

**MEETING NOTICE FOR THE  
CITY OF HUBBARD**

**TUESDAY**

**JULY 21, 2015**

.....  
**PLANNING COMMISSIONERS: HOLUM, ANDERSON, NICHOLS, ESTES, NELSON**  
.....

The Hubbard Planning Commission will meet for a planning meeting at the Hubbard City Hall at 6:30 p.m.

The City will, upon request, endeavor to arrange for the following services to be provided. Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 4:00 p.m. on the Monday of the week preceding the meeting date.

- X     **Qualified sign language interpreters for persons with speech or hearing impairments; and**
  
- X     **Qualified bilingual interpreters; and**
  
- X     **Assisting listening devices for persons with impaired hearing.**

Additional agenda items may be accepted until 4:00 p.m. on the Monday of the week prior to the meeting. Please contact the Director of Administration/City Recorder, Vickie L. Nogle, MMC, at 981-9633. (TTY / Voice 1-800-735-2900)

**SEE ATTACHED AGENDA**

**Posted 7/14/2015  
4:00 p.m.**

**Vickie L. Nogle, MMC  
Director of Admin/City Recorder**

**CITY OF HUBBARD  
PLANNING COMMISSION  
MEETING AGENDA**

**TUESDAY, JULY 21, 2015 - 6:30 PM  
LOCATION: HUBBARD CITY HALL  
3720 2<sup>ND</sup> STREET, HUBBARD**

- 1) **CALL TO ORDER.**
  - a) Flag Salute.
- 2) **APPROVAL OF THE JUNE 16, 2015, PLANNING COMMISSION MINUTES.**
- 3) **PUBLIC HEARINGS.**
  - a) From Russia with Love – SDR #2015-03 for review of outdoor seating area for customers in conjunction with an existing drive-through coffee stand. (3564 Pacific Highway 99E - 41W34BC02500).
- 4) **ADJOURNMENT.** (Next Planning Commission meeting August 18, 2015)

**CITY OF HUBBARD PLANNING COMMISSION MINUTES  
JUNE 16, 2015**

**CALL TO ORDER.** The Hubbard Planning Commission meeting was called to order at 6:30 p.m. by the Planning Commission Chairman Glenn Holum at the City Hall, 3720 2<sup>nd</sup> Street, Hubbard.

**Planning Commission Present:** Glenn Holum, Harold Anderson, Kevin Nelson, Byron Nichols.

**Excused Absence:** Dan Estes.

**Staff Present:** Administrative Assistant Lucy Astorga; City Planner Joseph Shearer, MWVCOG.

**FLAG SALUTE.** Planning Commission Chairman Glenn Holum led the group in reciting the Pledge of Allegiance.

**APPROVAL OF THE MARCH 17, 2015, PLANNING COMMISSION MEETING MINUTES.** MSA/Planning Commissioner Byron Nichols/Planning Commissioner Harold Anderson moved to approve the minutes as presented. Planning Commissioners Glenn Holum, Kevin Nelson, Harold Anderson, and Byron Nichols were in favor. Motion passed.

**PUBLIC HEARING.**

**SITE DEVELOPMENT REVIEW** Planning Commission Chairman Glenn Holum opened the Public Hearing.

City Planner Joseph Shearer asked if there were any declarations of bias, conflict of interest, or ex parte contact.

Planning Commission Chairman Glenn Holum said he has known the applicant's employee for a number of years, but had not received any information regarding the current application or project. He said he did not have any economic interest in the project.

Planning Commissioner Byron Nichols said he has also known the applicant's employee for years, but had not received any information about the application or project.

J. Shearer read the legislative hearing statement.

J. Shearer summarized the staff report, saying the request is for the construction of a 13,000 square foot building for manufacturing wood cabinets. He said a small portion of that building would be used for office space and a showroom. J. Shearer added the area to the north, south, and west is occupied by developed industrial properties. His only concern was in regard to the residential farmland area to the east of the applicant's property.

J. Shearer reported the application meets all setback requirements and had only two areas of concern. He said because of the nearby residential area, he recommends a visual and noise

**PAGE 2 – PLANNING COMMISSION MEETING MINUTES – JUNE 16, 2015**

buffer of evergreen trees and shrubbery. J. Shearer mentioned there is an area of frontage where sidewalks will need to be constructed.

G. Holum opened public comment to the applicant.

Curt McLeod, 6655 SW Hampton Suite 210, Portland, reported he is the applicant's consultant and they have no issues with the staff report. He said they will re-do the landscape plan to incorporate the vegetative buffering between their property and the residential area. C. McLeod said their only issue with the conditions of approval was the Fire Chief's request for an additional hydrant. He said the comments describe the need for a second hydrant because the building has to be within 600 feet of the existing hydrant. He said the building itself is 475 feet from the hydrant and the property line is right at 600 feet. He requested that condition of approval only to be enforced if the Fire Chief clarifies his comments and reiterates the need for an additional hydrant. He said if that is the case, they'll willingly install another one.

G. Holum asked if they were expecting many customers on site.

C. McLeod responded there may possibly be three to five per week. He said most of their business is conducted at the customer's location.

G. Holum asked if they plan to have a dust collection system in place.

Darvin Tramel, 15150 Park Avenue NE, Aurora, replied they are required by law to have one, and it will be inside the building to help mitigate noise for any future neighbors.

B. Nichols said it would be ok with him to change the fire hydrant condition of approval, contingent upon the Fire Chief's clarification.

G. Holum asked if there were any proponents or opponents of the application. There were none.

G. Holum closed the public comment portion of the meeting.

J. Shearer said he will defer to the Fire Chief on the hydrant issue. Striking the condition for a specific number/location hydrants, would still require the applicant get Fire Chief approval on a fire plan, including hydrant location.

G. Holum asked what the applicant's plan is for the unused portion of the property.

D. Tramel responded it would likely stay as field grass until the need for expansion arises.

MSA/Planning Commissioner Byron Nichols/Planning Commissioner Kevin Nelson moved to approve Site Development Review #2015-04 as amended, deleting Condition of Approval H1 with regard to fire hydrant requirement, upon review of the Fire Chief's findings of adequate fire safety for the application. Planning Commissioners Glenn Holum, Kevin Nelson, Harold Anderson, and Byron Nichols were in favor. Motion passed.

