



Home of the Tualatin River National Wildlife Refuge

RECEIVED
OCT 26 2020

City of Sherwood
Planning Dept.

Case No. LU2020-022 SP
Fee 3080.82
Receipt # 171080
Date 10.26.2020
TYPE Modification

City of Sherwood
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Planned Unit Development
- Site Plan (square footage of building and parking area)
- Variance (list standards to be varied in description)
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Timothy & Carla Hubbard Phone: 541-992-2258
 Applicant Address: ~~405~~ 21003 SW Pacific Hwy - Sherwood Email: shewdchiro@gmail.com
 Owner: Timothy Hubbard Phone: 503-348-4663
 Owner Address: 405 NE 42nd St, Nestor 97364 Email: cc Hubbard@mac.com
 Contact for Additional Information: _____

Property Information:

Street Location: 21003 SW Pacific Hwy, Sherwood, OR 97140
 Tax Lot and Map No: R2134120 / 2S130A.D 15000
 Existing Structures/Use: 405 sq ft Building - Drive thru Coffee Shop
 Existing Plan/Zone Designation: Commercial, Retail
 Size of Property(ies) 8700 sq Foot Lot

Proposed Action:

Purpose and Description of Proposed Action:

Remove a water Detention & replace with Cartridge System for clean water services & add parking spaces over top of this area. widen driveway and add Island for two drive thru lanes and call boxes using the area in the original variance we had approved. Push two parking spaces to Exit area East Wall of Drive Lane

Proposed Use: Drive thru Coffee Shop.

Proposed No. of Phases (one year each): 1

7/1/20 TO 6/30/21 REAL PROPERTY TAX STATEMENT

Washington County Dept. of Assessment & Taxation * 155 N 1st Ave, Ste 130, MS8 * Hillsboro, OR 97124
Phone: (503) 846-8801

PROPERTY DESCRIPTION

SITUS: 21003 SW PACIFIC HWY
LEGAL: ACRES 0.16

MAP: 2S130AD15000

CODE AREA: 088.30

ACCOUNT NO: R2

0000419

HUBBARD, TIMOTHY D &
HUBBARD, CARLA C
20055 SW PACIFIC HWY #210
SHERWOOD, OR 97140

2020-21 CURRENT TAX BY DISTRICT:

SCH-SHERWOOD
COLL-PORTLAND
ESD-NW REGIONAL
EDUCATION TAXES: _____ \$

CNTY-WASHINGTON
REG-METRO SERVICE-AFTER 1/1/2013
FIRE-TV FIRE & RESCUE-AFTER 1/1/2013
CNTY-WASHINGTON-AFTER 1/1/2013
SWC-TUALATIN
REG-METRO SERVICE
PORT-PORTLAND
FIRE-TV FIRE & RESCUE
CITY-SHERWOOD
UR-SHERWOOD-DOT

GENERAL GOVERNMENT TAXES: _____ \$1

CITY-SHERWOOD
FIRE-TV FIRE & RESCUE-AFTER
CNTY-WASHINGTON-AFTER
SCH-SHERWOOD-AFTER
REG-METRO SERVICE-AFTER
COLL-PORTLAND-AFTER

BONDS AND MISC TAXES:

2020-21 LEVIED TAX: _____ \$2
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	57,590	60,380
STRUCTURE	117,040	128,090
NET RMV	174,630	188,470
TAXABLE VALUES:		
NET ASSESSED VALUE	110,960	114,280

PROPERTY TAXES: \$2,099.92 \$2,140.62

Due to Covid-19, the County strongly encourages paying taxes by mail, online, or dropbox. For payment options, please visit www.co.washington.or.us/tax

TAX PAYMENT OPTIONS

(See Insert For Additional Information)

	Pay By	Discount	Net Amount Due
In Full	Nov 16, 2020	64.22	\$2,076.40
2/3	Nov 16, 2020	28.54	\$1,398.54
1/3	Nov 16, 2020	NONE	\$713.54

PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING

DELINQUENT TAXES:

TOTAL DUE: _____ \$2
(After Discount)

↑ Tear Here

PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS.



