



Home of the Tualatin River National Wildlife Refuge

RECEIVED
DEC 23 2025

City of Sherwood
Planning Dept.

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

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: West One Marine, LLC Phone: 503-702-0450
 Applicant Address: 16869 SW 65th Ave. PMB 272, Lake Oswego, OR Email: westonemarine@frontier.com
 Owner: DenMar Holdings, LLC Phone: 503-691-2959
 Owner Address: 20525 SW Cipole Rd. Sherwood, OR 97140 Email: accounting@lightworkselectric.com
 Contact for Additional Information: _____

Property Information:

Street Location: 20525 SW Cipole Rd. Sherwood, OR 97140
 Tax Lot and Map No: 2S128A0/00505
 Existing Structures/Use: 35,310 SF Industrial Warehouse/Office
 Existing Plan/Zone Designation: G1
 Size of Property(ies) 2.0 Acres

Proposed Action:

Purpose and Description of Proposed Action:

We would like to relocate our business to Sherwood which requires a conditional use. We are proposing to utilize approx. 12,500 SF of existing warehouse at the subject address. Our use is described as low-impact, limited indoor only boat storage and associated seasonal maintenance/cleaning.

Proposed Use: Indoor Boat Storage and associated seasonal maintenance/cleaning

Proposed No. of Phases (one year each): N/A

LAND USE APPLICATION FORM

Authorizing Signatures:

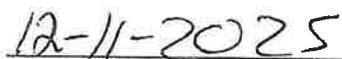
I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

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.

File No.: 24-216093

Washington County, Oregon **2025-009244**
D-DW
Stn=2 S AKINS **03/03/2025 12:11:22 PM**
\$25.00 \$11.00 \$5.00 \$60.00 \$5,787.00 **\$5,888.00**

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

Grantor
Mark Management Associates LLC, an Oregon limited liability company
Grantee
DenMar Holdings, LLC, an Oregon limited liability company
After recording return to
DenMar Holdings, LLC, an Oregon limited liability company 20915 SW 105th Avenue Tualatin, OR 97062
Until requested, all tax statements shall be sent to
DenMar Holdings, LLC, an Oregon limited liability company 20915 SW 105th Avenue Tualatin, OR 97062
Tax Acct No(s): 2S128A0-00505, R1406810

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mark Management Associates LLC, an Oregon limited liability company, Grantor(s) convey and warrant to DenMar Holdings, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$5,786,590.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG Title 24-216093 Comm

Executed this 28 day of February, 2025

Mark Management Associates LLC, an Oregon limited liability company

By: Gary W. Thorn
Name: Gary W. Thorn
Its: Member

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of February, 2025 by Gary W. Thorn, as Member, of Mark Management Associates LLC, an Oregon limited liability company, on behalf of the company.

SEE ATTACHED
Notary Public for Oregon
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SHASTA

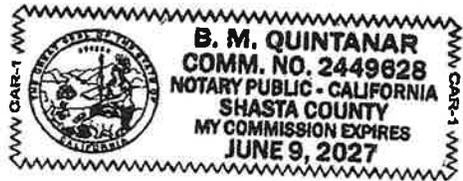
On FEBRUARY 28th 2025 before me, B. M. QUINTANAR, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared GARY W. THORN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *B. M. Quintanar* (Seal)



STATUTORY WARRANTY DEED

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the Northeast quarter of Section 28, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, said tract being more particularly described as follows:

Commencing the Northeast corner of that tract of land described in Exhibit "A" of a Real Estate Contract between William R. Young, et ux, and Mac Equipment Company, Oreg., Ltd.; as recorded as Fee No. 81013348 of the Washington County Film Records, said Northeast corner being in the center line of County Road No. 505 (Cipole Road) South 9°08'30" East 390.24 feet from 1/2 inch iron pipe at angle point No. 1 of said road, said Northeast corner also bears South 38°37'03" West 1,689.45 feet from the Northeast corner of Section 28, running thence North 89°41'39" West 35.48 feet, along the North line of Fee No. 81013348 to a 5/8 inch iron rebar and the true point of beginning of the tract herein described; thence South 09°08'30" East, parallel with and 35.00 feet Southwesterly from (when measured at right angles) the center line of County Road No. 505; 198.94 feet to a 5/8 inch iron rebar on the North line of that tract of land described in Exhibit "B" of Fee No. 81013348; thence South 79°27'50" West, along the said North line of Exhibit "B" and its extension 394.19 feet to a 5/8 inch iron rebar; thence North 0°18'21" East 270.39 feet to a 5/8 inch iron rebar on the North line of the aforesaid Exhibit "A" Tract; thence South 89°41'39" East 354.50 feet to the true point of beginning.