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City Planner Joseph Shearer reported he is looking into the intergovernmental agreement with Marion County, and was looking into the Areas of Mutual Concern. He asked if the Planning Commissioners knew of any red flags or issues that have arose within those areas that might want to be taken into account while looking over the intergovernmental agreement.

Planning Commission Chairman Glenn Holum asked for an example of an Area of Mutual Concern.

J. Shearer responded it would be an area that is not currently in the Urban Growth Boundary (UGB), but that might be of future interest to the City.

The Planning Commissioners did not mention knowing of any concerns.

J. Shearer said he has also already been in contact with Director of Administration/City Recorder Vickie Nogle and the City’s past Planner regarding the same topic.

**ADJOURNMENT. (The next scheduled Planning Commission Meeting will be July 21, 2015, at 6:30 p.m.)** MSA/Planning Commissioner Kevin Nelson/Planning Commissioner Byron Nichols moved to adjourn the meeting. Planning Commissioners Glenn Holum, Kevin Nelson, Harold Anderson, and Byron Nichols were in favor. Motion passed. Meeting was adjourned at 7:05 p.m.

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Glenn Holum, Planning Commission Chairman

**ATTEST:**

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Vickie L. Nogle, MMC, Director of  
Administration/City Recorder

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Lucy T. Astorga, Admin Asst.  
Recording & Transcribing

**CITY OF HUBBARD PLANNING COMMISSION  
STAFF REPORT**

**REPORT DATE:** July 10, 2015

**FILE NUMBER(S):** SDR 2015-03

**HEARING DATE:** July 21, 2015

**APPLICANT:** From Russia with Love, PO Box 892, Aurora, OR 97002

**OWNER:** ALPROP LLC, 6149 SW Shattuck Rd, Portland, OR 97221

**REQUEST:** Retroactive review of outdoor seating area for customers in conjunction with an existing drive-through coffee stand

**PROPERTY:** The subject property is located on the east side of Pacific Hwy 99E, south of the intersection with D Street. More specifically described as:

<u>Taxlot</u>	<u>Acct</u>	<u>Acres</u>	<u>Zoning</u>
041W34BC02500	R11423	1.73	Commercial (C)

3564 Pacific Hwy 99E, Hubbard, OR 97032

**CRITERIA:** **Hubbard Development Code (HDC)**

Section 2.106	Commercial District (C)
Section 2.200	General Development Standards
Section 3.105	Site Development Review

**ATTACHMENTS:** Exhibit A: Application (May 4, 2015 and June 2, 2015)

**I. BACKGROUND**

HDC Section 3.105.04 outlines the review procedure for the request. Site Development Review is a Type II Action requiring a public hearing before the Hubbard Planning Commission as stated in Section 3.201.02. The Planning Commission makes the final decision on the application.

To minimize confusion regarding directions, “plan” north (for purposes of this review) is considered to be parallel with Hwy 99E. The subject site is part of the Hubbard Market property. The site is fairly level and with significant paved area to accommodate the market and service station. Approximately 1.0 acre of the 1.73 acre taxlot is developed or paved in conjunction with the existing developments.

In 2001, the Planning Commission approved a drive-through coffee stand on this site. The previously approved coffee stand operated at the site until 2014, at which time the structure was removed. The City was contacted by the current owners of the business in October 2014 and asked about placing a new drive-through coffee stand on the footprint of the previous structure. Staff determined that the request was exempt from Site Development Review because it would not intensify the use of the property. Subsequently, it was brought to the City’s attention in March 2015 that the structure and use had expanded to include an outdoor seating area for customers. On May 4, 2015, an application was submitted for retroactive review of the outdoor seating area. Applicant

was notified that the application was missing a signature from the property owner, and on June 2, 2015 a complete application was submitted.

Access to the subject property is provided by an approach for ingress/egress from Pacific Hwy 99E, and an approach for ingress/egress from D Street. The applicant does not propose any change of access serving the proposed development.



The zoning and current uses surrounding the subject property are as follows:

- NORTH: Fully developed commercial, including restaurant and retail, zoned Commercial (C)
- SOUTH: Undeveloped land zoned Commercial (C)
- EAST: Fully developed residential zoned Low Density Residential (R-1)
- WEST: Pacific Hwy 99E and a church zoned Public Use (PU)

Though the scale of the proposed development is relatively minor (16 SF), the transition from a 100% drive-through use to one that accommodates parking and outdoor seating on site, constitutes an expansion and intensification of the permitted use. Per Section 3.105.03, a Site Development Review is required.

## II. REVIEW STANDARDS/CRITERIA

### Section 3.105.06 Evaluation of Site Development Plan

*The review of a Site Development Plan shall be based upon consideration of the following:*

*A. Characteristics of adjoining and surrounding uses;*

**FINDING:** The property fronts the Highway 99E commercial corridor and contains multiple uses including gas station, market, and the subject coffee stand. The coffee stand has occupied the site almost continuously since 2002. Because the 1.73 acre taxlot is already fully developed, has contained the same basic uses for more than a decade, and is located in the Commercial Zone, the proposed expansion will be compatible with existing uses along the Hwy 99E commercial corridor.

Required landscaping is outlined in Section 2.207. Commercial developments must devote a minimum of 10% of the gross land area to landscaping. The proposed 16 SF expansion is negligible compared to the existing development on site and is occurring in the existing development footprint. Therefore, no additional landscaping is required.

Signs impact the visual appearance of a property. The preliminary site plan did not indicate any signage planned for the development. Applicant is advised that signs must comply with Section 2.206 and may require a permit from the City prior to installation. Per comments from the Police Chief, a **condition** of approval requires the posting of the address with six (6) inch numbers at the main entrance to the site. The Police Chief also recommends a security system for the structure and requests perimeter lighting to deter criminal activity and aid nighttime patrols. Staff recommends a **condition** of approval that a lighting plan be submitted to, and approved by, Public Works.

In consideration of the proposed development, the characteristics of surrounding uses, and conditions of approval related to landscaping, screening, lighting, and signage, Staff concludes the proposed use is compatible with other uses in the vicinity.