WASHINGTON COUNTY, OREGON

2020-2021 Property Tax Payment Stub

ACCOUNT NO: R213

SITUS: 21003 SW PACIFIC HWY

Pay Online: co.washington.or.us/AssessmentTaxation/TaxPayment

*2.45% Vendor Fee Applies

Electronic Check \$0.95 Cents

Pay By Phone: 1(888)510-9274

HUBBARD, TIMOTHY D &
HUBBARD, CARLA C
20055 SW PACIFIC HWY #210
SHERWOOD, OR 97140



Mailing Address Change On Back Of Stub.

UNPAID DELINQUENT TAX IS INCLUDED IN PAYMENT OF
DUE: Nov 16, 2020 IN FULL (3% Discount) \$
DUE: Nov 16, 2020 2/3 PAYMENT (2% Discount) \$
DUE: Nov 16, 2020 1/3 PAYMENT (NO Discount)

Make Payable: Washington County

WASHINGTON COUNTY
155 N 1st Ave., Ste 130 MS8
Hillsboro, OR 97124

Enter Amount
Due Date: Nov 16

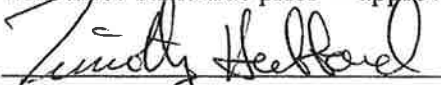
3400012134120000020764000001398540000

LAND USE APPLICATION FORM


Authorizing Signatures:

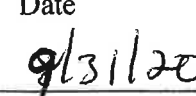
I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature


