

1N119CB07800
JOHNSON, JEREMY L & ERICA R
5080 NW KAHNEETA DR
PORTLAND OR 97229

1N119BC11800
KCP RE LLC
BY SCHWARTZ, KALES ACCOUNTANCY CORP
6310 SAN VICENTE BLVD STE #250
LOS ANGELES CA 90048

1N119BC05900
KNISPEL, JODY
5365 NW DEERFIELD WAY
PORTLAND OR 97229

1N119CB07700
LINDQUIST, JAYNEE
5090 NW KAHNEETA DR
PORTLAND OR 97229

1N224AD03800
LIU, FENGHUA
ZHANG, YING
5210 NW SHORELINE WAY
PORTLAND OR 97229

1N224AD04200
LOBO, JOHN E & MARY ANNE C REV LIV TRUST
5200 NW SHORELINE WAY
PORTLAND OR 97229

WASHCO
LUT DIRECTOR (in c/o Anne Elvers)
155 N 1ST AVENUE, #350-13
HILLSBORO OR 97124

1N224AD03700
MATSUMURA, WAYNE H & LINH M
5212 NW SHORELINE WAY
PORTLAND OR 97229

1N119BC06500
NGUYEN, QUANG X & HANH
5317 NW DEERFIELD WAY
PORTLAND OR 97229

1N119CB06900
PATEL, MIHIR C & NILABEN M
4955 NW KAHNEETA DR
PORTLAND OR 97229

1N119BC00800
PAVLATOS, ANDREAS G
3300 NW 185TH #135
PORTLAND OR 97229

1N119BC12000
PAVLATOS, ANDREAS G
3300 NW 185TH AVE #135
PORTLAND OR 97229

1N119BC01400
PHAY, RYAN R
18022 NW DEERFIELD DR
PORTLAND OR 97229

1N119BC06800
POLITOWSKI, NANCY LEE
5354 NE DEERFIELD WAY
PORTLAND OR 97229

1N224AD00100
ROCKING HORSE PROPERTIES LLC
HITCHING POST PROPERTIES LLC
BY BENNETT-HANES, ROBERT & CHRISTINE
5038 SW HILLTOP LN
PORTLAND OR 97221

1N119BC01000
ROSALES DAZA, JAVIER P
DEROSALES, GLADYS T ALVAREZ ARCE
18162 NW DEERFIELD DR
PORTLAND OR 97229

1N119BC06100
SEWARD, RYAN L
QUINN, KELSEY L
12360 NW BIG FIR CT
PORTLAND OR 97229

1N119BC06200
SHA, LIN
WU, PENG
5347 NW SKYCREST PKWY
PORTLAND OR 97229

1N119BC10700
STERNSTAIN, ALON
5391 NW 180TH PL
PORTLAND OR 97229

1N224AD04100
SURAPANENI, RAJESH
5202 NW SHORELINE WAY
PORTLAND OR 97229

1N224AD03600
TERRALL, KELLY & ARATI
PO BOX 4017
BEAVERTON OR 97075

1N119BC01500
THORESEN FAMILY REVOCABLE TRUST
BY THORESEN, MEYLAN C & TERESA T TRS
18004 NW DEERFIELD DR
PORTLAND OR 97229

1N119BC10900
TITAN PROPERTIES CORP
00000

1N119CB07500
TORGESON, SANDER D
5075 NW KAHNEETA DR
PORTLAND OR 97229

1N119CB06200
TRIPLETT, GARY R & MARY ELLEN T
4915 NW KAHNEETA DR
PORTLAND OR 97229

1N119BC00400
TUALATIN HILLS PARK
RECREATION DISTRICT
15707 SW WALKER RD
BEAVERTON OR 97005

1N119BC00401
TUALATIN HILLS PARK
RECREATION DISTRICT
15707 SW WALKER RD
BEAVERTON OR 97005

1N224AD05300
TUALATIN HILLS PARK &
RECREATION DISTRICT
15707 SW WALKER ROAD
BEAVERTON OR 97006

1N224AD04800
TUALATIN HILLS PARK & RECREATION
DISTRICT
ATTN: ACCOUNTING DEPARTMENT
15707 SW WALKER RD
BEAVERTON OR 97006

1N119BC00200
TUALATIN HILLS PARK AND
RECREATION DISTRICT
15707 SW WALKER ROAD
BEAVERTON OR 97006

1N119BD05700
TUALATIN HILLS PARK AND
RECREATION DISTRICT
15707 SW WALKER ROAD
BEAVERTON OR 97006

FDTVFR
T-V FIRE & RESCUE
11945 SW 70TH AV
TIGARD OR 97223

WDTVW
TVWD - SARAH ALTON
1850 SW 170TH AVE
BEAVERTON OR 97003

1N119CB06400
VENTURA, CARIN M
4935 NW KAHNEETA DR
PORTLAND OR 97229

1N119BC01100
WALKER, MADELINE
SACCARECCIA, NICHOLAS
18138 NW DEERFIELD DR
PORTLAND OR 97229

1N2240000200
WEST UNION DEVELOPMENT LLC
WEST OREGON NURSERY INC ET AL
BY WESTHOOD INC
4675 SW 229TH AVE
ALOHA OR 97007

1N2240000200
WEST UNION DEVELOPMENT LLC
WEST OREGON NURSERY INC ET AL
BY WESTHOOD INC
4675 SW 229TH AVE
ALOHA OR 97007

1N119BC10800
WILLIAMS, JAMES S & EMILY E
5367 NW 180TH PL
PORTLAND OR 97229

1N119CB07000
WOLF, PAULA A REVOCABLE LIVING TRUST
BY WOLF, PAULA A & GERALD E TRS
4965 NW KAHNEETA DR
PORTLAND OR 97229

1N119BC06700
XU, QIURONG REVOCABLE TRUST
696 N V ST
WASHOUGAL WA 98671

1N119BC01300
YOUNG, FRANKLIN & RAVY S
5076 NW 171ST PL
PORTLAND OR 97229



1N119BC00500_600
Notification Area
created 9/8/20 by
Teri Heino, WashCo LUT