



WASHINGTON COUNTY

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

Type II Public Notice

URBAN **CPO: 1**
COMM. PLAN: Cedar Hills-Cedar Mill
EXISTING LAND USE DISTRICT(S):
TO:RC (Transit Oriented Retail Commercial)
ASSESSOR MAP: TAX LOT NUMBER(S):
1N1 33 DA 00402 & 00600
SITE SIZE: 0.47 acres
SITE ADDRESS: 12805 NW Cornell Road

PROPOSED DEVELOPMENT ACTION: Development Review for the Expansion of an Existing Gas Station in a Transit-Oriented District.

COMMENT PERIOD:

12/12/11 to **12/26/11**

mailed date closing date (5:00 p.m.)

The applicant is seeking Administrative Approval of the above-stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. If you require further information about the application before making a submission, the complete application, applicable standards and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed. Please address your letter to the attention of the Planner assigned to the file, with reference to the casefile number. Please include your full mailing address (legibly printed) to be included as a party of record. Please note: Electronic (e-mail) submittals will NOT be accepted.

The Notice of Decision for this Proposed Development Action and Appeal Information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11).

FOR FURTHER INFORMATION, CONTACT
Wayne Hayson, Associate Planner
(503) 846-3867

CASEFILE NO.: 11-299-D(C)

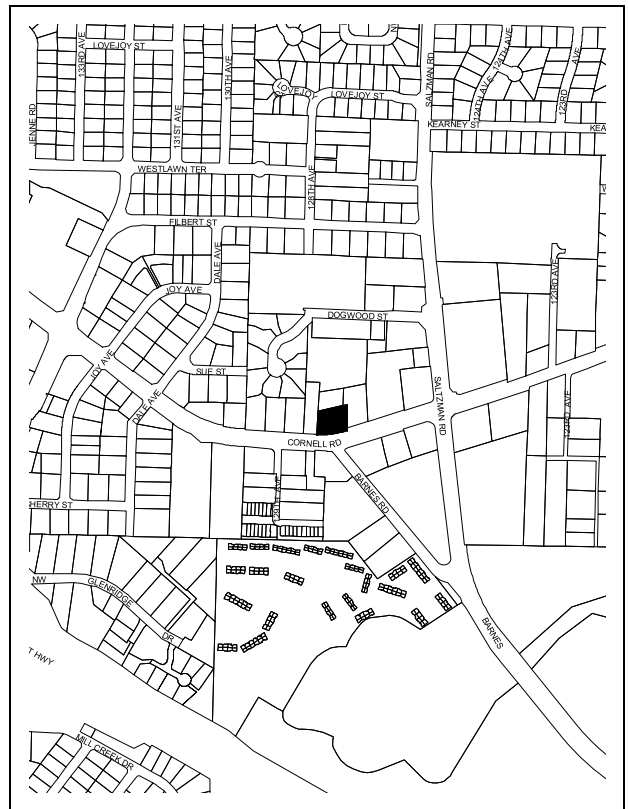
APPLICANT:
Pacwest Energy, LLC DBA Jackson Food Stores, Inc.
Jason O'Very
3450 E Commercial Ct
Meridian, ID 83642