Date

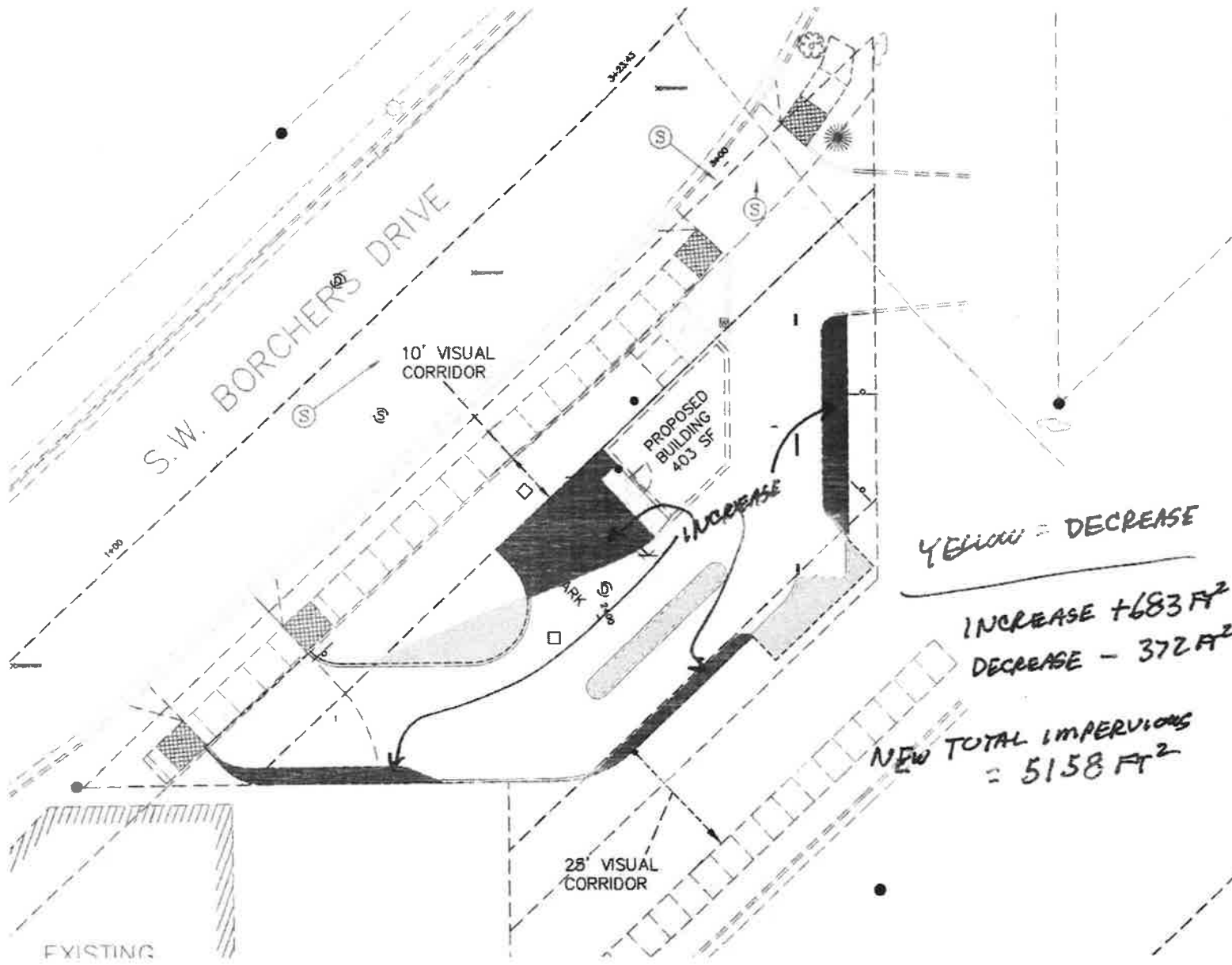

Owner's Signature

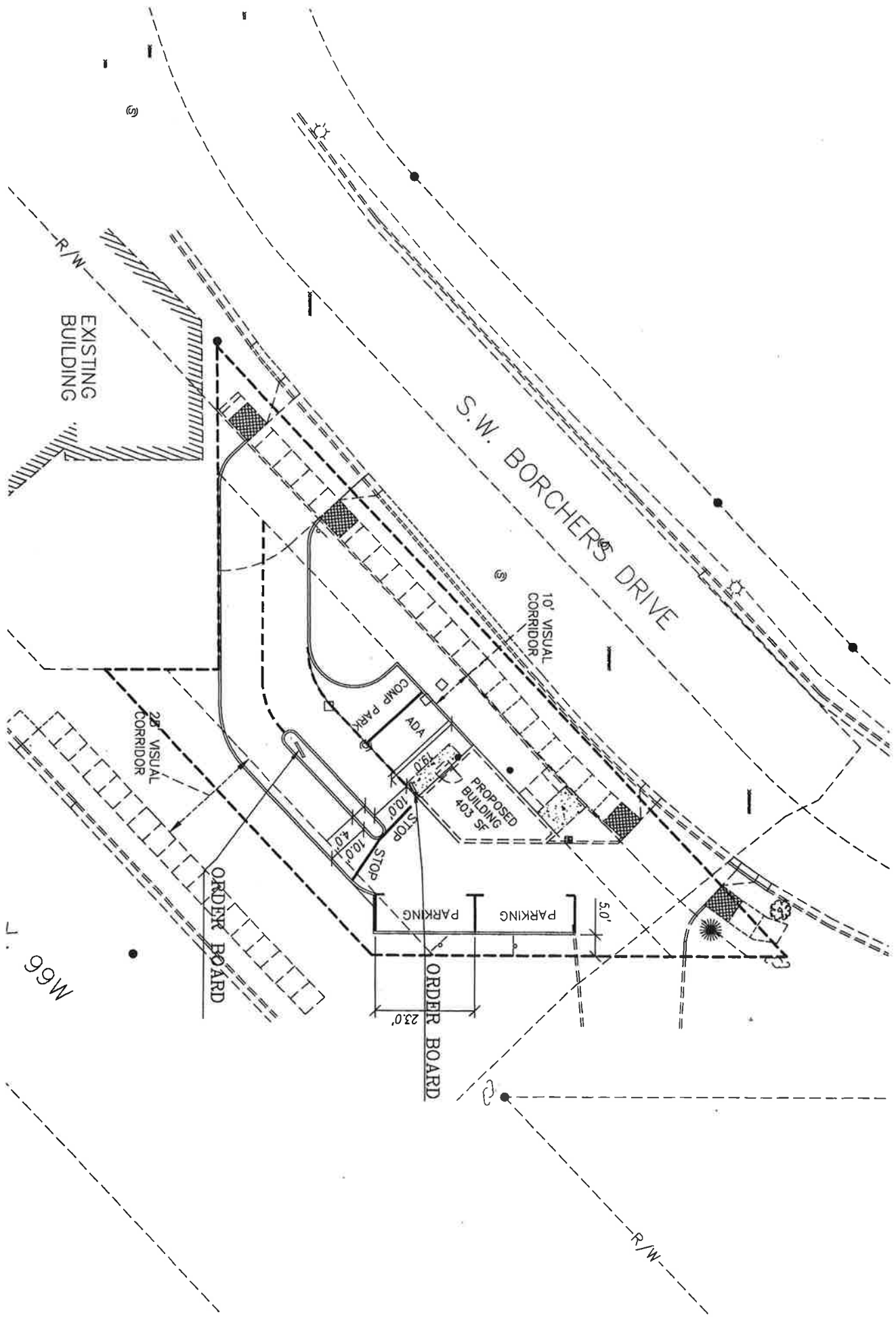

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 folded** sets of plans*
- At least 3 copies** of narrative addressing application criteria*
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

*** Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.





M66
J. 99W

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

20-002066

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): 2S130AD15000

OR Site Address: 21003 SW Pacific Hwy
 City, State, Zip: Sherwood, Oregon, 97140
 Nearest cross street: Borcher's Drive and Edy Rd

3. **Owner Information**

Name: Tim Hubbard
 Company: _____
 Address: 4018 Northeast 42nd Street
 City, State, Zip: Neotsu, OR, 97364
 Phone/fax: 5419922258
 Email: shrwdechiro@gmail.com

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other Remove water detention pond for a cartridge system

4. **Applicant Information**

Name: Tim Hubbard
 Company: _____
 Address: 4018 Northeast 42nd Street
 City, State, Zip: Neotsu, OR, 97364
 Phone/fax: 5419922258
 Email: shrwdechiro@gmail.com

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

Want to replace pond with H/C parking spot and plants as well as remove plants add two new parking spaces east side PKG

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Tim Hubbard

Print/type title _____

Signature ONLINE SUBMITTAL

Date 8/3/2020

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Lindsay Obermiller

Date 08/17/2020

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020



Community Development Division
Engineering Department
 22560 SW Pine Street
 Sherwood, OR 97140
 503-925-2309

AS-BUILT INFORMATION REQUEST FORM

Please provide the following information:

Tax Lot Id #: ^{map #} 25130AD15000 / ^{Tax #} R2134120

Nearest Street, Address or Subdivision: 21003 SW Pacific Hwy
 Sherwood, OR 97140

A tax lot map clearly indicating the lot(s) must be presented with the request.

Name: Timothy Hubbard Date: 9/24/20
 Company: Sherwood Chiropractic Phone #: 503-625-2225
541-992-2258 cell*
 Address: 20055 SW Pacific Hwy #210 Fax #: 503-925-8840
Sherwood, OR 97140 E-mail: shrwldchiro@gmail.com

Time frame for completion is 3-5 business days.