Property Information Report

20525 SW CIPOLE RD SHERWOOD, OR 97140-8339

Ownership Information

Owner Name:

DENMAR HOLDINGS LLC,

Mailing Address:

20915 SW 105TH AVE TUALATIN, OR 97062-9511

Property Description

County:	Washington	Census:	0321.04
Map / Tax Lot:	2S128A0/00505	Owner Occ.:	No
Account Num:	R1406810	Zoning:	
Property ID:	R1406810		
Land Use:	Warehouse (Industrial)		
Subdivision:	TUALATIN		
Legal Description:	ACRES 2.00		

Property Characteristics

Property Type:	INDUSTRIAL	Building SF:		Heat:	
House Style:		Living Area SF:		Cooling:	
Year Built:		Square Feet:		Foundation:	
Bedrooms:		1st Floor SF:		Exterior:	
Bathrooms:		2nd Floor SF:		Roof Style:	
Lot Size:	87,120	3rd Floor SF:		Roof Cover:	
Acres:	2	Attic SF:		Fireplaces:	
Garage Type:		Bsmnt SF:		Bsmnt Type:	
Garage SF:		Fin Bsmnt SF:			

Assessment Information

Real Market Value:	\$ 5,941,380	Taxes:	\$ 39,333.77
Land Value:	\$ 1,214,460	Imp. Value:	\$ 4,726,920
Total Assessed Value:	\$ 1,930,180	Levy Code:	88.52
Assessed Year:	2024	Tax Year:	2025
		M-5 Rate:	

Previous Sale Information

Sale Amount:

Sale Date:

Document Num:

Transaction History

<u>Sale Date</u>	<u>Sale Amount</u>	<u>HPI Sale Amount</u>	<u>Document Type</u>	<u>Reception Num</u>	<u>Book/Page</u>
2/28/2025	\$ 5,786,590	\$ 5,786,590	Wd	2025-009244	/

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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DENMAR HOLDINGS LLC

20525 SW CIPOLE ROAD
SHERWOOD, OR 97140

DENNIS MUIR – PRESIDENT/OWNER

MARCY MUIR – OWNER

503-691-2959

December 23, 2025

DenMar Holdings LLC is aware and approves of West One Marine LLC to use the proposed space inside of the existing warehouse located at 20525 SW Cipole Road, Sherwood, OR 97140.

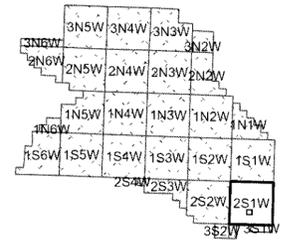
X  _____

Dennis Muir
President/Owner

X  _____

Marcy Muir
Owner

WASHINGTON COUNTY OREGON
NE 1/4 SECTION 28 T2S R1W
SCALE 1" = 200'

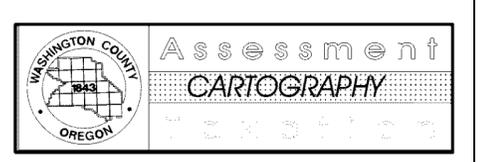
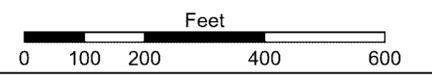


