



NW Engineers, LLC  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
Phone (503) 601-4401  
Fax (503) 601-4402  
Website [www.nw-eng.com](http://www.nw-eng.com)

APPLICANT'S STATEMENT  
For

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"Olds Place Conditional Use"

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REQUEST

Conditional Use for a Truck Repair Workshop.

OWNER

Sherwood Commercial Center, LLC  
Dwain Quandt  
6029 NW Alfalfa Drive  
Portland, OR 97229

APPLICANT/REPRESENTATIVE

Matt Newman  
NW Engineers, LLC  
3409 NW John Olsen Place  
Hillsboro, OR 97124

LEGAL DESCRIPTION

Tax Map 2S129A Tax Lot 2100  
City of Sherwood, Oregon

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Engineering • Planning

Managers: Matthew Newman  
& Steve White, P.E.

# “OLDS PLACE CONDITIONAL USE”

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**EXHIBITS**



Home of the Tualatin River National Wildlife Refuge

SP 16-05/  
Case No. CUP 16-02  
Fee \$8760  
Receipt # 872135  
Date 4/4/16  
TYPE III

### 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: \_\_\_\_\_

*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](http://www.sherwoodoregon.gov). Click on Departments/Planning/Fee Schedule.

**Owner/Applicant Information:**

Applicant: NW Engineers, LLC Phone: (503) 601-4401  
 Applicant Address: 3409 NW John Olsen Place, Hillsboro Email: mattn@nw-eng.com  
 Owner: Sherwood commercial center, LLC (Dwain Quandt) Phone: (503) 533-0259  
 Owner Address: 6029 NW Alhulfa Dr. Portland Email: dwaing@comcast.net  
 Contact for Additional Information: \_\_\_\_\_

**Property Information:**

Street Location: Lot 5 of Sherwood commercial center - SW Olds Place  
 Tax Lot and Map No: 25129A 2100  
 Existing Structures/Use: Vacant  
 Existing Plan/Zone Designation: LI - Light Industrial  
 Size of Property(ies) 1.09 acres

**Proposed Action:**

Purpose and Description of Proposed Action: Conditional use for a truck repair shop.

Proposed Use: Truck Repair Shop

Proposed No. of Phases (one year each): One

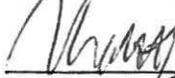
LAND USE APPLICATION FORM

**Authorizing Signatures:**

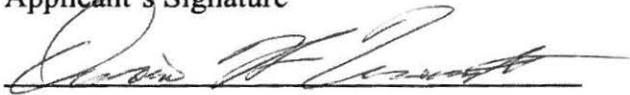
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I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

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

3-21-16  
Date

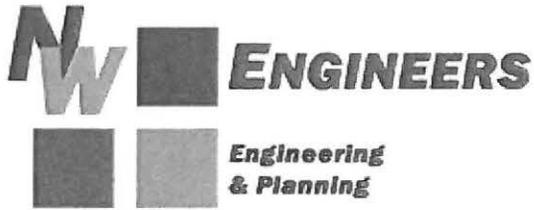
  
\_\_\_\_\_  
Owner's Signature

3/21/16  
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.



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Mattn@nw-eng.com  
Website www.nw-eng.com

April 20, 2016

**APPLICANT'S STATEMENT**

**OWNER/APPLICANT:** Sherwood Commercial Center, LLC  
Dwain Quandt  
6029 NW Alfalfa Drive  
Portland, Oregon 97229

**APPLICANT'S REPRESENTATIVE:** Matthew Newman  
NW Engineers  
3409 NW John Olson Place  
Hillsboro, Oregon 97124

**REQUEST:** Conditional Use Permit Review for a Truck Repair Workshop in the LI District

**LEGAL DESCRIPTION:** Tax Lot 2100; Tax Map 2S1 29A  
Washington County, Oregon

**SIZE:** 1.09 acres per tax map

**ADDRESS:** No Address Assigned

**LOCATION:** North terminus of SW Olds Place

**LAND USE DISTRICT:** LI - Light Industrial

**I. APPLICABLE REGULATIONS**

- A. City of Sherwood Comprehensive Plan
- B. 2016 Zoning and Community Development Code:  
Division II Land Use and Development