Requested Information:

Engineered Plans for Water Detention Facility on
Property with all the Specs for Flow + Volume etc.
to Replace with a Cartridge System

The cost per copy is \$0.15 for each 8 1/2 x 11 sheet and \$0.25 for each 11x17 sheet or double sided 8 1/2 x 11 sheet. The as-built request fee is \$25 per subdivision. An as-built electronic media fee is \$25 per CD. In addition, staff time is charged for any project over 15 minutes. The rate calculation is based on the current City of Sherwood Rates and Fees Schedule, Section 1 – Staff Rates per Hour.

Sherwood Chiropractic & Rehab. Center PC
20055 SW Pacific Hwy #210
Sherwood, OR 97140
503-625-2225

KeyBank, N.A.
21327 SW Sherwood Blvd.
Sherwood, OR 97140
24-201/1230

10088

10/19/20

PAY TO THE ORDER OF

City of Sherwood

\$ 3080.82

Three thousand and eighty dollars $\frac{82}{100}$

DOLLARS

MEMO

Major Modification Fee & Public Notice Fee

[Signature]
AUTHORIZED SIGNATURE

⑈010088⑈ ⑆12300201⑆ 370121006479⑈

Sherwood Chiropractic & Rehab. Center PC

10088

10/19/20

City of Sherwood

3080.82

3 thousand & 82 $\frac{82}{100}$

Major Modification Fee \$2614.82
Public Notice Fee 466.⁰⁰
3080.82 total

[Signature]

Sherwood Chiropractic & Rehab. Center PC

10088

RECEIPT		DATE	10.26.2020	No.	17,000
RECEIVED FROM		Sherwood Chiropractic		\$ 3080.82	
		Three thousand eight $\frac{82}{100}$		DOLLARS	
FOR RENT		Modification LU2020-022 SP			
ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____		
PAYMENT	3080.82	<input checked="" type="radio"/> CHECK	BY <i>[Signature]</i>		
BAL. DUE		<input type="radio"/> MONEY ORDER			
		<input type="radio"/> CREDIT CARD			



Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

City of Sherwood Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Plan (square footage of building and parking area) | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Variance (list standards to be varied in description) | |

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Owner/Applicant Information:

Applicant: <u>Tim Hubbard</u>	Phone: <u>503-625-2225</u>
Applicant Address: <u>21003 SW PACIFIC HYW, SHERWOOD OR 97140</u>	Email: <u>shrwdchiro@gmail.com</u>
Owner: <u>Tim Hubbard</u>	Phone: <u>503-625-2225</u>
Owner Address: <u>21003 SW PACIFIC HYW, SHERWOOD OR 97140</u>	Email: <u>shrwdchiro@gmail.com</u>
Contact for Additional Information: <u>Steve Farnsworth PE 503-267-8433 roadengr@comcast.net</u>	

Property Information:

Street Location: 21003 SW PACIFIC HWY 99, SHERWOOD OR 97140

Tax Lot and Map No: 2S130AD15000

Existing Structures/Use: COFFEE STAND

Existing Plan/Zone Designation: 2210 COMMERCIAL IMPROVED

Size of Property(ies) 0.16 AC

Proposed Action:

Purpose and Description of Proposed Action:

- 1) Width of the one-way drive aisle below 15 ft.
- 2) Width of the parking space drive aisle below 26 ft.
- 3) Width of the visual corridor below 25 ft.

Proposed Use: COFFEE STAND RECONFIGURE

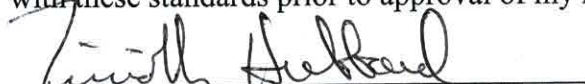
Proposed No. of Phases (one year each): One Phase Total

LAND USE APPLICATION FORM

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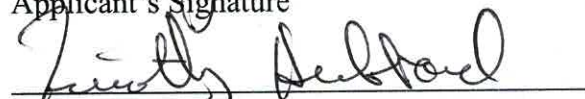
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1/13/2021

Date



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1/13/2021

Date

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