36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

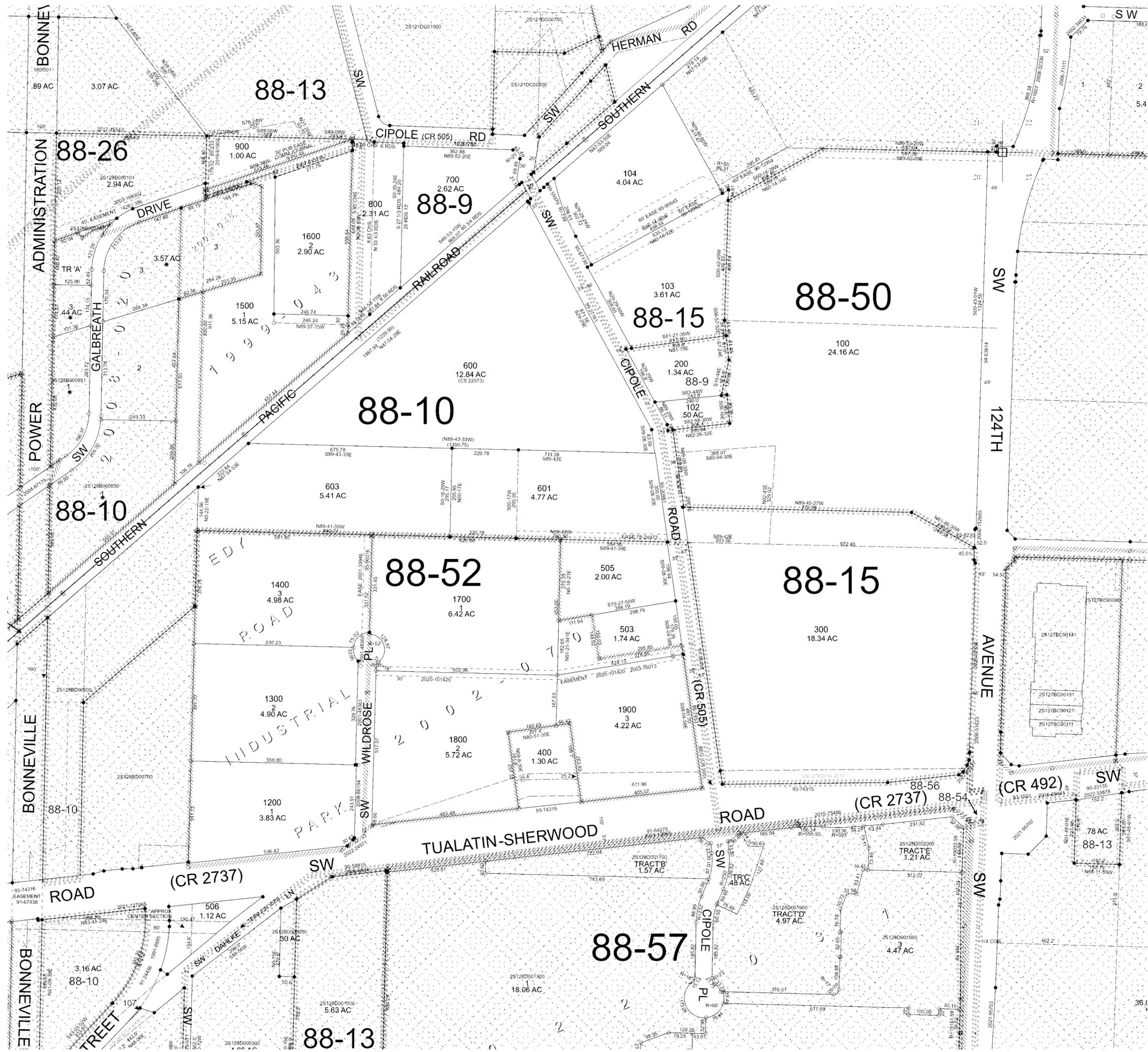
BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S128A
701, 602, 500, 301, 101, 504, 502, 1000, 1100, 1101, 501, 601 C1, 300 A1, 1700 A1, 505 A1



PLOT DATE: 3/25/2025
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.



West One Marine LLC

20525 SW Cipole Road, Sherwood, OR 97140

Conditional Use Permit Application

West One Marine LLC respectfully submits and seeks approval of a Conditional Use Permit to operate a fully indoor, low-impact boat and trailer storage facility with minor seasonal maintenance at 20525 SW Cipole Road, Sherwood, OR 97140. The company proposes utilizing approximately 12,500 square feet within the existing warehouse, with no exterior operations, no building modifications, and minimal traffic generation. The proposed area is fully separated from other tenants by an existing demising wall, and all activities will occur indoors. The use is compatible with neighboring tenants, meets all applicable zoning and conditional use criteria, requires no public infrastructure improvements, and supports a community need for recreational vessel storage and service in the Metro region.

As West One Marine LLC operates by appointment only and does not function as a retail storefront, no outdoor storage, no exterior work, or site modifications are proposed. The operation generates minimal traffic and relies primarily on scheduled seasonal services such as mobile work, winter storage, vessel cleaning upon customer request, and minor seasonal maintenance. Clean Water Services has provided confirmation that no review is required for this application, due to all interior operational use with no new plumbing, wash-down systems or stormwater-related impacts proposed.