## II. AFFECTED JURISDICTIONS

Fire Protection:	Tualatin Valley fire & Rescue
Police Protection:	Sherwood
Sewer:	Sherwood/CWS
Water:	Sherwood
Roads:	Sherwood
Drainage:	Sherwood/CWS

## III. INTRODUCTION/BACKGROUND

Sherwood Commercial Center, LLC, Dwain Quandt (owner and applicant), requests Conditional Use Permit Review and Site Plan Review for a 6,175 sf Truck Repair workshop with 12 parking spaces, trash enclosure and landscaping on an existing industrial pad. The 1.09-acre site (Lot 5 Sherwood Commercial Center) is within the LI (Light Industrial) District, as designated on the Sherwood Plan and Zone Map (See Exhibit 8). The subject site is identified as Tax Lot 2S1 29A 2100. It is located at the north terminus of SW Olds Place (See Exhibit 1). The site is vacant and all public improvements were installed as part of the Sherwood Commercial Center development in 2007 & 2008 (See Exhibit 2).

Regarding topography of the property, it was graded generally flat during development with a retaining wall on the north side of the site adjacent to a natural area. As shown on the site survey prepared by Summit Land Surveyors (Exhibit 3), the main portion of the site is at an elevation of 169-ft. msl, approximately 2-ft. above the elevation of the street. Sanitary and storm laterals have been stubbed to the site, along with water meters and power. Therefore, no street construction will be necessary with this development with the exception of the curb and sidewalk cut required for driveway construction.

As shown on Exhibits 4 & 5, only limited grading is necessary for development of the truck repair workshop, parking and landscaping. The parking lot will be graded in a manner which allows drainage to flow down the driveway to catch basins on each side of the driveway entrance. They will be inset into the curb to limit damage from truck traffic. Along with parking lot drainage, rain drains from roof runoff will be conveyed to a storm line on-site to the existing storm lateral at the driveway entrance. No water quality treatment will be necessary since the industrial subdivision was developed with a water quality facility. However, drains within the building will likely have sumps or other oil separators required by the plumbing code.

With respect to building design, the 6,175 sf single-story building will have three repair/maintenance bays and one bay for painting. Additionally there will be an office, restroom and storage area. Exterior lighting is planned on three sides of the building for security and safety. No lighting is proposed on the north (back) side of the building since this is adjacent to the wildlife area and there are no exterior doors on this side.

With respect to parking, pedestrian access, landscape, buffer, fencing and other site improvements, the site has been designed in accordance with Title 16 of the Sherwood Municipal Code. Specifically, the parking lot has 12 spaces in addition to an ADA space in accordance with Chapter 16.94. Pedestrian access is provided between the building and public sidewalk. More than 30% of the site is landscaped with trees, shrubs and ground cover which is provided along the perimeter of the site along with a 10-ft. buffer on each side adjacent to the parking lot. Based on agreements with adjoining property owners, a portion of

the 10-ft. buffer is provided on the adjacent properties as shown on Exhibit 4. Finally, a trash and recyclables enclosure is provided with easy access to the franchise trash provider and 6-ft. fencing is provided along the perimeter where required. Less than half of the 47,596 sf site is developed with the building or pavement (22,543 sf – 47%). The remainder is landscaping (14,951 sf – 31%) and gravel.

**IV. FINDINGS**

**City of Sherwood Comprehensive Plan**

**COMMENT:**

Except where required by the Sherwood Zoning and Community Development Code, this application is not required to address goals and policies related to the development of land, since the Sherwood Comprehensive Plan is implemented by the code.

**A. Zoning and Community Development Code**

**Division II**

**Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS**

**16.31.020 – Uses**

**COMMERCIAL**

Motor Vehicle related		
• Motorized vehicle and sport craft repairs and service	C	

**16.31.030 - Development Standards**

**A. Generally**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

**COMMENT:**

As shown throughout this report, the proposed truck repair workshop is designed in accordance with the standards of this Code.

**B. Development Standards**

Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

Lot area- Industrial Uses:	3 acres <sup>9</sup>	10,000 SF	20,000 SF
Lot area- Commercial Uses (subject to <u>Section 16.31.050</u> ):	10,000 SF	10,000 SF	20,000 SF
Lot width at front property line:	100 feet		
Lot width at building line:	100 feet		
Front Yard Setback <sup>11</sup>	20 feet	20 feet	None
Side Yard Setback <sup>10</sup>	None	None	None
Rear Yard Setback <sup>11</sup>	None	None	None
Corner lot street side <sup>11</sup>	20 feet	20 feet	None
Height <sup>11</sup>	50 feet		

**COMMENT:**

As shown on Exhibit 4, the proposed truck repair workshop building is in compliance with the minimum setback standards of this Chapter.

