

July 1, 2025



Gaston Gas Station
8015 SW Old Highway 47
Gaston, Oregon 97119

Re: NEIGHBORHOOD REVIEW MEETING
Project: GASTON GAS STATION

Dear Resident:

VLMK Engineering + Design is representing the owner of the property located at 8015 SW Old Highway 47, Gaston, Oregon 97119. The property is in the Rural Commercial zoning district, more specifically shown by the attached map, (Attachment A). We are considering a proposal to install a gas station that will have four fueling positions and associated equipment in order to provide a covered vehicle fueling service closer to the town of Gaston, a more detailed narrative is included in this packet (Attachment B). This proposal will require a Type II Land Use Decision. The application process is outlined in Attachment C. Prior to applying to the Washington County Department of Land Use & Transportation, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners and residents to review the proposal and to 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 respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a virtual meeting at: 6:00PM – Tuesday, August 5th, 2025



The meeting will be hosted through Microsoft Teams under the following URL:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmQyMmYwYzUtNzdmMC00ZjllWEwZjktNmQwMjY3ZjUxOGJi%40thread.v2/0?context=%7b%22id%22%3a%22a6ed0194-d96b-45de-8db4-0306fe758ac5%22%2c%22Oid%22%3a%22d1af7b0c-6412-4ede-bc8a-05267c569562%22%7d

You can access the meeting by typing in the link above to your web browser and clicking 'Join Meeting'

Or the meeting can be accessed through the 'Join with an ID' button on Microsoft Teams:

Meeting ID: 212 065 733 867 6

Passcode: 6gP3qv6o

You may instead dial in toll-free by phone by calling: +1-971-254-1141
and then entering the phone conference ID: 502 951 237#

Please note that 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 an official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

A copy of all the materials included in this letter can be found online at:

<https://www.dropbox.com/scl/fo/7341d6l89p7k7ecm1cznn/AHifaHMOiE8ijXQDQKJmhpY?rlkey=lvsk1k4nm59cf1ch6ser0vs4&st=4vh5e4rv&dl=0>

For any questions or comments, please email us at vlmk@vlmk.com or send us a letter to 3933 S Kelly Avenue, Portland, Oregon 97239. We look forward to more specifically discussing the proposal with you.

Sincerely,
VLMK Engineering + Design

ZAC ARINO
Project Architect

Attachments:

- A – 8015 SW Old Highway 47 Tax Map
- B – Welcome to a Neighborhood Review Meeting
- C – Washington County Department of Land Use & Transportation Flow Chart
- D – Project Narrative
- E – Proposed Site Plan



PROJECT NARRATIVE

Project: Gaston Gas Station

Site: Address: 8015 SW Old Hwy 47 Gaston, Oregon 97119
Property ID: 58841372 State ID: 1S426000500

Cross Streets: SW Scoggins Valley Rd & SW Old Hwy 47

Applicant: VLMK Engineering + Design Contact: Zac Arino, 503-222-4453

Owner: Amritpal Singh

Proposal: New Gas Station and Fuel Storage Tanks

Zoning: Rural Commercial (RCOM)

OVERVIEW:

The owner is proposing to construct a service station for fueling of private and commercial vehicles. Associated improvements will include two 15,000 gallon above ground storage tanks to house the station's fuel supply. The station will include two double-sided fuel dispensers for a total of four fueling positions. Currently, the nearest gas station outside of Gaston is over six miles away. The construction of a service station at this location reduces the distance to just over two miles. The service station franchise is speculative at this time.

An overall site plan is attached which will serve to generally describe the scope of the project.

SITE CONDITION

The site is currently improved with a single-family dwelling and the Lake Stop Grocery under the same owner. Located along the West end of the property is an existing garage that will be removed to make space for the above ground storage tanks. The site is bounded by SW Old Highway 47 to the South and Agricultural and Forest districts (AF-5) to the North, East, and West. Existing landscaping is located entirely around the single-family dwelling.

VEHICLE ACCESS

All vehicle access occurs from two entry points located along Old Highway 47. There are no plans to provide additional access from another location. The owner plans to repave and grade around the storage tanks and fueling pumps. Additionally, improvements to striping and landscape areas will be provided. No off-site grading or improvements are proposed.

PARKING

Currently there are eight parking stalls concentrated around the existing grocery store at a ratio of approximately two and one-half spaces per one thousand square feet of building area. The design proposes to provide an additional four stalls, one for each fueling position. Total parking after improvements will meet the requirements of Washington County's Development Code.

