

**CITY OF SHERWOOD
Notice of Decision**

**Date: April 4, 2014
File No: MMSP 14-04
Site Plan Minor Modification
Sentinel Storage**

Minor Modification to SP 12-03 Site Plan

PLANNING DEPARTMENT

Application Submitted: March 28, 2014
Notice of Decision: April 4, 2014

Proposal: The applicant is proposing to substitute a previously approved landscape area with a rock swale which would displace some proposed ground cover and one tree. The applicant obtained a removal/fill permit for the area, and are requesting to have the rock swale for any overflow from the nearby resource area.

I. BACKGROUND

- A. **Applicant/Owner:** Langer Family LLC
15705 SW Tualatin-Sherwood Road
Sherwood, OR 97140
- Contact:** AKS Engineering, Matt Scheidegger
(503)925-8799
- B. **Location:** 21980 SW Langer Farms Parkway
- C. **Tax Lot(s):** 2S129DC Tax lot 100
- D. **Parcel Size:** The subject property is approximately 6.93 acres in size.
- E. **Existing Development and Site Characteristics:** The site is currently being developed with a self storage facility and regional stormwater quality facility. The site is relatively flat, and surrounded by a mix of industrially zoned lands, an institutional use, and farmland.
- F. **Site History:** The site is a part of the Langer PUD (95-01). The parent parcel was divided through SUB 12-02, which divided approximately 55 acres into five lots and two tracts. This lot is currently being developed with a self storage facility that was approved through SP 12-03. It is adjacent to the two tracts that are being preserved for water treatment. A shopping center is being constructed on three of the five lots east of this lot. Prior to the land division and subsequent approval of the storage annex and shopping center, the land was farmed.
- G. **Zoning Classification and Comprehensive Plan Designation:** The property is zoned light industrial with a Planned Unit Development (PUD) overlay. Per the 1995 PUD approval, general commercial uses are permitted within the zone.

- H. Adjacent Zoning and Land Use: The subject site is located along SW Langer Farms Parkway just north and east from SW Oregon Street. As mentioned previously, The site is relatively flat, and surrounded by a mix of industrially zoned lands, an institutional use, and farmland.
- I. Review Type: Because this is a minor alteration to a prior approved plan a minor modification is required. The modification requires a Type I review. An appeal would be heard by the Planning Commission.
- J. Agency Comments: As discussed below, the proposal affects landscape design internal to the site, and does not affect the location of utilities, access ways, or on site circulation, but the Tualatin Valley Fire and Rescue and the Sherwood Building and Engineering Division were provided with the opportunity to comment. No comments were provided.

II. ANALYSIS OF CODE COMPLIANCE

Minor Modifications to Approved Site Plans

16.90.030.A.2.d. *Minor Modification Approval Criteria.*

The review authority shall approve, deny, or approve with conditions an application for minor modification based on written findings that the modification is in compliance with all applicable requirements of the Development Code and conditions of approval on the original decision, and the modification is not a major modification as above.

As addressed in detail below, the request complies with the applicable requirements of the Development Code, and the modification is not considered a “major modification.”

FINDING: The application does not require a major modification since the modifications will not change the use, the density, floor area, access, height, open space, or amend a prior condition of the original approval.

(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);

FINDING: The proposed modifications to the site plan do not change the use of the property. The site will continue to be used for a self storage facility as approved in SP 12-03. This criterion is not applicable.

(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;

FINDING: Density is not a factor in this development as it is not residential; therefore, this criterion is not applicable to this review.

(3) A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

The proposed landscape modifications to the site plan do not change the amount of lot coverage. The proposed site modifications do not affect the approved setbacks to the

adjoining property lines. None of the buildings are proposed to be moved from the previously approved locations.

FINDING: As discussed above, this criterion does not trigger a major modification.

(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;

FINDING: There will not be any changes to the locations of the approved access-ways. The number of parking spaces will not be reduced by the proposed modification. This criterion does not trigger a major modification.

(5) An increase in the floor area or height proposed for non-residential use by more than 10 percent;

FINDING: The proposed modifications do not increase the floor area or height of the previously approved buildings. This criterion does not trigger the need for a major modification.

(6) A reduction of more than 10 percent of the area reserved for common open space; or

FINDING: The development is not required to provide common open space. This criterion is not applicable to this request.

(7) Change to a condition of approval that was specifically applied to this approval (i.e. not a standard condition," or a change similar to items (1)-(2) as determined by the Review Authority.

FINDING: The applicant is not proposing to amend a specific condition of approval that would apply to the prior approval and has indicated that they intend to continue to comply with the original conditions of approval of SP 12-03. Therefore, this criterion is not applicable.

III. DECISION

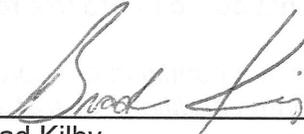
Based on a review of the proposed site modifications, the applicable code provisions, and the Notice of Decision for SP 12-03, staff **APPROVES** MMSP 14-04, as proposed.

VI. APPEAL

As per Section 16.76.020 of the Sherwood Zoning and Community Development Code (SZCDC), the decision of Staff detailed above will become final unless an appeal is received by the Planning Department from the applicant. The appeal deadline is **5:00 PM on April 21, 2014**.

Declaration of mailing)

I, Brad Kilby, AICP, Planning Manager, for the Planning Department of the City of Sherwood, State of Oregon, in Washington County, declare that the Notice of Decision on Case No. MMSP 14-04 Sherwood Minor Modification was placed in a U.S. Postal receptacle on April 2, 2014.