**16.58 - CLEAR VISION AND FENCE STANDARDS**

**Sections:**

**16.58.010 - Clear Vision Areas**

- A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.
- B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.

- C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.

The following requirements shall govern clear vision areas:

1. In all zones, the minimum distance shall be twenty (20) feet.
2. In all zones, the minimum distance from corner curb to any driveway shall be twenty-five (25) feet.
3. Where no setbacks are required, buildings may be constructed within the clear vision area.

**COMMENT:**

A clear vision area at the site entrance is shown on Exhibit 4

**16.58.020 - Fences, Walls and Hedges.**

**A. Purpose:**

The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effect of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

**B. Reserved**

- C. **Applicability:** The following standards apply to walls, fences, hedges, lattice, mounds, and decorative toppers. The standards do not apply to vegetation, sound walls and landscape features up to four (4) feet wide and at least twenty (20) feet apart.

**D. Location—Residential Zone:**

**COMMENT:**

This section is not applicable.

**E. Location—Non-Residential Zone:**

1. Fences up to eight (8) feet high are allowed along front, rear and side property lines, subject to Section 16.58.010. (Clear Vision) and building department requirements.

2. A sound wall is permitted when required as a part of a development review or concurrent with a road improvement project. A sound wall may not be taller than twenty (20) feet.
3. Hedges up to twelve (12) feet tall are allowed, however, when the non-residential zone abuts a residential zone the requirements of section 16.58.030.d.6. shall apply.

**COMMENT:**

A 6-ft. chain-link fence with slats is proposed along both sides of the site. The fence is located behind the sidewalk and not within the vision clearance area. Both fences are located within the 10-ft. buffer.

**F. General Conditions—All Fences:**

1. Fences must be structurally sound and maintained in good repair. A fence may not be propped up in any way from the exterior side.
2. Chain link fencing is not allowed in any required residential front yard setback.
3. The finished side of the fence must face the street or the neighboring property. This does not preclude finished sides on both sides.

**COMMENT:**

The proposed chain-link fence is designed in accordance with this section.

4. **Buffering:** If a proposed development is adjacent to a dissimilar use such as a commercial use adjacent to a residential use, or development adjacent to an existing farming operation, a buffer plan that includes, but is not limited to, setbacks, fencing, landscaping, and maintenance via a homeowner's association or managing company must be submitted and approved as part of the preliminary plat or site plan review process per Section 16.90.020 and Chapter 16.122.

**COMMENT:**

A 10-ft. buffer is proposed on each side adjacent to the parking lot.

5. In the event of a conflict between this Section and the clear vision standards of Section 16.58.010, the standards in Section 16.58.010 prevail.
6. Fences and walls cannot be located within or over a public utility easement without an approved right-of-way permit.

**COMMENT:**

The proposed fence is not located within the 8-ft. PUE.

7. The height of a fence or wall is measured from the actual adjoining level of finished grade measured six (6) inches from the fence. In the event the ground is sloped, the lowest grade within six (6) inches of the fence is used to measure the height.

**COMMENT:**

The 6-ft. fence will generally follow existing grade.

**Chapter 16.60 - YARD REQUIREMENTS**

**Sections:**

**16.60.010 - Through Lots**

On a through lot the front yard requirements of the zone in which such a lot is located shall apply to the street frontage where the lot receives vehicle access; except where access is from an alley, the front yard requirements shall apply to the street opposite the alley.

**COMMENT:**

Lot 5 of Sherwood Commercial Center is not a through-lot.

**16.60.020 - Corner Lots**

On a corner lot, or a reversed corner lot of a block oblong in shape, the short street side may be used as the front of the lot provided:

**COMMENT:**

Lot 5 of Sherwood Commercial Center is not a corner lot.

**16.60.030 - Yards**

- A. Except for landscaping, every part of a required yard (also referred to as minimum setback) shall be open and unobstructed from its lowest point to the sky, except that architectural features such as awnings, fire escapes, open stairways, chimneys, or accessory structures permitted in accordance with Chapter 16.50 (Accessory Structures) may be permitted when so placed as not to obstruct light and ventilation.
- B. Where a side or rear yard is not required, and a primary structure is not erected directly on the property line, a primary structure must be set back at least three (3) feet.