OWNER:
Pacwest Energy LLC
Same Address As Applicant

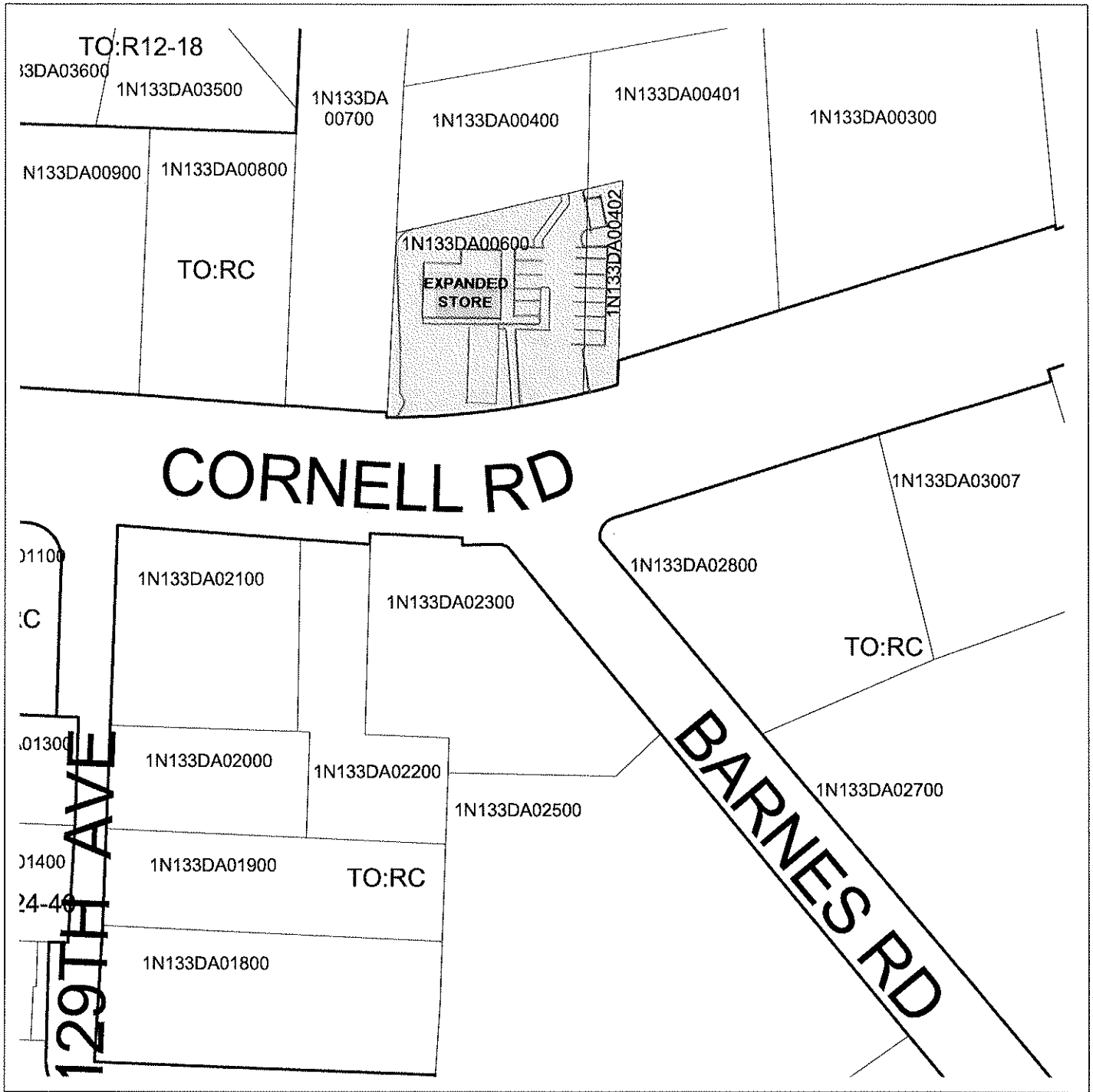
APPLICANT'S REPRESENTATIVE:
Barghausen Consulting Engineers, Inc.
Ivana Halvorsen
18215 72nd Avenue South
Kent, WA 98032

LOCATION: On the north side of NW Cornell Road at its intersection with SW Barnes Road.

AREA MAP  **SUBJECT PROPERTY**



Notice to Mortgagee, Lien Holder, Vendor or Seller:
ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.



NORTH



AREA OF CONSIDERATION

SCALE: 1" TO 100'

SITE & SURROUNDING LAND USE DISTRICTS:

- TO:RC (Transit Oriented Retail Commercial)
- TO-R12-18 (Transit Oriented Res. 12-18 units/acre)
- TO:R24-40 (Transit Oriented Res. 24-40 units/acre)

REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
- C. Transportation Plan
- D. Washington County Community Development Code:
 - ARTICLE I, Introduction & General Provisions
 - ARTICLE II, Procedures
 - ARTICLE III, Land Use Districts
 - ARTICLE IV, Development Standards
 - ARTICLE V, Public Facilities and Services
 - ARTICLE VI, Land Divisions & Lot Line Adjustments
 - ARTICLE VII, Public Transportation Facilities
- E. R & O 86-95 Traffic Safety Improvements
- F. ORD. NO. 524 or 738, Design and Construction Standards
- G. ORD. NO. 691-A, Transportation and Development Tax