Brad Kilby
Planning Department
City of Sherwood



Home of the Tualatin River National Wildlife Refuge

Case No. MMSP 14-04
Fee 276-
Receipt # 981669
Date 3-28-14
TYPE 1

City of Sherwood Application for Land Use Action

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

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

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 Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: AKS Engineering and Forestry Phone: 503-925-8799
 Applicant Address: 13910 SW Galbreath Dr. Email: scheidegger@aks-eng.com
 Owner: Langer Family LLC. Phone: _____
 Owner Address: 15705 SW Tualatin Sherwood Rd. Email: _____
 Contact for Additional Information: Matt Scheidegger: 503-925-8799

Property Information:

Street Location: _____
 Tax Lot and Map No: 2S129DC00100
 Existing Structures/Use: Self Storage Facility
 Existing Plan/Zone Designation: PUD-LI
 Size of Property(ies) +/-6.93 acres

Proposed Action:

Purpose and Description of Proposed Action: Modify approved site plan to reflect existing landscaping. During construction, a 2,640 sq. ft. portion of the proposed landscaping along the associated access to the site was replaced with a rock swale.

Proposed Use: N/A

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

03/28/2014
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.

- 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 * sets 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)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

*** 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.**

SENTINEL SELF STORAGE MINOR MODIFICATION APPLICATION

DATE: March 2014

SUBMITTED TO: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

OWNER/APPLICANT: Langer Family, LLC.
15705 SW Tualatin-Sherwood Rd.
Sherwood, OR 97140



13910 SW Galbreath Drive, Suite 100
Sherwood, OR 97140
P: (503) 925-8799
F: (503) 925-8969
www.aks-eng.com

RECEIVED

MAR 28 14

BY MMSP14-04
PLANNING DEPT.

SENTINEL SELF STORAGE MINOR MODIFICATION APPLICATION

TABLE OF CONTENTS

APPLICATION CONTENTS (3 COPIES):

- City Land Use Application Form
- Deed
- Written Narrative
- Updated Clean Water Services Pre-Screen Form

INCLUDED SEPARATELY WITH APPLICATION:

- Plans – 11" x 17" (3 Set)
- City Application Fee (1 check)



CITY LAND USE APPLICATION FORM



Home of the Tualatin River National Wildlife Refuge

Case No. MMSP 14-04
Fee 276-
Receipt # 981669
Date 3-28-14
TYPE 1

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

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

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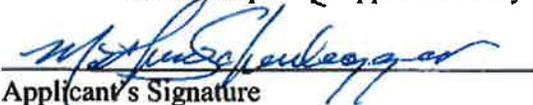
Proposed No. of Phases (one year each): N/A

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Applicant's Signature

03/28/2014
Date

Owner's Signature

Date

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DEED



**First American
Title Company of Oregon**

Customer Service Department
 121 SW Morrison Street Suite 300 - Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com
 Today's Date : 3/26/2014

OWNERSHIP INFORMATION

Owner	: Langer Family LLC	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 2S129DC 00100
Site Address	: *no Site Address* Sherwood 97140	Parcel Number	: R2182368
Mail Address	: 15585 SW Tualatin Sherwood Rd Sherwood Or 97140	T: 02S	R: 01W S: 29 Q: SE QQ:
Telephone	:	County	: Washington (OR)

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 321.03 Block:
 Neighborhood : YTSH
 Subdivision/Plat : Langer Farms
 School District :
 Building Use :
 Land Use : 3000 Vacant,Industrial
 Legal : LANGER FARMS, LOT 4, ACRES 21.82

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$9,504,800
 Mkt Structure :
 Mkt Total : \$9,504,800
 %Improved :
 M50AssdTotal : \$9,504,800
 Levy Code :
 12-13 Taxes :
 Millage Rate :
 Zoning : LI

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Patio SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 21.82	BldgSqFt	:	Roof Shape	:
Lot SqFt	: 950,479	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	Porch SqFt	:
Garage SF	:	Attic SqFt	:	Paving Matl	:

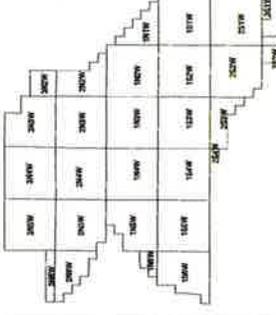
TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Langer Family LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

2S 1 29DC

2S 1 29DC



WASHINGTON COUNTY OREGON
 SW 1/4 SE 1/4 SECTION 29 T2S R1W W.M.
 SCALE 1" = 100'