West One Marine LLC serves numerous members of adjacent communities who participate annually in recreational boating. Given the limited options for smaller recreational boat services within the Metro area, our facility aims to address a recognized need in the local boating community.

Operational Hours:

West One Marine LLC has engaged in detailed discussions with co-tenants Lightworks Electric LLC and Diamond Pro NW LLC to ensure harmonious operations. All tenants have staggered business hours that ensure that the compatibility of operations and parking demand never will approach capacity. Parking demand is low and well below site capacity at all times. The business operates Monday through Friday from 10:00 AM to 4:00 PM, utilizing 4 to 6 parking spaces. The site features street frontage along SW Cipole Road with a single, adequately sized driveway and a large parking area.

A co-tenant, Lightworks Electric LLC, an electrical contracting firm, operates Monday through Friday from 6:30 AM to 4:00 PM and occupies 4 to 10 parking spaces. The other co-tenant, Diamond Pro NW LLC conducts business Monday through Friday from 5:00 PM to 9:30 PM and occasionally on weekends from 10:00 AM to 2:00 PM, using 8 to 15 parking spaces during operating hours. Additionally, Lightworks Electric LLC provides two bicycle parking areas on-site.

A signed letter from the property owners, DenMar Holdings LLC, confirming awareness and approval of the proposed use is attached. West One Marine LLC is enthusiastic about the opportunity to enhance service options for the surrounding community's recreational boating needs.

An existing site plan shows the areas of the existing warehouse building illustrating the area that West One Marine LLC would occupy, the locations of the other two businesses, and delineated parking stalls is included. This application does not involve any modifications to the site, building, or structures; no alterations are proposed.

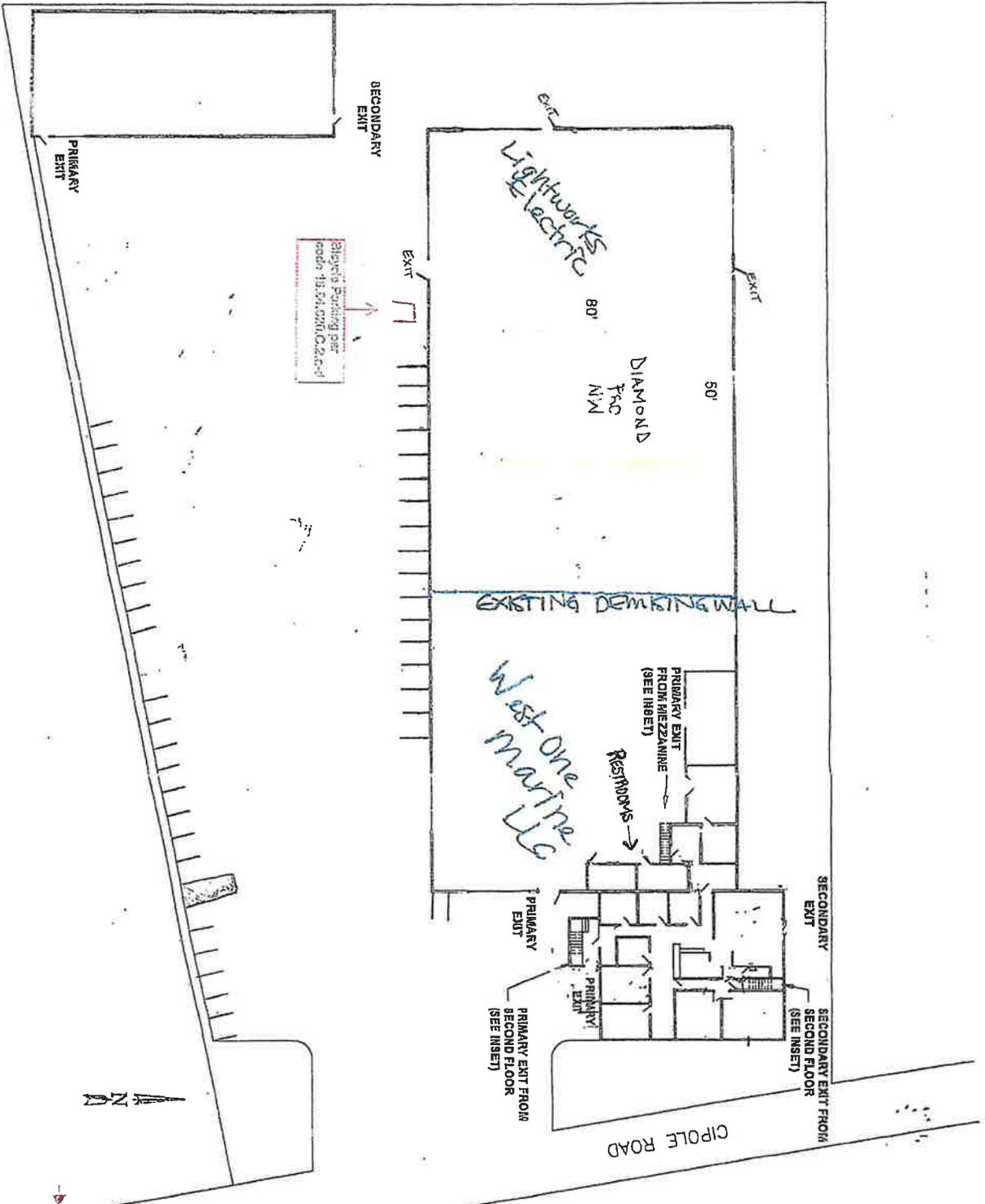
In conclusion, West One Marine LLC proposes a low-intensity, indoor use that enhances recreational service options for residents while producing no negative impacts on surrounding properties or public infrastructure. The applicant respectfully requests approval of this Conditional Use Permit.

