



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
http://www.co.washington.or.us

**Request For Statement Of Service
Availability THPRD**

PRE-APPLICATION DATE: 9/30/2020

**Service Provider: PLEASE RETURN THIS FORM TO:
APPLICANT:**

COMPANY: 3J Consulting, Inc.
CONTACT: Mercedes Serra
ADDRESS: 9600 SW Nimbus Ave. Suite 100
Beaverton, OR 97008
PHONE: (503)-946-9365 x211

TUALATIN HILLS PARK & REC. DISTRICT

OWNER(S):

NAME: CJRW, LLC
ADDRESS: PO Box 2092
Lake Oswego, OR 97035
PHONE: 503-720-2917

Property Desc.: Tax Map(s): 1N1 19BC Lot Number(s): 500 and 600

Site Size: 1.21 acres

Site Address: 18450 NW West Union Road
Nearest cross street (or directions to site):
NW 185th Avenue

PROPOSED PROJECT NAME: West Union Chevron

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

Special Use & Dev. Review for fuel station and convenience store and two variances for setbacks

EXISTING USE: Commercial - Restaurant PROPOSED USE: Convenience Store & Fuel Station

IF RESIDENTIAL:

NO. OF DWELLING UNITS: _____
SINGLE FAM. _____ MULTI-FAM. _____

IF INDUSTRIAL/COMMERCIAL:

TYPE OF USE: Commercial
NO. OF SQ. FT. (GROSS FLOOR AREA) 4,800 SF

IF INSTITUTIONAL:

NO. SQ. FT. _____
NO. STUDENTS/EMPLOYEES/MEMBERS: _____

******* ATTENTION SERVICE PROVIDER *******

**PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)
Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

This project is IN the THPRD.

This project is OUT of the THPRD.

This project IS required to annex into the THPRD service district prior to plat recordation.

This project IS NOT required to annex.

SIGNATURE: _____ POSITION: _____ DATE: _____

SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.
Please indicate why the service level is inadequate.

See attached letter

SIGNATURE: Pete Serra POSITION: Planner II DATE: 6/11/21



June 11, 2021

Mercedes Serra, Senior Urban Designer
3J Consulting, Inc.
9600 SW Nimbus Ave., Suite 100
Beaverton, OR 97008
By Email: mercedes.serra@3j-consulting.com

Re: West Union Chevron Project – Tax Lot 1N119BC 500 and 600

Dear Ms. Serra,

The Tualatin Hills Park & Recreation District (THPRD) has received your Request for Service Availability form for the above referenced project. The property is located within THPRD's service area and is not required to annex per Washington County development code.

THPRD approved its Parks Functional Plan (PFP) in 2019. This plan identifies the area surrounding your proposed development as being below THPRD's service threshold according to the PFP's Figure 5 – Perspective D: Gaps in Walk Access to All Recreation map (see Attachment A). To improve walkable access to parks within the area surrounding this project, THPRD requests that the applicant considers repairing the break in the sidewalk on the eastern edge of the property (see Attachment B).

Additionally, THPRD has concerns about illegal dumping within the THPRD-owned Rock Creek Greenway natural area. THPRD requests that the applicant considers installing a fencing to separate the subject property from THPRD's Rock Creek Greenway (see Attachment B).

THPRD appreciates your consideration of these requests. If you have any questions or would like to discuss this further, please feel free to contact Jeannine Rustad, Planning Manager at (503) 614-1206 or jrustad@thprd.org, or myself at (503) 619-3981 or pswinton@thprd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Swinton".