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

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

SECTION 29

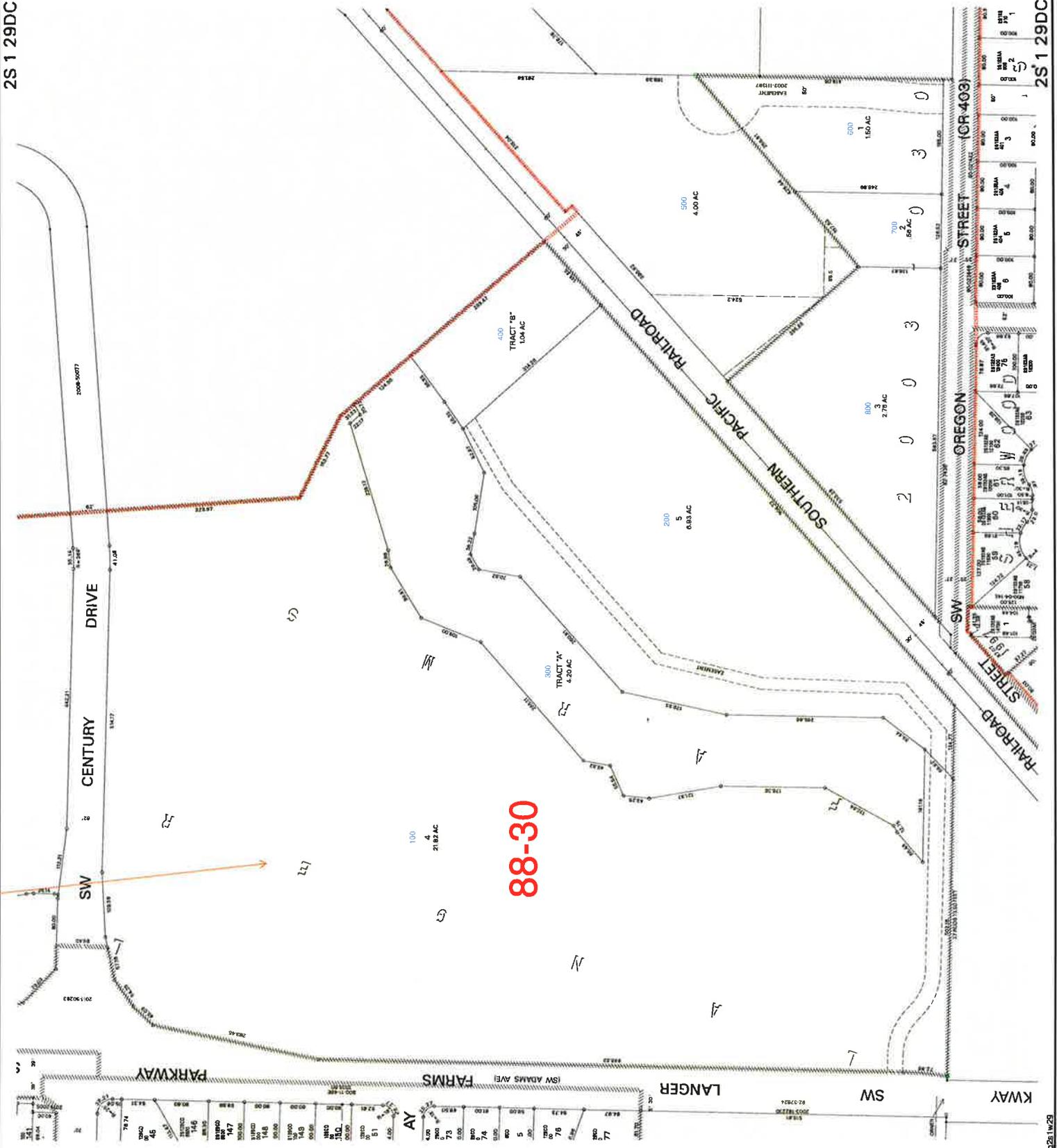
SCALE 1" = 100'



PLOT DATE: April 12, 2013
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

Map areas delineated by either property or assessment boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
 2S 1 29DC



2S 1 29DC

0102511w29

25
11
20-NS

Washington County, Oregon 2003-044212
03/24/2003 04:24:23 PM
D-DB# Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$8.00 \$11.00 \$20.00 - Total = \$64.00

After recording return to:
Perkins Coic LLP
1112 SW Fifth Ave., Suite 1500
Portland, OR 97204
Attn: Roger Alfred

Taxes above

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

This space reserved



00282728200300442120050058

I, Jerry Hanson, 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.

Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



GRANTOR: Langer Family, LLC, an Oregon limited liability company

GRANTEE: Langer Family, LLC, an Oregon limited liability company

STATUTORY BARGAIN AND SALE DEED

LANGER FAMILY, LLC, an Oregon limited liability company ("Grantor"), conveys to LANGER FAMILY, LLC, an Oregon limited liability company ("Grantee") the real property in Washington County, Oregon more particularly on Exhibit A, attached hereto and by this reference incorporated herein.

The purpose of this deed is to adjust a property line of the tract described in the deed to Langer Family LLC, recorded August 27, 1998 in deed document number 98094905 of the Washington County Deed Records. The new configuration is described in Exhibit A.

The true and actual consideration for this transfer in terms of dollars is \$0.00, but consists of other good and valuable consideration.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

First American Title Accommodation
Recording Assumes No Liability

[PA030640.071]

FATCO. NO. 109143-46



2003-44212

DATED this ___ day of March 2003.

LANGER FAMILY LLC,
an Oregon Limited Liability Company

By: Clarence D. Langer Jr.
Name: CLARENCE D. LANGER JR.
Title: MANAGER

STATE OF OREGON)
COUNTY OF Multnomah) ss.

The foregoing instrument was acknowledged before me this 21st day of March, 2003, by Clarence D. Langer, Jr., as Manager of Langer Family LLC.

[Signature]
Notary Public for Oregon
My commission expires: _____



[PA030640.071]

EXHIBIT "A"



TARGET
SHERWOOD, OREGON
NEW EAST PROPERTY
JOB NO. TAR2947
FEBRUARY 12, 2003
SHEET 1 OF 3

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT TRACT DESCRIBED IN DEED TO LANGER FAMILY LLC, IN DEED DOCUMENT NO. 98094905, RECORDED AUGUST 27, 1998, WASHINGTON COUNTY DEED RECORDS, SITUATED IN THE SOUTH ONE-HALF OF SECTION 29 IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN AND LOCATED IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, BEING DESCRIBED MORE SPECIFICALLY AS FOLLOWS:

ALL OF DEED DOCUMENT NO. 98094905, EXCEPTING THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARTITION PLAT NO. 1996-009;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3 OF PARTITION PLAT NO. 1996-009 NORTH 00°20'31" WEST, 1084.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. TUALATIN-SHERWOOD ROAD (C.R. 2737)(37.00 FEET FROM THE CENTERLINE THEREOF);

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°12'18" EAST, 104.45 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 01°47'42" WEST, 12.00 FEET TO A POINT;

THENCE SOUTH 45°43'36" WEST, 36.01 FEET TO A POINT 78.00 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF PARCEL 3;

THENCE PARALLEL WITH SAID EAST LINE SOUTH 00°20'31" EAST, 665.35 FEET TO A POINT OF TANGENT CURVE;