*B. drainage and erosion control needs;*

**FINDING:** The proposed development does not include grading and will not change the amount of impervious surface on the property. Notice of the request was sent to Public Works, the City Engineer, and ODOT, and no substantive comment regarding drainage or erosion control were received. Staff finds the request integrates with existing drainage and erosion control infrastructure.

*C. public health factors;*

**FINDING:** Comments were submitted from the Hubbard Fire District that they have no concerns with the expansion. Comments from AKS Engineering advise that the proposed sitting/waiting area should comply with ADA accessibility standards. Staff notes that enforcement of these standards fall under the purview of Marion County Building Inspection.

Public Works notes that a sitting area would likely require restrooms. Applicant submitted narrative stating that the business has access to the rest room in the market. Staff notes that enforcement of food handling and service regulations is the responsibility of Marion County Environmental Health. A

**condition** is included that Applicant submit copies of permits (or other applicable approvals) from Marion County Environmental Health documenting that the outdoor seating/change of use complies with applicable public health standards.

*D. traffic safety, internal circulation and parking;*

**FINDING:** Applicant does not propose any change to access or internal circulation, and the submitted application materials do not contain any reference to parking.

The 2001 Planning Commission decision approved an entirely drive-through business. Consequently, the provision of seating for customers, outdoors or otherwise, triggers the need to readdress parking requirements. Applicant did not address required or provided parking in any submitted materials. Aerial photographs indicate that approximately 19 market parking spaces are provided on the subject property. The previous staff report (DR 01-03) included findings that 15 offstreet parking spaces were required to serve the existing market and gas station uses. Section 2.203.05.N requires one (1) space per 250 SF of gross floor area for eating and drinking establishments. A **condition** is included that Applicant submit a final site plan showing the required dedicated parking space in relation to existing marked spaces on site.

The subject property fronts a portion of Hwy 99E that does not currently have sidewalks. Nonetheless, conditioning construction of sidewalks along the frontage of the subject property for approval of a 16 SF outdoor seating area would likely not pass the “Dolan Test” of proportionality, and therefore is not required. With a condition, Staff finds the request can meet all traffic safety, internal circulation, and parking requirements.

*E. provision for adequate noise and/or visual buffering from non-compatible uses;*

**FINDING:** The subject property is primarily surrounded by compatible commercial and public uses. The subject development is located approximately 160’ from the closest residential development. Consequently, Staff finds that noise impacts from the proposed development on residential properties to the east should be minimal and are consistent with surrounding uses.

*F. retention of existing natural features on site;*

**FINDING:** The site is already fully developed. Staff finds there are no existing natural features, and the therefore the criterion does not apply.

*G. connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities; and*

**FINDING:** The subject property has approximately 250 feet of frontage on Pacific Highway 99E, which is classified as a major arterial in the 2012 Hubbard Transportation System Plan (TSP). The current Hubbard design standard for major arterials includes a 5-lane cross section, parkway strip, and 6-foot sidewalks and bike lines on both sides of the street. This standard requires a 76-foot paved width and 100-foot right-of-way (ROW). Based on Marion County Assessor maps, the existing ROW is 80 feet along the subject property. As with the sidewalk improvements, referenced above, conditioning dedication of property for ROW for approval of a 16 SF outdoor seating area would likely not pass the “Dolan Test” of

proportionality, and therefore is not required. Since no additional changes are proposed to internal circulation and existing facilities, Staff finds the criterion is met.

*H. problems that may arise due to development within potential hazard areas.*

**FINDING:** No hazard areas have been identified. Staff finds this criterion does not apply.

### III. SUMMARY AND RECOMMENDATION

Based on the findings contained in this report, Staff concludes that the application (File SDR 2015-03) complies with the applicable criteria, subject to the following conditions. Marion County Building Inspection and the Hubbard Fire District will be responsible for building permits, construction standards, and adequate fire protection.

Staff recommends the following conditions of approval:

- A. Conformance to City of Hubbard Design and Construction standards is required. Applicant shall be responsible for the cost of public or private infrastructure improvements associated with the development. Compliance with Conditions of Approval shall be the sole responsibility of the Applicant.
- B. **EXPIRATION OF APPROVAL:** Site Development Review approvals shall be effective for a period of two (2) years from the date of approval. If substantial construction of the approved plan has not begun within the two (2) year period, the approval shall expire. The approval shall be voided immediately if construction is a departure from the approved plan.
- C. **PUBLIC HEALTH:** Prior to issuance of a building permit, Applicant shall submit copies of permits (or other applicable approvals) from Marion County Environmental Health documenting that the business with outdoor seating complies with applicable public health standards.
- D. **LIGHTING:** Within 30 days of approval, Applicant shall submit, and receive Public Works approval on, a lighting plan.
  - 1. Within 30 days Public Works approval, perimeter lighting shall be installed per the approved plan.
- E. **ADDRESS:** Within 30 days of approval, Applicant shall install minimum six-inch high address numbers on the front of the building to aid public safety and emergency response personnel in finding the building in the event of an emergency.
- F. **PARKING:** Within 30 days of approval, Applicant shall submit, and receive approval on, a final site plan showing the location and dimensions of the dedicated parking space for the subject business.

## **VII. PLANNING COMMISSION OPTIONS**

- A. Approve the request and adopt the findings and conditions contained in the Staff Report.
- B. Approve the request with findings/conditions amended by the Planning Commission.
- C. Deny the request with amended findings that the request does not meet the applicable approval criteria.
- D. Continue the hearing, to a date and time certain, if additional information is needed to determine whether applicable standards and criteria are sufficiently addressed (considering the 120 day limit on applications).

# EXHIBIT A

*Att: Joey*

## SITE DEVELOPMENT REVIEW APPLICATION

**CITY OF HUBBARD**  
3720 2nd Street (P.O. Box 380)  
Hubbard, OR 97032  
Phone: (503) 981-9633; Fax: (503) 981-8743  
<http://www.cityofhubbard.org>

**RECEIVED**

MAY 04 2015

**CITY OF HUBBARD**

To Be Filled Out by Staff:

FILE: DR 2015-03

DATE: 5/5/15

FEE: \$1250-

RECEIPT NO: 46505

APPLICANT: From RUSSIA WITH LOVE

MAILING ADDRESS: P.O. Box 892 Amara OR

PHONE: 503-932-4846 EMAIL ADDRESS: FROM RUSSIA WITH LOVE COFFEE @

OWNER(S) (If different from above): [Signature] GMAIL.COM

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPOSED STRUCTURE/IMPROVEMENT: SITING AREA FOR CUSTOMERS  
+ WAITING AREA. FOR ABOUT 10 TO 8 PEOPLE

SQUARE FOOTAGE: 16 SQ FT.