CONSTRUCTION MATERIALS

Existing Lake Stop Grocery building is assumed to be constructed with light conventional framing with a rustic wooden exterior. No changes to the existing single-family dwelling or grocery store are proposed.

The service station canopy finishes will likely comprise of metallic finishes commonly found on service stations. Other added features include screening of the above ground storage tanks and various landscaping elements.

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.

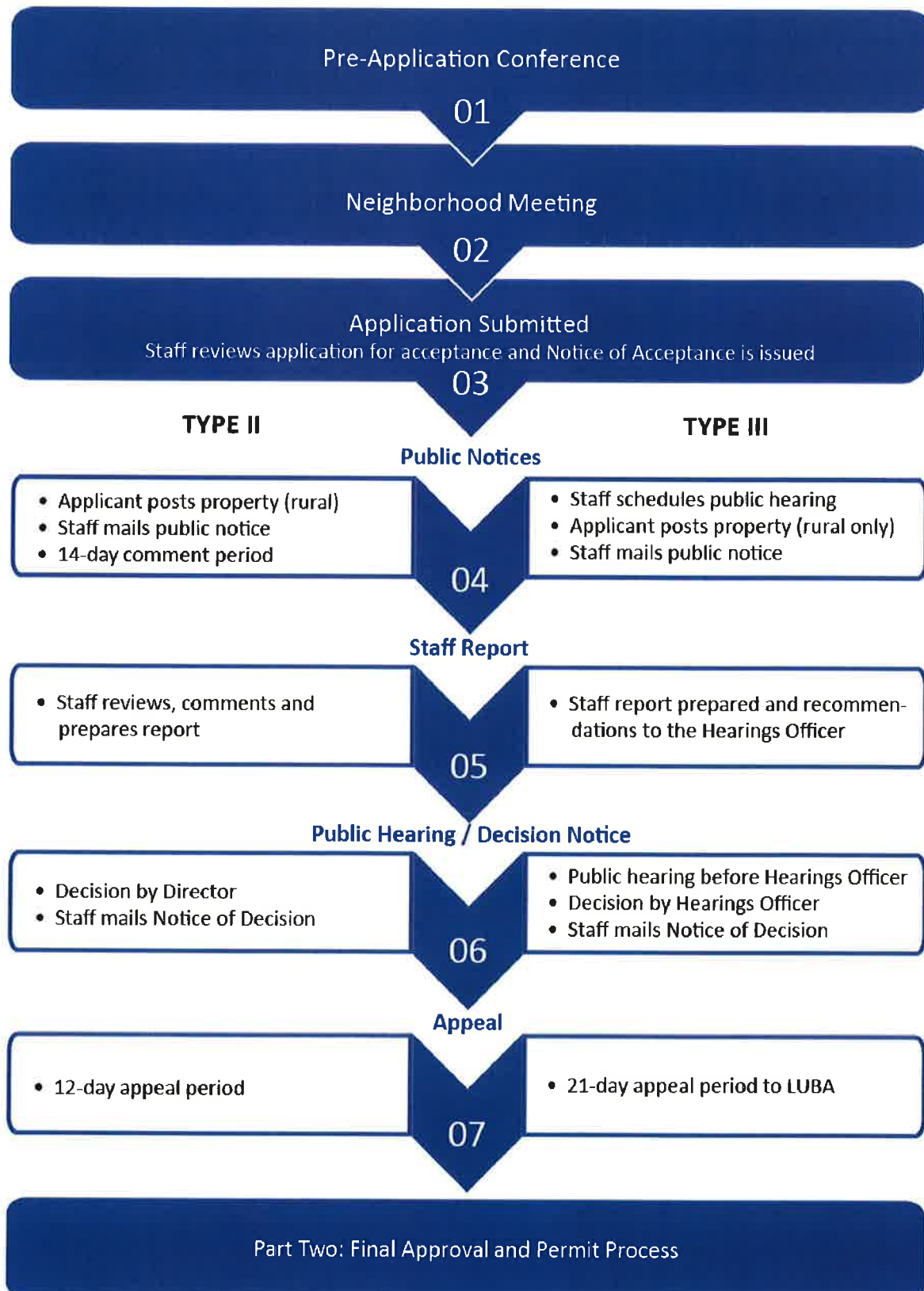
Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing 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.