THENCE ALONG A 692.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°30'55" (THE LONG CHORD OF WHICH BEARS SOUTH 06°24'57" WEST, 162.85 FEET), AN ARC DISTANCE OF 163.23 FEET TO A POINT OF REVERSE CURVATURE;



THENCE ALONG A 608.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°30'55" (THE LONG CHORD OF WHICH BEARS SOUTH 06°24'57" WEST, 143.09 FEET), AN ARC DISTANCE OF 143.42 FEET TO A POINT OF TANGENCY 42.00 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF PARCEL 3;

THENCE PARALLEL WITH SAID EAST LINE, OR THE SOUTHERLY PROJECTION THEREOF, SOUTH 00°20'31" EAST, 170.08 FEET TO A POINT;

THENCE LEAVING SAID PARALLEL LINE SOUTH 89°48'23" WEST, 42.00 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF SAID EAST LINE;

THENCE ALONG SAID SOUTHERLY LINE PROJECTION NORTH 00°20'31" WEST, 95.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.744 ACRES, MORE OF LESS.

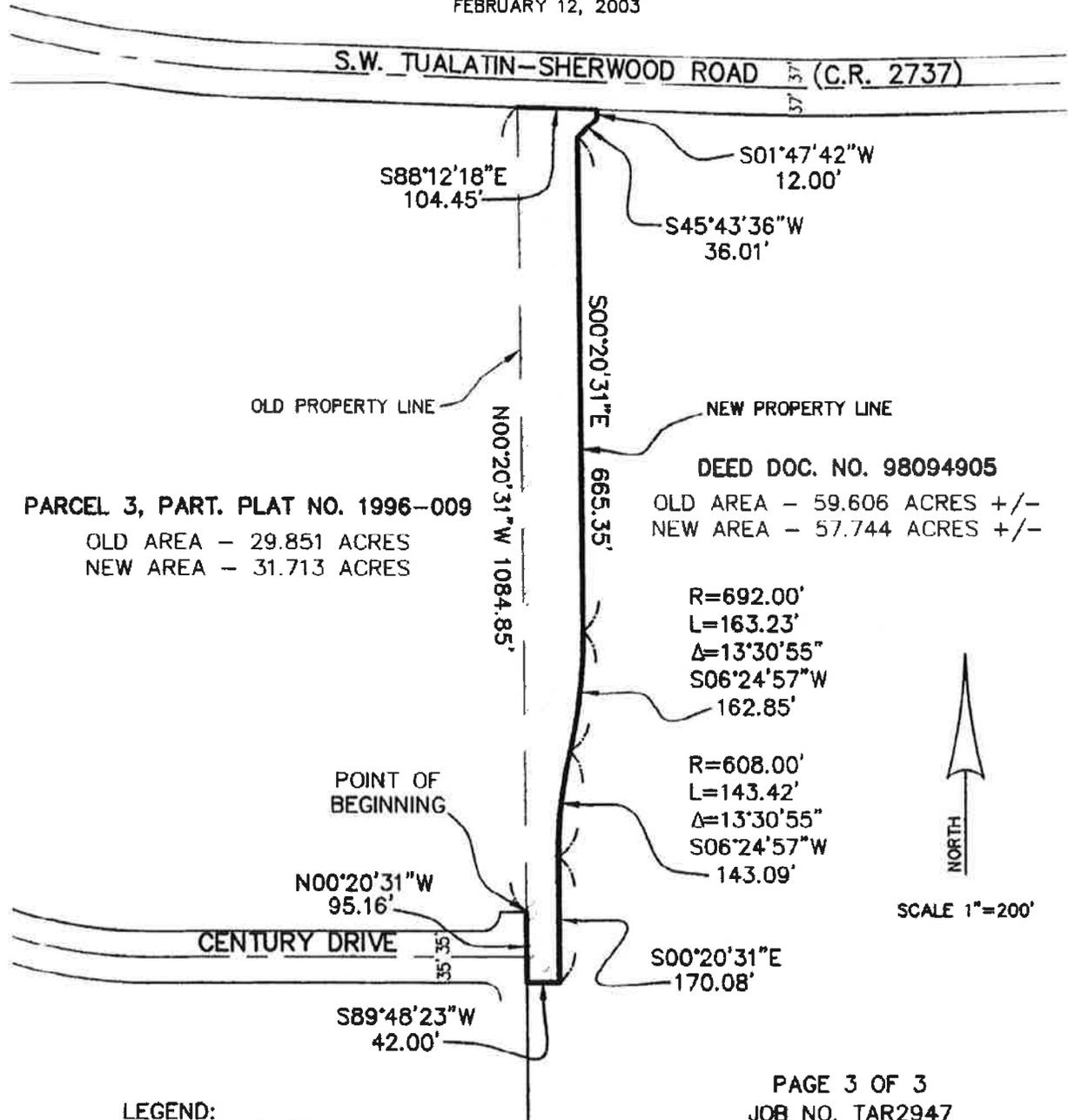
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOV. 18, 1998
MICHAEL D. FRANK
53854

RENEWAL: 12/3/03



EXHIBIT MAP
 PROPERTY LINE ADJUSTMENT
 LOCATED IN THE SW & SE 1/4 OF SECTION 29,
 IN T 2 S, R 1 W, WILLAMETTE MERIDIAN,
 CITY OF SHERWOOD,
 WASHINGTON COUNTY, OREGON
 FEBRUARY 12, 2003



PAGE 3 OF 3
 JOB NO. TAR2947



5415 SW WESTGATE DR., PORTLAND, OREGON 97221
 (503) 419-2500 FAX: (503) 419-2600
 PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

WRITTEN NARRATIVE

SENTINEL SELF STORAGE MINOR MODIFICATION APPLICATION

DATE: March 2014

SUBMITTED TO: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR, 97140

OWNER/APPLICANT: Langer Family, LLC
14958 SW Tualatin-Sherwood Road
Sherwood, OR, 97140