Informational Comments and Compliance– West One Marine LLC Review of City of Sherwood Municipal Code 16.82.020 (in red):

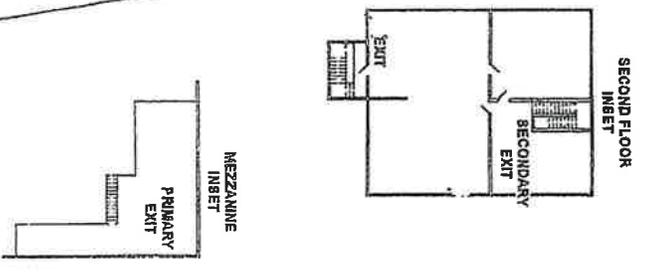
1. All public facilities and services required for the proposed use—including but not limited to sanitary sewers, water, transportation, storm drains, electrical distribution, park and open space, and public safety—are sufficient, or improvements are assured by binding agreement with the City. All criteria for the proposed use are satisfied. **For the proposed use all criteria are met. Public facilities and services are adequate and require no upgrades.**
2. Proposed use complies with all standards of the applicable zoning district and is compatible with adjacent land uses regarding noise generation and public safety. **West One Marine LLC acknowledges and affirms compliance. The indoor, low-impact nature of the use is fully compatible with zoning and surrounding industrial operations.**
3. The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code. **The proposal aligns with Comprehensive Plan goals and serves a community need.**
4. Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are

sufficiently mitigated by the conditions proposed. **No adverse impacts to neighboring properties; neighborhood meeting reported no concerns.**

5. The potential impacts of the proposed use can be accommodated given the size, shape, location, topography, and natural features of the site. **West One Marine LLC acknowledges and affirms compliance. Given interior of existing building this not applicable to this use. The existing site and structure are well-suited to the proposed use.**
6. The proposed use does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment. **No environmental or wildlife impacts; operations occur entirely within the existing building.**
7. For wireless communication facilities, no Conditional Use Permit will be granted unless the following additional criteria is found: **Items a-e regarding wireless communication facilities, are not applicable to this use.**
8. The following additional criteria apply to transportation facilities and improvements subject to Conditional Use approval per [Chapter 16.66](#). These are improvements and facilities that are (1) not designated in the adopted City of Sherwood Transportation System Plan (TSP), and are (2) not designed and constructed as part of an approved land use application. **Transportation facility criteria not applicable to this use.**



137353' ± 50'
50'-0"