ESTIMATED VALUE OF STRUCTURE/IMPROVEMENT: \$900.00

### PROPERTY DESCRIPTION:

ADDRESS: 3564 - PACIFIC HWY HUBBARD OR

MAP PAGE AND TAX LOT NO: P116243/041W34B602500 ZONE: CR

CURRENT USE/STRUCTURES: COFFEE/LA FE SQUARE FOOTAGE OF SITE: 16 SQ FT

ZONE: CR

### SUBMITTAL REQUIREMENTS:

Please submit one (1) legible copy, drawn to scale on 8 1/2 x 11 or 11 x 17 inch paper and one (1) electronic copy (PDF format preferred); OR eight (8) full-size copies (typically 18 x 24-inch or larger paper), one (1) reduced-size copy (8 1/2 x 11 or 11 x 17-inch), and one (1) electronic copy (PDF format preferred) of the following application materials:

- 1. Site Analysis
  - Existing site topography;

- Identification of areas exceeding 10% slopes;
- Site drainage, areas of potential flooding;
- Areas with significant natural vegetation;
- Classification of soil types;
- Existing structures, roadway access and utilities; and
- Existing and proposed streets, bikeways, and pedestrian facilities within 200 feet.

2. Site Plan

- Proposed grading and topographical changes;
- All proposed structures including finished floor elevations and setbacks;
- Vehicular and pedestrian circulation patterns, parking, loading and service areas;
- Proposed access to public roads and highways, railroads or other commercial or industrial transportation systems;
- Site drainage plan including methods of storm drainage, sanitary sewer system, water supply system and electrical services. Inverse elevations may be required for all underground transmission lines;
- Proposed landscape plan, to include appropriate visual screening and noise buffering, where necessary, to ensure compatibility with surrounding properties and uses;
- Proposed on-premise signs, fencing or other fabricated barriers, together with their heights and setbacks; and
- A schedule of expected development.

EVALUATION CRITERIA

In addition to compliance with the standards of the Development Code, the review of a Site Development Plan shall be based upon consideration of the following:

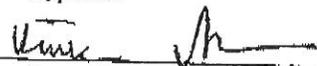
1. Characteristics of adjoining and surrounding uses;
2. Drainage and erosion control needs;
3. Public health factors;
4. Traffic safety, internal circulation and parking;
5. Provision for adequate noise and/or visual buffering from non-compatible uses;
6. Retention of existing natural features on site; and
7. Problems that may arise due to development within potential hazard areas.

I HEREBY CERTIFY THAT ALL STATEMENTS CONTAINED HEREIN, ALONG WITH THE EVIDENCE SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT; AND THAT THE REQUEST DOES NOT VIOLATE ANY DEED RESTRICTIONS THAT MAY BE ATTACHED OR IMPOSED UPON THE SUBJECT PROPERTY. (NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT LETTERS OF CONSENT. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE APPROVAL PROCESS.)

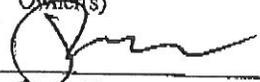
5-4-2015  
Date

  
Applicant

5-4-2015  
Date

  
Owner(s)

6/2/15  
Date

  
Owner(s)

Date

Owner(s)

EXHIBIT A

LAND USE FEE SCHEDULE ACKNOWLEDGMENT

as of 10/14/2008 (attachment to Resolution No. 470-2008)

Resolution No. 398-2005 requires a deposit for land use applications as required in section 3.206.03 in the Hubbard Development Code. Staff collects the deposit at the time of application.

Costs and time are paid out of the deposit. If it appears the costs exceed the initial deposit, the City Recorder / Planning Secretary may require an additional deposit for cost that may be incurred to complete the project. At the end of the project a final bill will be prepared and either request additional funds or issue a refund check.

The following are types of charges and amounts per hour. The Contracted Service provider fees are subject to change, and may also include their hired staff time.

City Planner \$74.00
(The City Planner prepares staff reports, final actions, and makes presentations at Planning Commission and Council meetings.)

City Engineer \$70.00
(The City Engineer may be requested to investigate or review plans submitted by the applicant, and may make presentations at required meetings)

Planning Secretary \$57.00 Admin Assistant \$26
(The Planning Secretary prepares applicants files, prepares comments for other departments, prepares public hearing notices, posts and mails notices, answers applicants questions and attends all meetings)

Public Works Director/Superintendent \$68.00 Admin Assistant \$39
Utility Worker I \$36.00
Utility Worker II \$48.00
(The Public Works personnel reviews applications and comments regarding water, sewer, streets, backflow devices, and storm drain issues)

Police Chief \$65.00
(The Police Chief reviews plans and looks into safety concerns such as lighting and addressing issues)

City Attorney \$240.00
(Review of documents, negotiation of conflicts, litigation and enforcement issues)