**APPLICANT'S
REPRESENTATIVE:** AKS Engineering & Forestry, LLC
13910 SW Galbreath Drive, Suite 100
Sherwood, OR 97140
Contact(s): Matt Scheidegger
Phone: (503) 925-8799 Fax: (503) 925-8969
(scheideggerm@aks-eng.com)

ASSESSOR'S INFO: Tax Map 2S129DC Tax Lot 100

SITE SIZE: +/- 6.93 acres

ZONING: Applicable Zone (PUD-LI)

I. EXECUTIVE SUMMARY

Please consider the following information when reviewing our application for a minor modification to the approved "Sentinel Self-Storage Site Development Review." Originally, the project was approved with a mix of shrubs and ground cover in a landscape strip along the associated access drive to the property. During construction, a 2,640 sq. ft. section of the access drive landscaping was replaced with a rock swale as shown on the "Contractor Submittal Plan" (included). After careful review of the City's Notice of Decision (File No: SP 12-03) specifically the landscaping requirements of Section 16.92.030, the proposed landscaping along the access drive was not required. According to 16.92.030 (Perimeter Screening & Buffering) a finding was made that the "site is located adjacent to other industrial properties and a vegetated corridor, the site is not adjacent to residentially zoned site. Therefore, this standard is not applicable."

Further in the decision, staff made a finding under 16.92.030.B.3 (Perimeter Landscaping) that "there are no off-street parking, loading, or vehicular use areas on separate abutting properties or development," therefore, this standard is not applicable.

In addition to the above, a finding was made under Section 16.92.030.B.4 (Interior Landscaping) that no parking is required with this application and that "this standard is not applicable." The proposed change of reducing the landscaping along the access drive by 2,640 sq. ft. and replacing said square footage with a rock swale will not significantly change any of the requirements of the original decision. Therefore, we request that the proposed minor modification be approved.

II. SITE DESCRIPTION

The subject property is located east of SW Langer Farms Parkway and south of Tualatin–Sherwood Road with an area of approximately 6.93 acres. The site has frontage on SW Langer Farms Parkway to the west via a 40-ft wide private access easement per the subdivision plat. Sewer, water, and franchise utilities are located in SW Langer Farms Parkway and the SW Century Drive stub to the northeast.

Site topography generally slopes from west to east and north to an existing drainageway. The drainageway, along with associated wetlands and vegetated corridor designations, surrounds the subject site along its westerly and northerly borders. The subject property is further isolated from adjacent properties by a Southern Pacific Railroad line to the southeast, the developed Billet manufacturing complex to the south, and the regional stormwater facility to the east.

SURROUNDING AREA / ZONING

North. Beyond the CWS vegetated corridor to the north is the remainder of the commercial/industrial Langer Farms Subdivision. This area is zoned PUD-LI.

South. The Billet manufacturing complex is located to the south. This area is zoned LI.

East. The Southern Pacific Railroad line is located to the east. This area is zoned LI.

West. SW Langer Farms Parkway is located to the west.

III. APPLICABLE REVIEW CRITERIA

Site Plan Modifications to Approved Site Plans:

1. Major Modifications to Approved Site Plans

- a. *Defined. The review authority shall determine that major modification(s) review is required if one or more of the changes listed below are proposed:*

1. *A change in Land use (i.e. residential to commercial, commercial to industrial, etc.)*

RESPONSE: This request is for a modification to the originally proposed and approved landscaping of the Sentinel Self Storage Site Plan Review. This request does not include a change in land use. Therefore, this criterion does not apply.

2. *An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;*

RESPONSE: This request is for a modification to the proposed landscaping of the Sentinel Self Storage Site Plan Review. This request does not include a change in density; this modification is to the landscaping along the access drive only. This standard does not apply.

3. *A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district.*

RESPONSE: No change in setbacks or lot coverage by more than 10 percent is requested. This standard does not apply.

4. *A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;*

RESPONSE: No change in type or location of access-ways is associated with this request for a minor modification to landscaping. This standard does not apply.

5. *An increase in the floor area or height proposed for non-residential use by more than 10 percent;*

RESPONSE: The requested modification does not involve a building. This standard does not apply.

6. *A reduction of more than 10 percent of the area reserved for common open space; or*

RESPONSE: The requested modification to landscaping along the access drive does not involve area reserved for common open space. This standard does not apply.

7. *Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items (1)-(2) as determined by the Review Authority.*

RESPONSE: The requested modification to the landscaping along the access drive does not modify a specific approval criterion. The area in question abuts a storage area for an industrial facility to the south. The adjoining use to the south does not require buffering as mentioned in the decision. Therefore, no condition was imposed.

IV. CONCLUSION

Based on the analysis above and the accompanying plans, the requested modification of replacing a 2,640 sq. ft. portion of landscaping with a rock swale can be approved through a minor modification application.

Thank you for considering our request for a minor modification. We appreciate you working with us on this project. Please let me know if you have any questions or need anything else for our application.



UPDATED CLEAN WATER SERVICES PRE-SCREEN FORM



Clean Water Services File Number

14-000700

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Washington County City of Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S129DC00100 Lot 4, Langer Farms

Site Address: No address

City, State, Zip: Sherwood OR 97140

Nearest Cross Street: SW Oregon Street

3. Owner Information

Name: Langer Family, LLC.

Company: _____

Address: 15585 SW Tualatin-Sherwood Rd.

City, State, Zip: Sherwood, OR, 97140

Phone/Fax: _____

E-Mail: _____

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 _____

Minor Modification to site plan for landscaping

5. Applicant Information

Name: Matt Scheidegger

Company: AKS Engineering and Forestry

Address: 13910 SW Galbreath Dr. Suite 100

City, State, Zip: Sherwood, OR, 97140

Phone/Fax: 503-925-8799

E-Mail: scheideggerm@aks-eng.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 _____

Instead of placing shrubs and groundcover, a rock swale was installed. Must apply for minor mod.