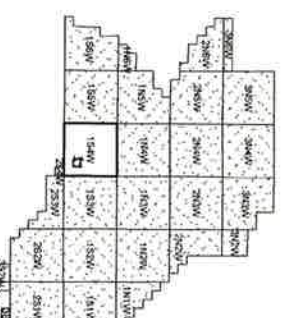
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

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

Washington County Department of Land Use & Transportation

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





WASHINGTON COUNTY OREGON
SECTION 26T1S R4W1E
SCALE 1" = 400'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64

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

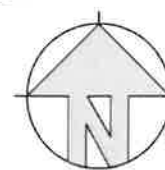
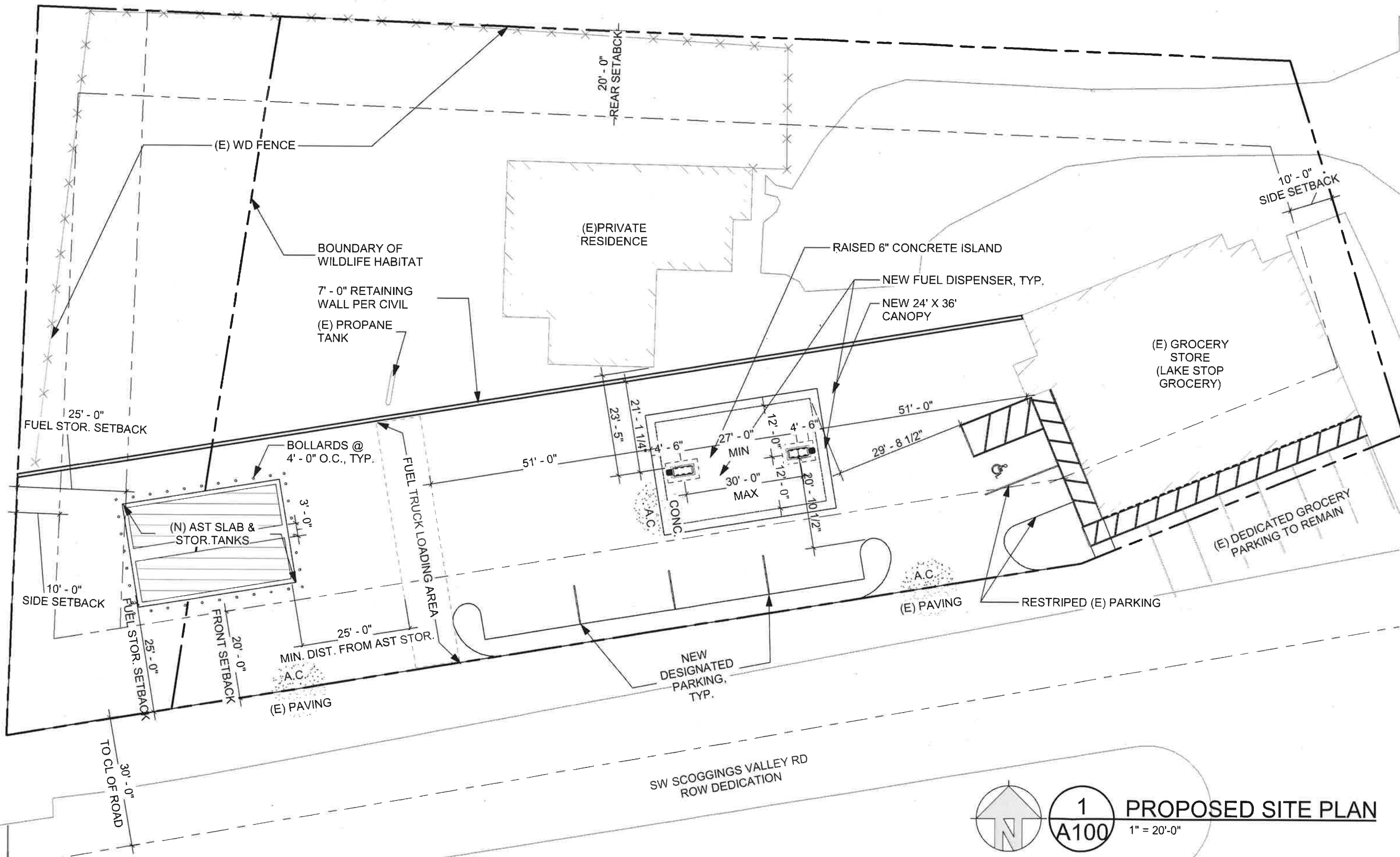
BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

Cancelled Taxlots For 1S426
110 800



PLOT DATE: 01/05/2020
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map users should not rely on this map for legal purposes.
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1
A100

PROPOSED SITE PLAN

1" = 20'-0"