**COMMENT:**

The proposed building complies with the minimum setback standards of the LI District.

**Division III. - ADMINISTRATIVE PROCEDURES**

**Chapter 16.70 - GENERAL PROVISIONS**

**Sections:**

#### 16.70.010 - Pre-Application Conference

Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

#### COMMENT:

A pre-application conference to discuss the proposal was held on February 15, 2016. A copy of the pre-ap notes are attached as Exhibit 13.

#### 16.70.020 - Neighborhood Meeting

- A. The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.
- B. Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Affidavits of mailing, sign-in sheets and a summary of the meeting notes must be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.
  1. Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.

#### COMMENT:

A Neighborhood Meeting regarding the proposal was held on March 14, 2016. No neighbors attended the meeting. Documentation regarding the meeting are attached as Exhibit 9.

#### 16.70.030 - Application Requirements

##### A. Form

Any request for a land use action shall be made on forms prescribed and provided by the City and shall be prepared and submitted in compliance with this Code. A land use application shall be reviewed against the standards and criteria effective at the time of application submittal. Original signatures from all owners or their legal representative must be on the application form.

##### B. Copies

To assist in determining the compliance of proposed land use actions with the Comprehensive Plan and provisions of this Code, applicants shall submit one (1) complete electronic copy of the full application packet, one reduced (8½ × 11) copy of the full

application packet and the required number of hard copies as outlined on the applicable forms prescribed and provided by the City.

**C. Content**

1. In addition to the required application form, all applications for Type II-V land use approval must include the following:
  - a. Appropriate fee(s) for the requested land use action required based on the City of Sherwood Fee Schedule.
  - b. Documentation of neighborhood meeting per 16.70.020.
  - c. Tax Map showing property within at least 300 feet with scale (1" = 100' or 1" = 200') north point, date and legend.
  - d. Two (2) sets of mailing labels for property owners of record within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice and a list of the property owners, addresses and tax lots. Ownership records shall be based on the most current available information from the Tax Assessor's office.
  - e. Vicinity Map showing a minimum radius of 500 feet around the property and the closest intersection of two Principal Arterial, Arterial, Collector or Neighborhood roads.
  - f. A narrative explaining the proposal in detail and a response to the Required Findings for Land Use Review for the land use approval(s) being sought.
  - g. Two (2) copies of a current preliminary title report.
  - h. Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation, any floodplains or wetlands and any easements on the property.
  - i. Proposed development plans sufficient for the Hearing Authority to determine compliance with the applicable standards. Checklists shall be provided by the City detailing information typically needed to adequately review specific land use actions.
  - j. A trip analysis verifying compliance with the Capacity Allocation Program, if required per 16.108.070.
  - k. A traffic study, if required by other sections of this code,
  - l. Other special studies or reports that may be identified by the City Manager or his or her designee to address unique issues identified in the pre-application meeting or during project review including but not limited to:

**COMMENT:**

All of the above items have been included in the application with the exception of a traffic report or trip analysis. These items were deemed to not be necessary based on discussions at the pre-application conference. Since the proposed truck repair workshop will typically have fewer than 10 customers per day and only 2-4 employees will work at the business, vehicle trip generation is quite limited. The application also includes an electronic version in pdf format.

- 1) **Wetland assessment and delineation**
- 2) **Geotechnical report**
- 3) **Traffic study**
- 4) **Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.**

**COMMENT:**

None of the above items were deemed necessary for this application since these reports were prepared for the original development. However, the applicant has provided a 'pre-screen' from CWS (See Exhibit 12).

**m. Plan sets must have:**

- 1) **The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.**
- 2) **The name, address and phone of the owner, developer, applicant and plan producer.**
- 3) **North arrow,**
- 4) **Legend,**
- 5) **Date plans were prepared and date of any revisions**
- 6) **Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.**
- 7) **All dimensions clearly shown.**

**COMMENT:**

All of the above items are shown on the plan set.

## Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

### Sections:

#### 16.72.010 - Generally

##### A. Classifications

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

##### 3. Type III

The following quasi-judicial actions shall be subject to a Type III review process:

##### a. Conditional Uses

#### COMMENT:

This application for a Conditional Use Permit and Site Plan Review is submitted and reviewed through a Type III Procedure.

