

# THREAT DYNAMICS<sup>SM</sup>

## IMMERSIVE FIREARMS TRAINING

13565 SW Tualatin Sherwood Rd, Suite 300, Sherwood, Oregon 97140  
8250 SW Tonka Rd, Tualatin, OR 97062  
(503) 692-2992

### Conditional Use Narrative

1-30-2014

#### Applicant:

Threat Dynamics, LLC,

New Location: 13565 Sw Tualatin Sherwood Rd, Suite 300, Sherwood, Oregon, 97140.

Current Location: 8250 SW Tonka Rd, Tualatin, OR 97062

Contacts: Ryan Tuttle (503) 896-7508 or Kim Kirk (541) 609-0343.

#### Property Information:

Address: 13565 SW Tualatin Sherwood Rd, Suite 300, Sherwood, Oregon

Tax Lot: 2s128BD 00700

Owners: Lanz Property LLC

Owners Address: 3025 W 7<sup>th</sup> Pl, Eugene, OR 97402

Owner Phone number: (541) 485-4050

#### Overview

Threat Dynamics, LLC, is applying for a conditional use permit for the property located at 13565 SW Tualatin Sherwood Rd, Suite 300, Sherwood, Oregon. Threat Dynamics LLC, offers educational classes in immersive firearms training, basic to advanced level firearms training classes and training for law enforcement and military as well as civilians. This is an approved use for the location. The entire leased area is 12000 sq feet, 4250 square feet for classroom and class simulation rooms, 2700 square feet warehouse, 2700 square feet live fire training range, 1050 retail shop.

The Conditional Use being proposed for this location : We will use approximately (10%) or less (of leased, suite 300, total sq footage of 12,000), 1050 square feet for the retail sales of firearms, related tactical equipment and materials, in support of the training facility. The retail portion is consistent and associated with the permitted outright use of the facility (location). The proposed retail sales will replace the current lobby area and office space a copy of the proposed changes are attached, floor plan (retail). All bathrooms already exist and approved in the facility. The retail portion of the business is considered a "conditional use" in Sherwood's general industrial zone.

There will be no exterior changes to the location. There are approximately 25 designated parking spaces.

Conditional Use Criteria, Finding of Fact:

1. All public facilities and services already existing in building are sufficient for the proposed conditional use.
2. The proposed use conforms to other standards of the applicable zone and is consistent and associated with the permitted use of the educational training and live fire training range, and is compatible with the surrounding land uses in regard to noise generation and public safety. The addition of the proposed use will not cause any detrimental effects to noise, vibration, air quality, odors, heat, glare or water quality for the site, or the surrounding use of adjacent land.
3. The proposed use meet the overall needs of the community and achievement of the goals and/or policies of a comprehensive plan the adoptive City of Sherwood transportation system plan and this code. Our focus to provide a safe and educational environment for those wanting to learn or advance in their shooting skills.
4. The addition of the proposed use will not cause any detrimental effects to noise, vibration, air quality, odors, heat, glare or water quality for the site, or the surrounding use of adjacent land. The retail shop is less or equal to 10% of total leased area.
5. This proposed use of the site can be accommodating considering size, shape, location, topography and natural features.
6. This proposed use does not pose likely significant adverse impacts to sensitive wildlife species or natural environment.
7. The proposed condition use is in the general industrial zone and satisfies the requirements of Section 16.108.070, Highway 99W Capacity Allocation Program. Please see attached letter from Kittelson & Associates, Inc.

**16.82.020 Additional Conditions**

1. The conditional use of this site will not affect water quality due to the fact that all work will be done indoors. In the subject premises there are no floor drains that any spillage could seep into and cause any degradation of water quality.
2. This site complies with previously approved improvement of public facilities including sanitary services, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities are in place and are approved. The proposed conditional use will not change any of these.
3. This conditional use does not adversely impact this requirement because it does not require an increase in required lot sizes, yard dimensions, street width and off street parking and loading facilities.
4. This conditional use does not adversely impact this requirement because it does not require any additional access points or changes to the access points, nor does it affect any changes to the previously approved landscaping our building height.
5. This conditional use will not change the previously submitted file site plans, land dedications or money in lieu of parks or improvements and suitable security guarantee conditional use requirement.
6. This conditional use does not request nor does it change the number, size, location, height and lighting of current signs.
7. This conditional use does not alter the previously approved requirement for the protection and preservation of existing trees, soils, vegetation, water courses, habitat area and drainage.

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Preliminary Development Plans: No changes will be made to previously approved structure or property for this use.

Lighting Plans: No changes will be made to the previously approved lighting plans.

Architectural Exterior: No changes will be made to the previously approved exterior of the building.

Parking: No additional parking or changes to the previously approved parking area will be necessary.