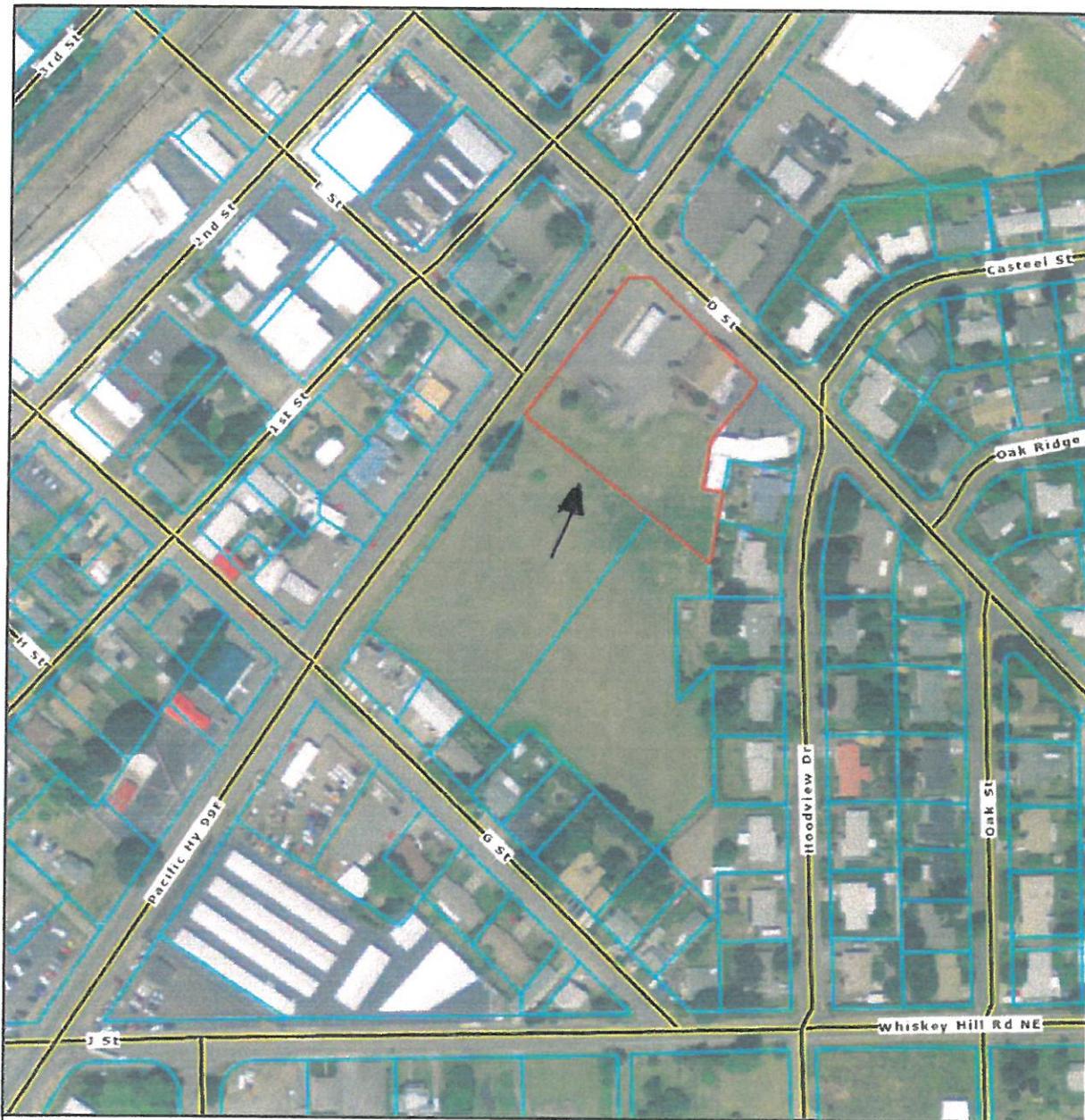
Office Copies (Black & White 8 1/2 X 11) .25 per page Color .35 per page
(Black & White 11X 17) .50 per page Color .70 per page
Long Distance Phone Calls 3.00 per call
Fax 2.00 per fax + .50 per page

I have read this information and understand that the land use fee is a deposit and the application may cost more or less.

Applicants Signature

5-4-2015
Date

This is for the purpose of a sitting area and waiting area for the people that come up from the gas station to order food and or stop by to have lunch. In the morning the larger truck can not go through the drive up window. I have the use of the rest room at the store and have seen the need for safety to have a location for people to stand and seat. There will be flowers and a living wall of flower to make this a spot that will be outstanding . Thank you for your time

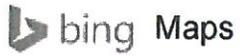


**Fidelity National Title Company**

500 Liberty St. Ste #200, Salem, OR 97301  
Phone: 503-585-7219 Fax: 503-585-0326  
E-mail Customer Service at: [customerservicesalem@fnf.com](mailto:customerservicesalem@fnf.com)

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

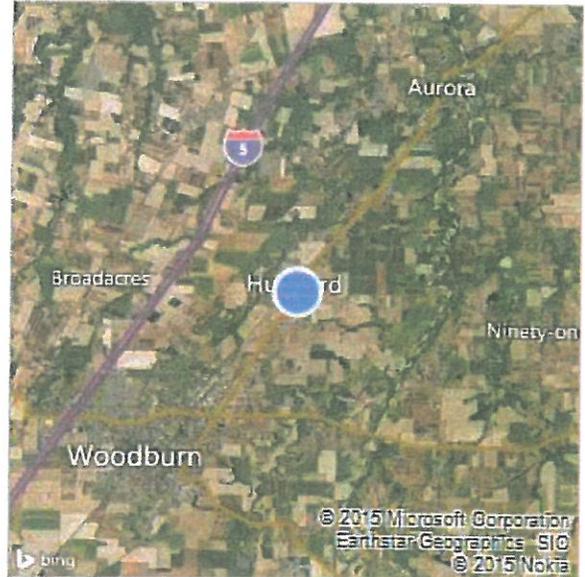
**geoAdvantage**  
[www.sentrydynamics.net](http://www.sentrydynamics.net)



3564 Pacific Hwy E, Hubbard, OR 97032

coffee shop pic.

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





1/4 COR

HOOD VIEW

2800

2900

2500  
1.73 AC

3001

500' EXHIBIT  
A

1/8" = 7 FT

80 FT

50 FT

(271.76)