Peter Swinton
Urban Planner

C: Jeannine Rustad, JD, Planning Manager

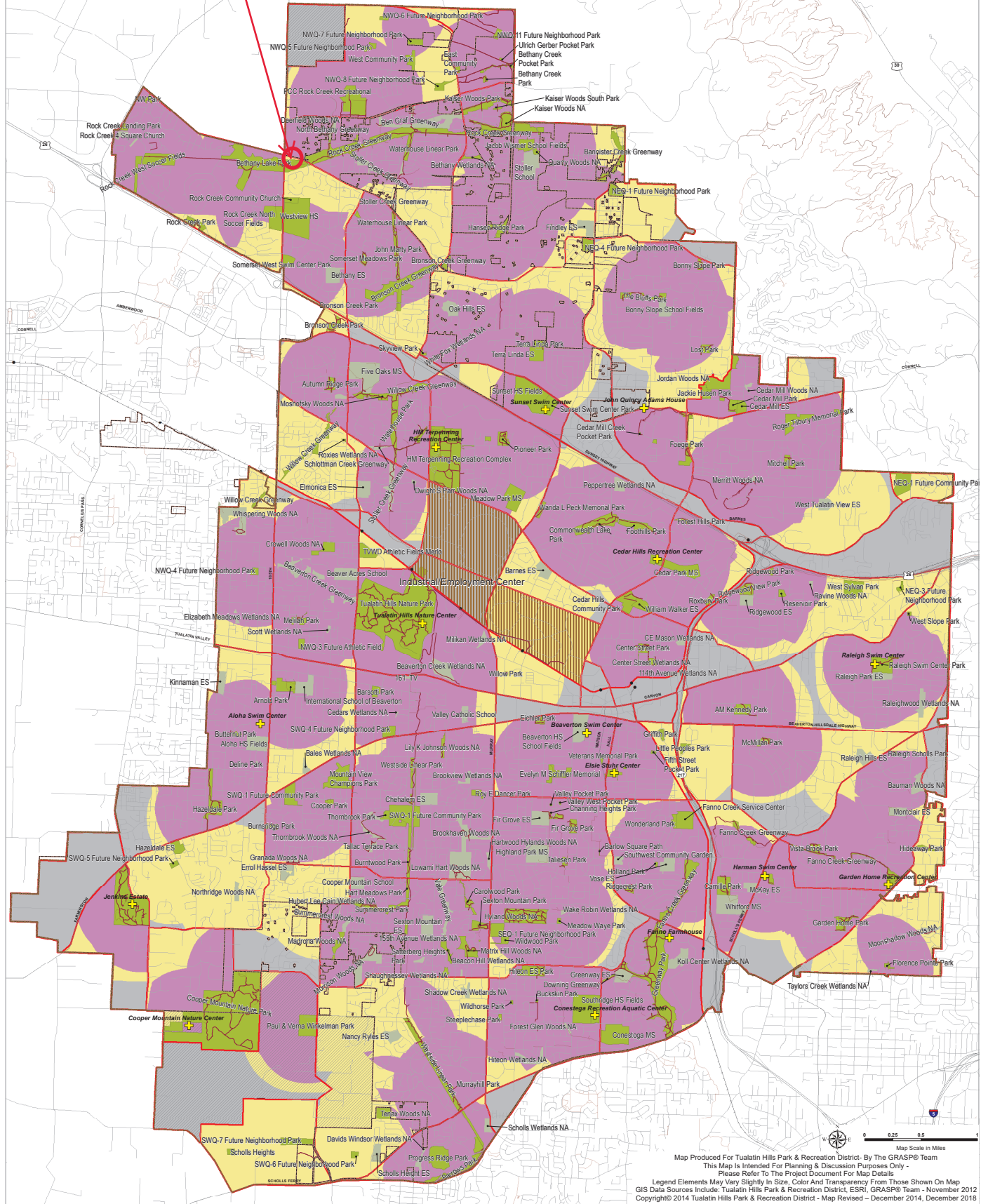


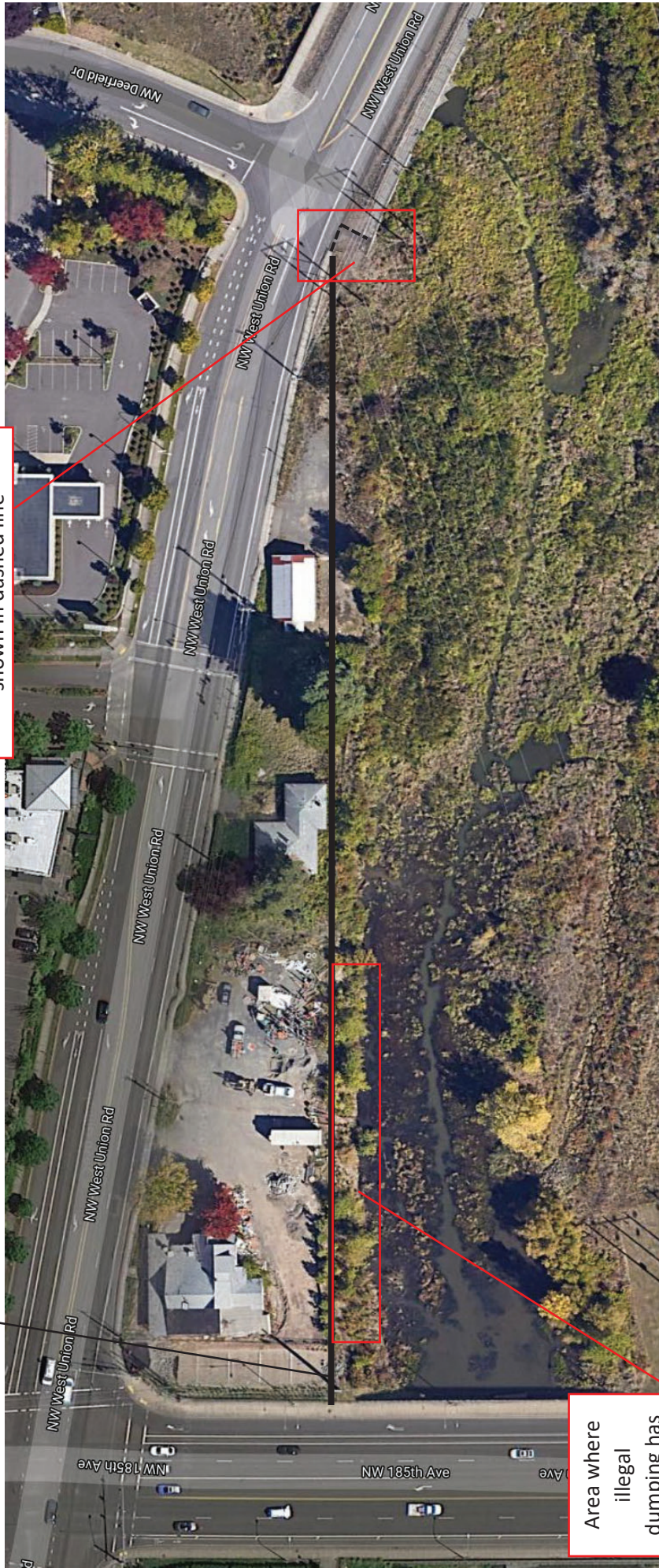
Figure 5. Perspective D: Gaps in Walk Access to All Recreation



ATTACHMENT B:

General Property Line

Break in sidewalk. Currently a small asphalt connection shown in dashed line



Area where illegal dumping has occurred on site and on THPRD-owned land.