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 Matt Scheidegger Print/Type Title Planner

ONLINE SUBMITTAL

Date 3/17/2014

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 07-20, Section 3.02.1. 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 07-20, Section 3.02.1. 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.

Langer Farms, 2013

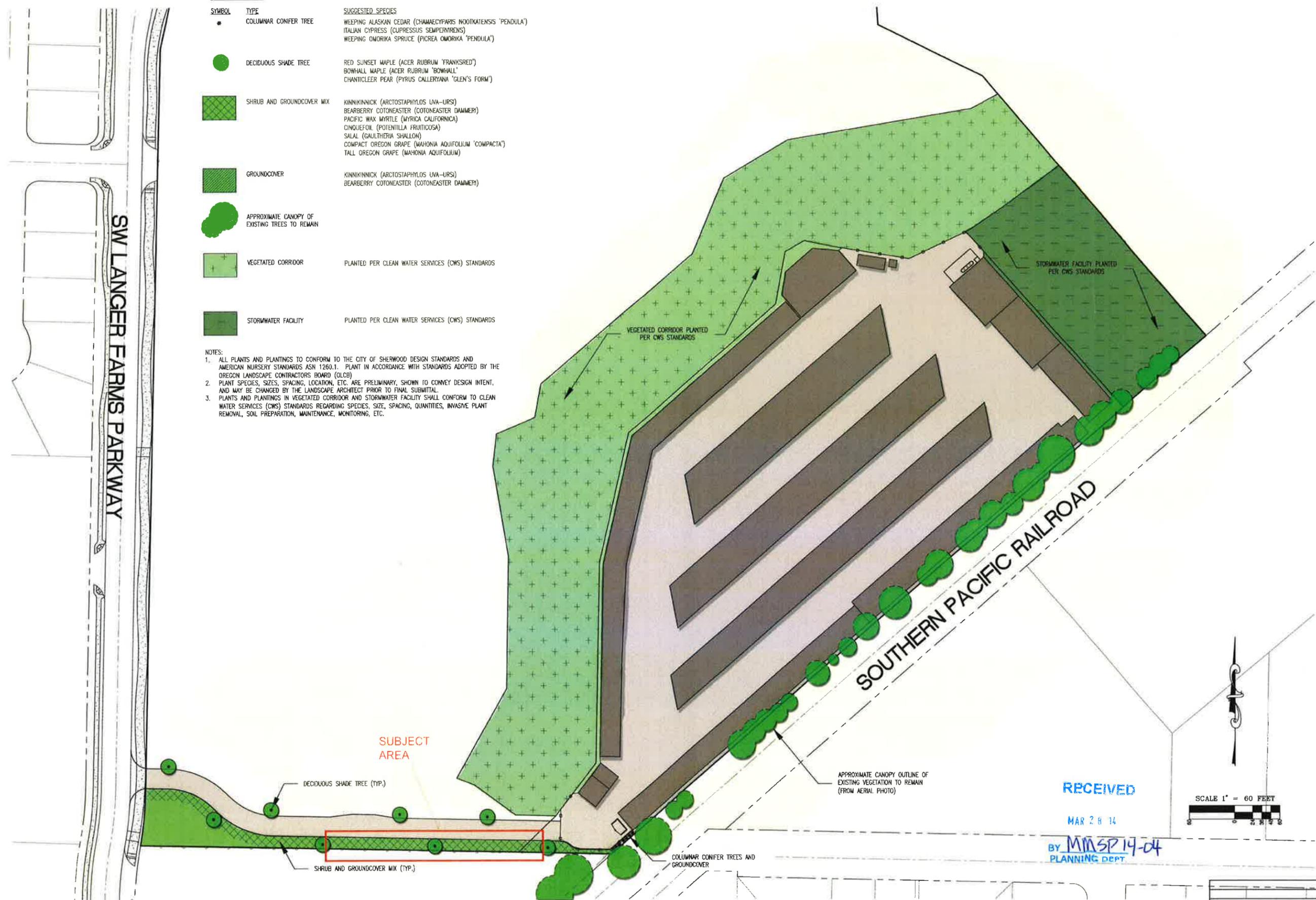
Reviewed by Laurie Harris

Date 03/24/14

LEGEND

SYMBOL	TYPE	SUGGESTED SPECIES
*	COLUMNAR CONIFER TREE	WEeping ALASKAN CEDAR (CHAMAECYPARIS NOOTKATENSIS 'PENDULA') ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS) WEeping OMORIKI SPRUCE (PICREA OMORIKI 'PENDULA')
●	DECIDUOUS SHADE TREE	RED SUNSET MAPLE (ACER RUBRUM 'FRANKSRED') BOWHALL MAPLE (ACER RUBRUM 'BOWHALL') CHANTICLEER PEAR (PYRUS CALLERYANA 'GLEN'S FORM')
■	SHRUB AND GROUNDCOVER MIX	KINNIKINNICK (ARCTOSTAPHYLOS UVA-URS) BEARBERRY COTONEASTER (COTONEASTER DAMMER) PACIFIC WAX MYRTLE (MYRICA CALIFORNICA) CINQUEFOIL (POTENTILLA FRUITICOSA) SALAL (GAULTHERIA SHALLOM) COMPACT OREGON GRAPE (MAHONIA AQUIFOLIUM 'COMPACTA') TALL OREGON GRAPE (MAHONIA AQUIFOLIUM)
■	GROUNDCOVER	KINNIKINNICK (ARCTOSTAPHYLOS UVA-URS) BEARBERRY COTONEASTER (COTONEASTER DAMMER)
●	APPROXIMATE CANOPY OF EXISTING TREES TO REMAIN	
■	VEGETATED CORRIDOR	PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS
■	STORMWATER FACILITY	PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS

- NOTES:
- ALL PLANTS AND PLANTINGS TO CONFORM TO THE CITY OF SHERWOOD DESIGN STANDARDS AND AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB)
 - PLANT SPECIES, SIZES, SPACING, LOCATION, ETC. ARE PRELIMINARY, SHOWN TO CONVEY DESIGN INTENT, AND MAY BE CHANGED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL.
 - PLANTS AND PLANTINGS IN VEGETATED CORRIDOR AND STORMWATER FACILITY SHALL CONFORM TO CLEAN WATER SERVICES (CWS) STANDARDS REGARDING SPECIES, SIZE, SPACING, QUANTITIES, INVASIVE PLANT REMOVAL, SOIL PREPARATION, MAINTENANCE, MONITORING, ETC.



PRELIMINARY
LANDSCAPE
PLAN

SENTINEL SELF
STOARGE ANNEX
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 25.1 280
TAX LOT 300

AKS
ENGINEERING & FORESTRY
ENGINEERING • PLANNING
SURVEYING • FORESTRY
13910 SW CALBREATH DR.
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-9799
FAX: (503) 925-9669

DESIGNED BY:	AHH
DRAWN BY:	QMP
CHECKED BY:	AHH
DRAWING NO.:	P1-06
SCALE:	AS NOTED

PREPARED FOR:
LANGER FAMILY, LLC
15585 SW TUALATIN-SHERWOOD RD
SHERWOOD, OR 97140

DATE: 5/4/12
REGISTERED
PRELIMINARY
LANDSCAPE ARCHITECT
JAMES H. HENSLEY II
OREGON

JOB NUMBER	2929
SHEET	6 OF 10

RECEIVED
MAR 28 14
BY MMS 14-04
PLANNING DEPT

PLANT LEGEND

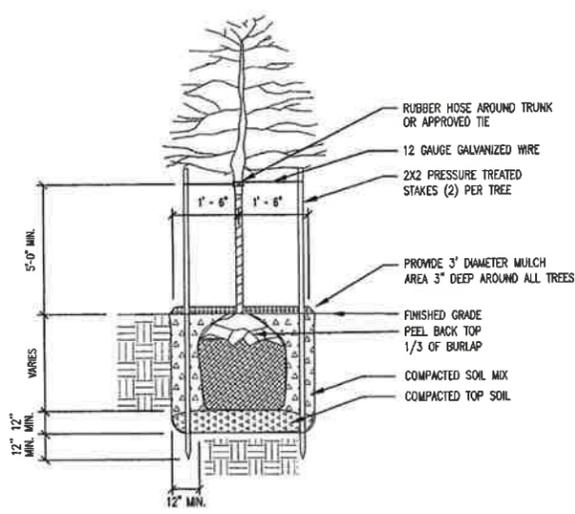
TREES						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	B&B	2" CAL.	AS SHOWN
	7	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping ALASKAN CEDAR	B&B	6'-7' H.	AS SHOWN

SHRUBS AND GROUNDCOVERS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	852	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	CONTAINER	1 GAL.	24" O.C.
	122	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	CONTAINER	4" H.	5' O.C.
	78	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONTAINER	2 GAL.	3' O.C.
	155	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	CONDITION	2 GAL.	3' O.C.

LEGEND

SYMBOL	DESCRIPTION
	APPROXIMATE CANOPY OF EXISTING TREES TO REMAIN
	VEGETATED CORRIDOR PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS, IRRIGATED PER PLAN; SEE "LANGER FARMS REGIONAL PUBLIC STORMWATER FACILITIES" PLAN
	STORMWATER FACILITY PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS, IRRIGATED PER PLAN; SEE "LANGER FARMS REGIONAL PUBLIC STORMWATER FACILITIES" PLAN