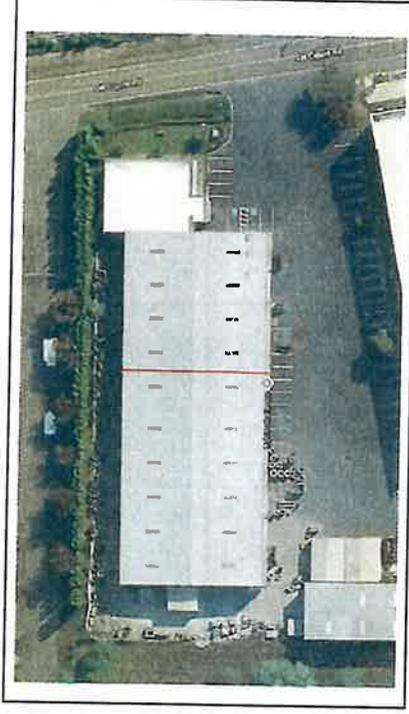


NOTICE OF NEIGHBORHOOD MEETING

A neighborhood meeting will be held on December 22, 2025 at 20525 SW Cipole Road (subject site) to inform the community about our proposed use. Interested community members are encouraged to attend the Open House or contact Tricia or Gary Cook for additional information.

West One Marine LLC respectfully submits and seeks approval of a Conditional Use Permit to operate a fully indoor, low-impact boat and trailer storage facility with minor seasonal maintenance at 20525 SW Cipole Road, Sherwood, OR 97140. The company proposes utilizing approximately 12,500 square feet within the existing warehouse, with no exterior operations, no building modifications, and minimal traffic generation. The proposed area is fully separated from other tenants by an existing demising wall, and all business activities will occur entirely indoors. The use is compatible with neighboring tenants, meets all applicable zoning and conditional use criteria, requires no public infrastructure improvements, and supports a community need for recreational vessel storage and service in the Metro region.

DATE: DECEMBER 22, 2025
TIME: 6-8PM
LOCATION: 20525 SW CIPOLE ROAD
SHERWOOD, OR 97140
CONTACT: TRICIA OR GARY COOK
WEST ONE MARINE LLC
503-702-0450



NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: WOM Conditional Use

Proposed Project Location: 20525 S W Spile Rd, Sherwood, OR

Project Contact: TRICIA COOK

Meeting Location: 20525 S W Spile Rd, Sherwood, OR

Meeting Date: 12-22-2028

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
	* No Attendees *					

NORTHWEST NATURAL GAS CO
220 NW 2ND AVE
PORTLAND OR 97209

FORE-SIGHT BALBOA, LLC
20400 SW CIPOLE RD
TUALATIN OR 97062

WILSHIRE SHERWOOD OWNER LLC
100 WILSHIRE BLVD #940940
SANTA MONICA CA 90401

ALAN & DEANNA CHAVEZ
22414 SW HALL ST
SHERWOOD OR 97140

HAGG GRAVEL & SAND
20340 SW CIPOLE RD
TUALATIN OR 97062

NSA PROPERTY HOLDINGS LLC
5005 MEADOWS RD #420420
LAKE OSWEGO OR 97035

COLUMBIA CORRUGATED BOX CO INC
12777 SW TUALATIN SHERWOOD RD
TUALATIN OR 97062

CIPOLE LLC
2151 MICHELSON DR #282282
IRVINE CA 92612

COMMERCIAL CARE LANDSCAPING
PROFESSIONALS
21050 SW DAHLKE LANE
SHERWOOD OR 97140

WIRKKALA SHERWOOD PROPERTY II LLC
20548 SW WILDROSE PL
SHERWOOD OR 97140

NOVELLUS SYSTEMS INC
2205 GATEWAY PL
SAN JOSE CA 95110

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 25-003278

1. Jurisdiction: Washington County

2. Property Information (example: 1S234AB01400)
 Tax lot ID(s): 2S128A000505

OR Site Address: 20525 SW Cipole Road
 City, State, Zip: Sherwood, OR, 97140
 Nearest cross street: _____

3. Owner Information
 Name: Dannis Muir
 Company: DenMar Holdings LLC
 Address: 20525 SW Cipole Road
 City, State, Zip: Sherwood, OR, 97140
 Phone/fax: 5037048299
 Email: accounting@lightworkselectric.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 CUP - Business License

4. Applicant Information
 Name: Tricia Cook
 Company: West One Marine LLC
 Address: 16869 SW 65th Avenue PMB 272
 City, State, Zip: Lake Oswego, OR, 97035
 Phone/fax: 5037020450
 Email: westonemarine@frontier.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: _____
No changes to be made the existing structure or land, this is strictly for use which zoning was changed.

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 Tricia Cook Print/type title Owner
 Signature ONLINE SUBMITTAL Date 11/25/2025

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 *Alex Galluzzo* Date 11/25/25
 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