3041-0310

210.25

39

30

241.10

60

150.00

84.03

77.84

109.97

94.56

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67.78

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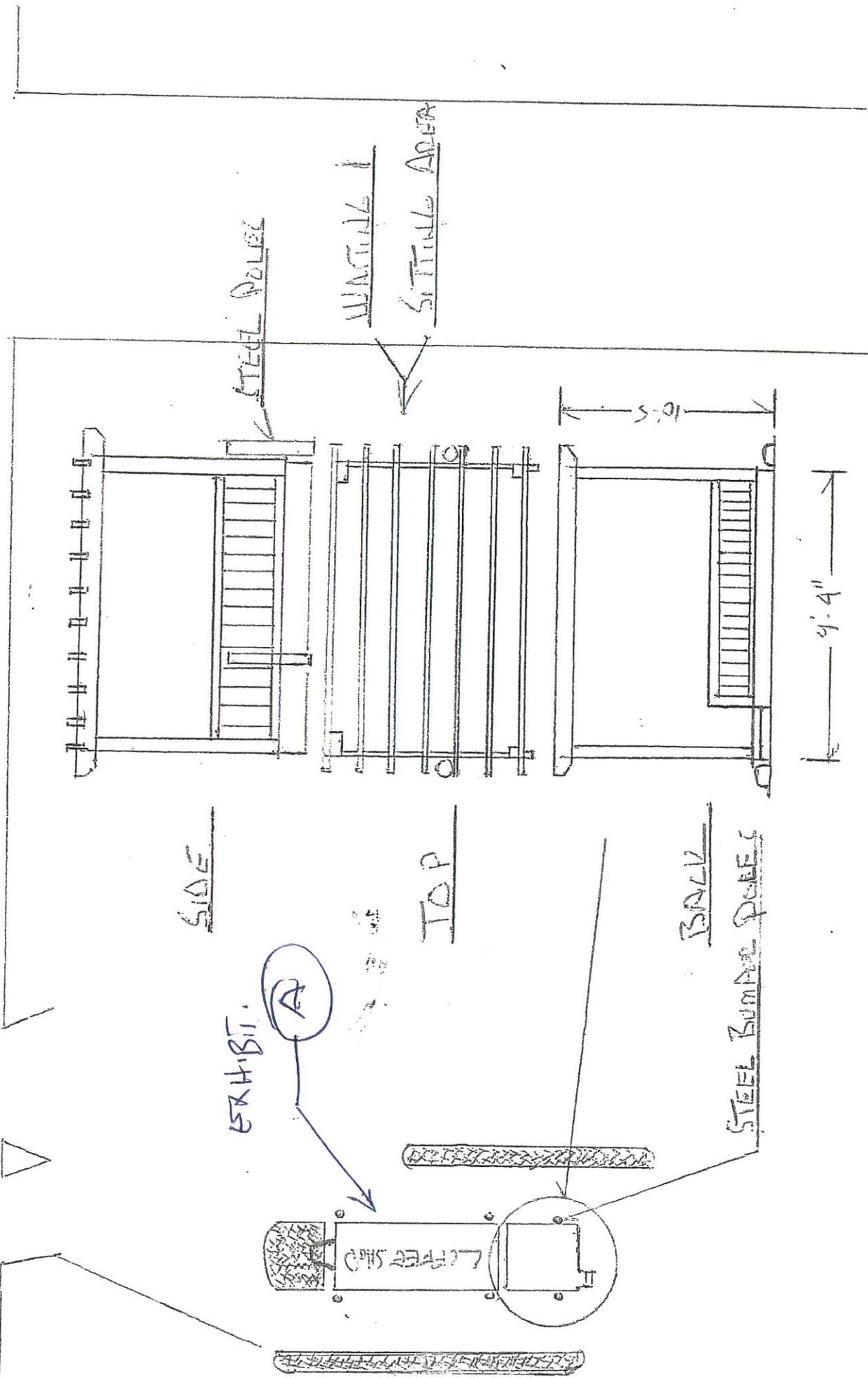