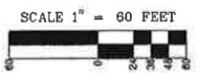
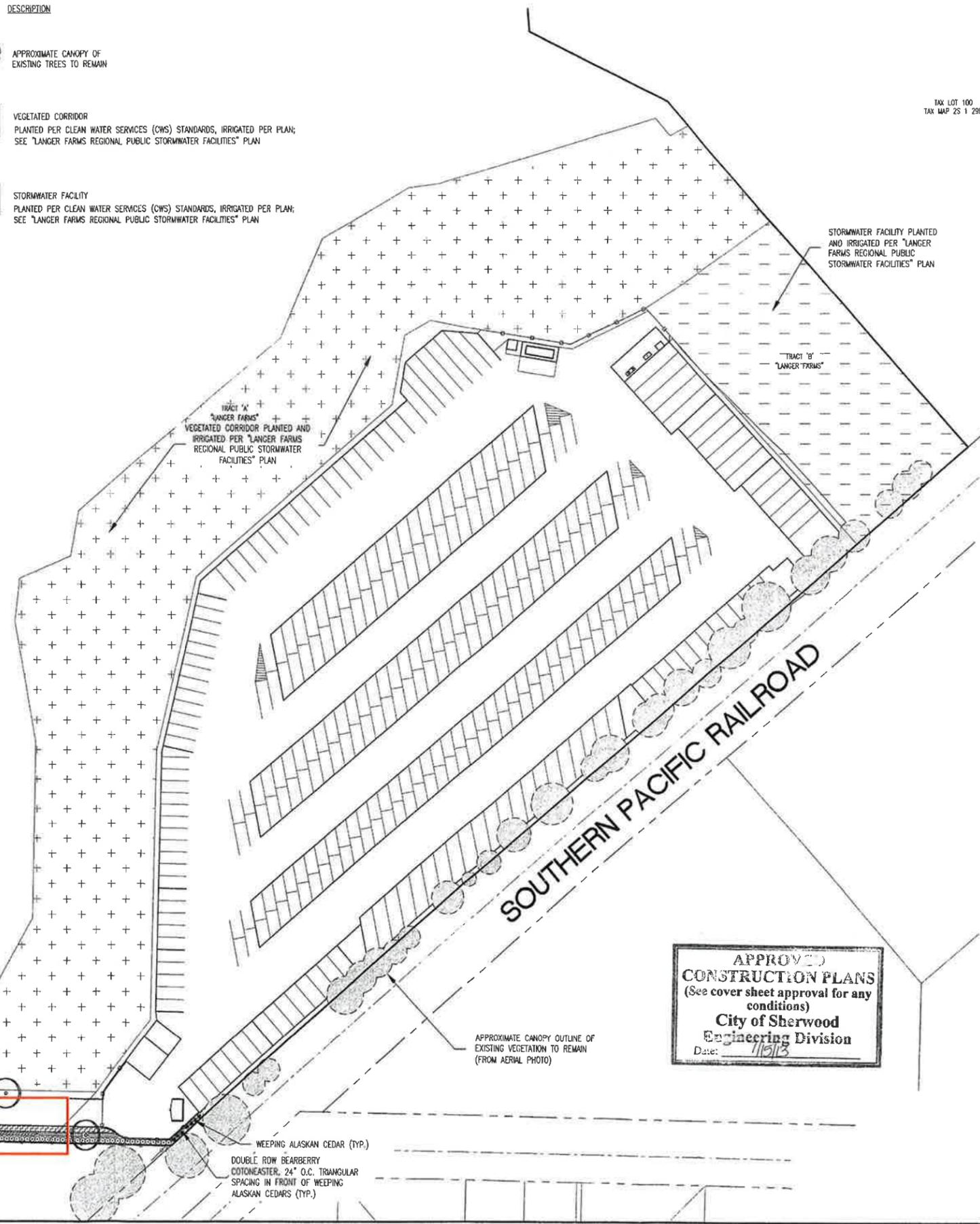
TAX LOT 100
TAX MAP 25 1 290



- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
 - ALL PLANTS AND PLANTINGS TO CONFORM TO THE CITY OF SHERWOOD DESIGN STANDARDS AND AMERICAN NURSERY STANDARDS ASN 1260.1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMAN-LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES IN ACCORDANCE WITH STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
 - TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK NO. 1 OR BETTER.
 - PLANT SPECIES, SIZES, ETC. MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION DUE TO SITE CONDITIONS, AVAILABILITY, ETC. IN KEEPING WITH THE CITY OF SHERWOOD'S STANDARDS.
 - PLANTS AND PLANTINGS IN VEGETATED CORRIDOR AND STORMWATER FACILITY SHALL CONFORM TO CLEAN WATER SERVICES (CWS) STANDARDS REGARDING SPECIES, SIZE, SPACING, QUANTITIES, INVASIVE PLANT REMOVAL, SOIL PREPARATION, MAINTENANCE, MONITORING, ETC. THESE PLANS ARE PROVIDED BY OTHERS.
 - SET ALL SHRUBS AND GROUNDCOVERS A MINIMUM OF 24" O.C. FROM CURBS, PAVING, AND TREE TRUNKS.
 - MULCH: 3" DEEP DARK 1/2"-3/4" WELL-AGED GROUND OR SHREDDED BARK MULCH UNDER AND AROUND ALL PLANTS IN PLANTING BEDS.
 - IRRIGATION: ALL LANDSCAPED AREAS BE AUTOMATICALLY IRRIGATED. PERMANENT IRRIGATION SYSTEM TO BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR WITH AUTOMATIC CONTROLLER, USING THE LATEST WATER-SAVING TECHNOLOGY. PROVIDE DESIGN-BUILD PLANS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH THE INTENT OF THE APPROVED LANDSCAPE PLAN. THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING WHICH SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE KEPT FREE FROM REFUSE, DEBRIS, AND INVASIVE WEEDS. ALL LANDSCAPE MAINTENANCE SHALL FOLLOW ESTABLISHED LANDSCAPE MAINTENANCE INDUSTRY STANDARDS FOR PRUNING, WEEDING, FERTILIZATION, ETC. ANY REQUIRED LANDSCAPING TREES REMOVED MUST BE REPLANTED CONSISTENT WITH THE APPROVED LANDSCAPE PLAN.
 - CWS SENSITIVE AREA SIGNS TO BE PLACED PER "LANGER FARMS REGIONAL PUBLIC STORMWATER FACILITIES" LANDSCAPE PLAN.

1 TYPICAL TREE PLANTING DETAIL

- NOTES:**
- DRIVE STAKES OUTSIDE OF ROOTBALL. SINGLE STAKE TREES LESS THAN 6' TALL.
 - SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
 - SOIL MIX FOR TREE PLANTING TO BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.



APPROVED CONSTRUCTION PLANS
(See cover sheet approval for any conditions)
City of Sherwood
Engineering Division
Date: 1/15/13

ENGINEERING • PLANNING
SURVEYING • FORESTRY
AKS
13910 SW CALBREATH DR.,
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8769
FAX: (503) 925-8869

DESIGNED BY: JHI
DRAWN BY: KAH
CHECKED BY: JHI
DRAWING NO.: L1 REVISED
SCALE: AS NOTED

PREPARED FOR:
LANGER FAMILY, LLC.
15705 SW TUALATIN-SHERWOOD RD
SHERWOOD, OR 97140

DATE: 06/21/13
REGISTERED
LANDSCAPE ARCHITECT
JAMES W. HENSLEY
OREGON

JOB NUMBER
2929
SHEET
L1

PERMIT SET
SENTINEL SELF STORAGE ANNEX
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 25 1 290