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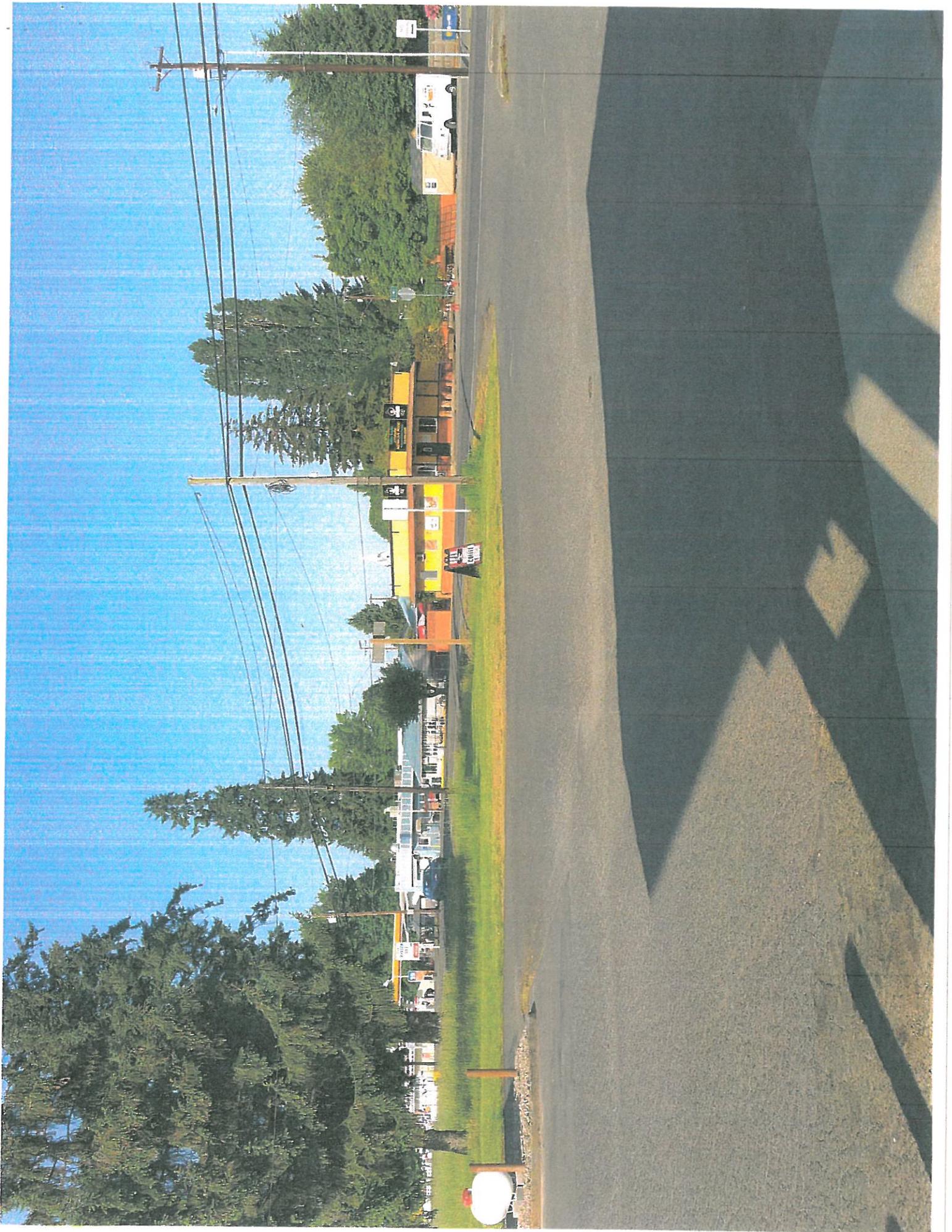
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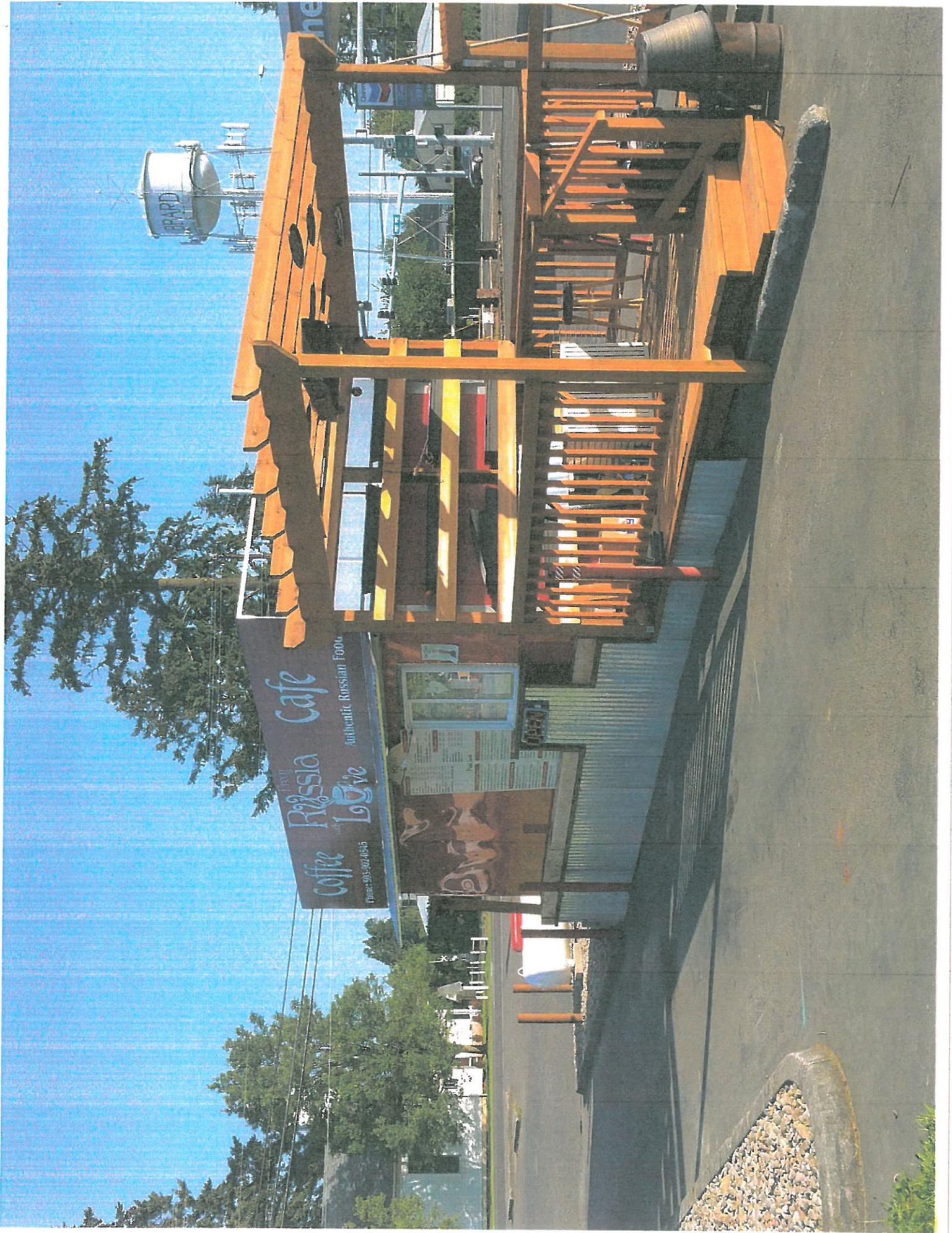
HNW 99 E →



FROM RUSSIA WITH LOVE COFFEE SHOP ADDRESS: 3564 PACIFIC HWY HUSBAND





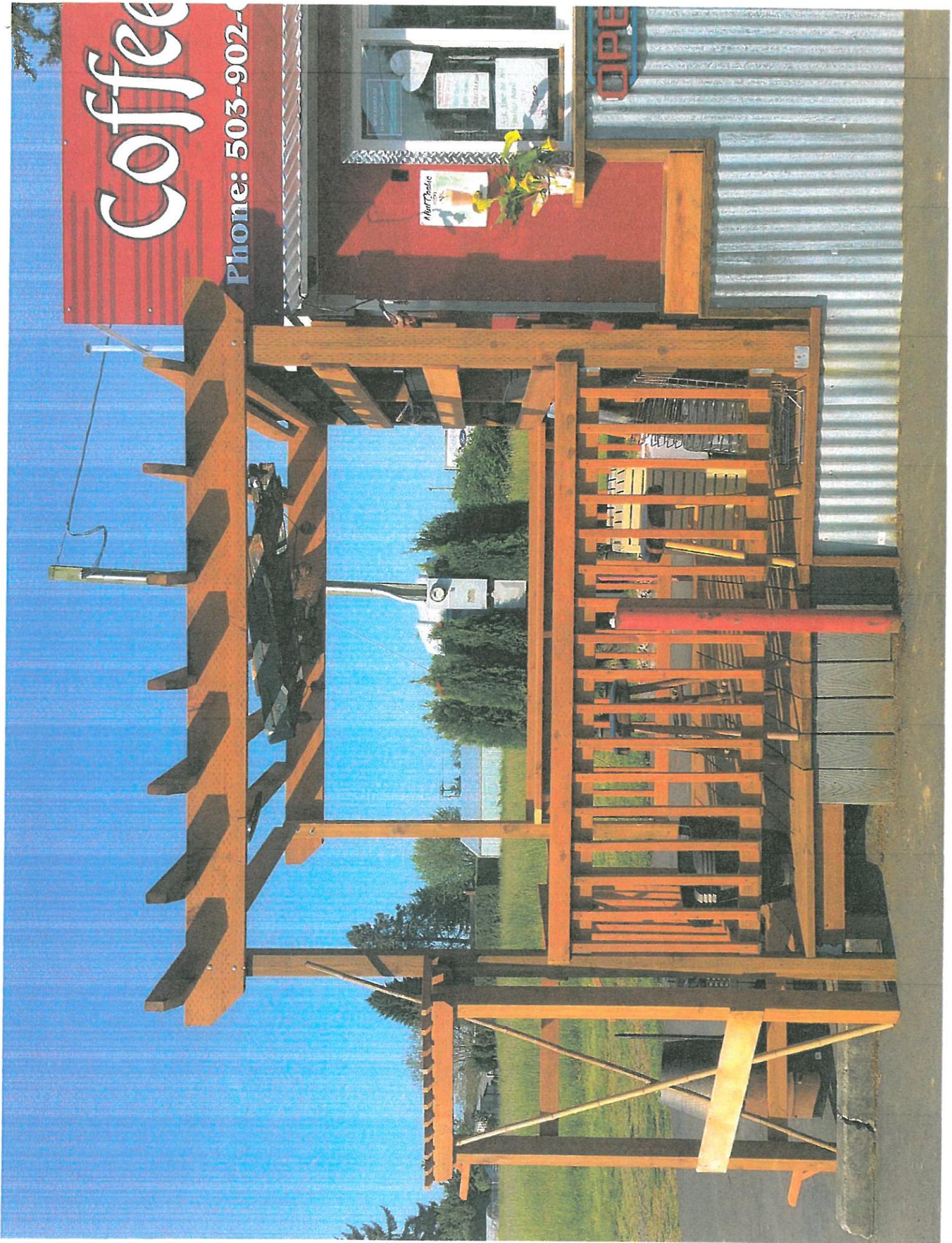


# Coffee

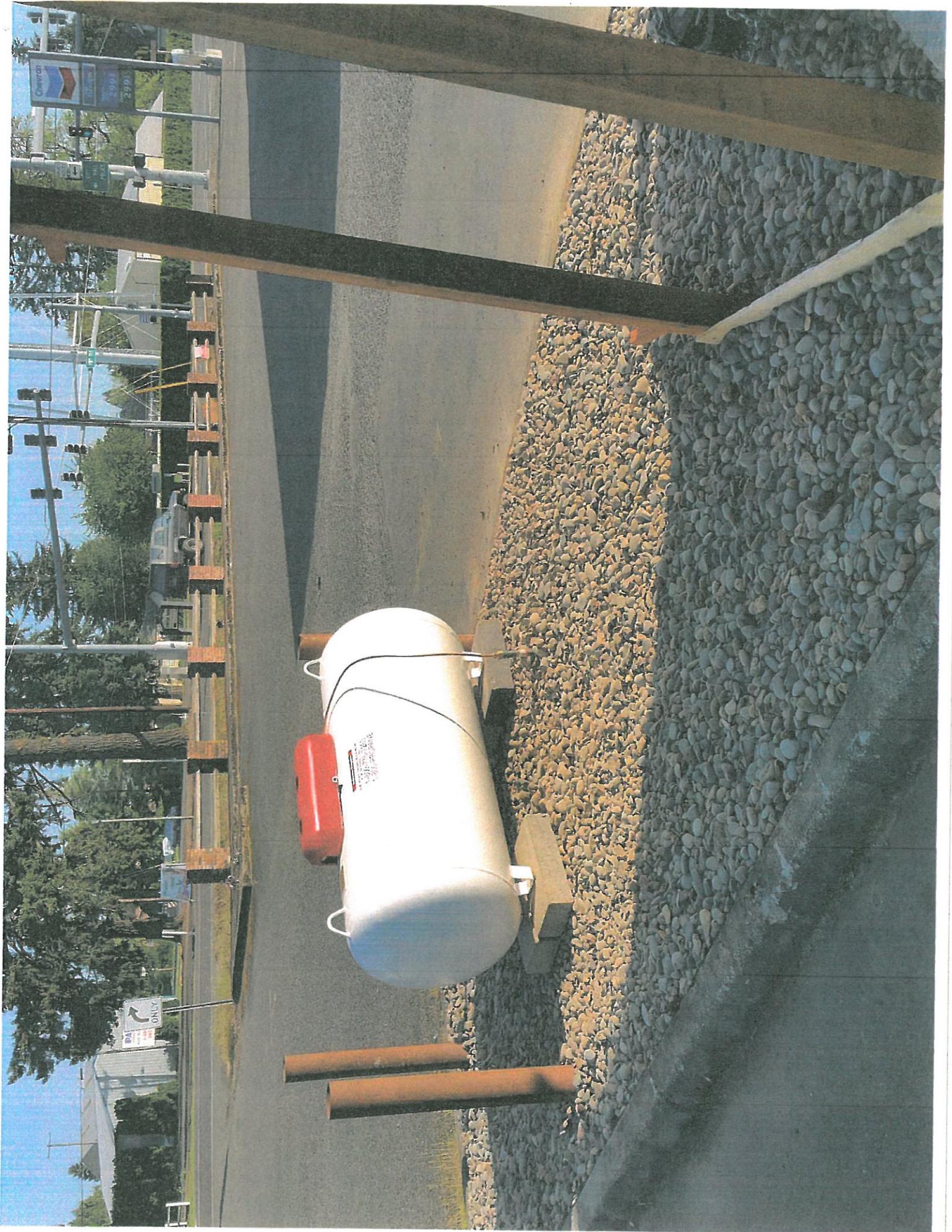
Phone: 503-902-0

OPEN

Mountain Pacific









From Russia with Love Coffee Cafe  
Authentic Russian Food  
Phone: 503-902-0545

Menu Board

OPEN