##### C. Approval Criteria

1. The approval criteria for each development permit application shall be the approval standards and requirements for such applications as contained in this Code. Each decision made by a Hearing Authority or Appeal Authority shall list the approval criteria and indicate whether the criteria are met. It is the applicant's burden to demonstrate to the Hearing Authority and Appeal Authority how each of the approval criteria are met. An application may be approved with conditions of approval imposed by the Hearing Authority or Appeal Authority. On appeal, the Appeal Authority may affirm, reverse, amend, refer, or remand the decision of the Hearing Authority.

#### COMMENT:

Approval criteria is provided later in this report

## Division IV. - PLANNING PROCEDURES

### Chapter 16.82 - CONDITIONAL USES

#### Sections:

#### 16.82.010 - Generally

##### A. Authorization

Uses permitted in zoning districts as conditional uses may be established, enlarged, or altered by authorization of the Commission in accordance with the standards and procedures established in this Chapter. If the site or other conditions are found to be

inappropriate for the use requested, the Commission or Hearings Officer (cited below as Hearing Authority) may deny the conditional use.

#### **B. Changes in Conditional Uses**

Changes in use or expansion of a legal non-conforming use, structure or site, or alteration of structures or uses classified as conditional uses, that either existed prior to the effective date of this Code or were established pursuant to this Chapter shall require the filing of a new application for review conforming to the requirements of this Chapter if the proposed changes would increase the size, square footage, seating capacity or parking of existing permitted improvements by twenty percent (20%) or more.

#### **C. Application and Fee**

An application for a Conditional Use Permit (CUP) shall be filed with the City and accompanied by the appropriate fee pursuant to Section 16.74.010. The applicant is responsible for submitting a complete application which addresses all criteria of this Chapter and other applicable sections of this Code.

#### **COMMENT:**

The applicant requests Conditional Use Permit Approval for a truck repair workshop in the LI District. Such uses are reviewed through a Type III Procedure. All applicable findings for approval are addressed as follows.

#### **16.82.020 - Permit Approval**

##### **A. Hearing Authority Action**

1. The Hearings Authority shall conduct a public hearing pursuant to Chapter 16.72 and take action to approve, approve with conditions, or deny the application. Conditions may be imposed by the Hearings Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan, or the Code. The decision shall include appropriate findings of fact as required by this Section, and an effective date.
2. Conditional uses may be approved at the hearing for a larger development (i.e. business campus or industrial park), to include future tenants of such development, if the range of uses allowed as conditional uses are considered, and specifically approved, at the time of original application.

#### **COMMENT:**

The applicant requests Conditional Use Permit Approval for a truck repair workshop in the LI District. Such uses are reviewed through a Type III Procedure. The Hearings Authority may impose conditions of approval to implement requirements of the Comprehensive Plan, Transportation Systems Plan, or the Code.

## B. Final Site Plan

Upon approval of a conditional use by the Hearing Authority, the applicant shall prepare a final site plan for review and approval pursuant to Section 16.90. The final site plan shall include any revisions or other features or conditions required by the Hearing Authority at the time of the approval of the conditional use.

### COMMENT:

A final site plan will be prepared upon approval of the Conditional Use.

## C. Use Criteria

No conditional use shall be granted unless each of the following is found:

1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.

### COMMENT:

All public facilities and services are available to serve the site and proposed use. Sanitary sewer, storm and water, as well as a public street (SW Olds Street) are stubbed to the site. No additional public improvements are necessary.

2. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.

### COMMENT:

The proposed truck repair workshop use conforms with all applicable standards of the Code and it is compatible with surrounding industrial or commercial uses – there are no nearby residential uses. Only limited noise will be generated from the proposed use since all work will be conducted within the building.

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.

### COMMENT:

Granting of the proposed use will meet the needs of the community and goals/policies of the Comprehensive Plan. The proposed use provides a needed service for commercial and industrial businesses in the city who regularly require maintenance for their trucks.

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.

**COMMENT:**

The proposed truck repair workshop is an appropriate use for the site and it will not adversely impact surrounding properties or residence. The proposed facility is located a minimum 500-ft. from the nearest residential uses. Additionally, truck repair will occur within the building which will limit any noise impacts on surrounding properties.

- 5. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.**

**COMMENT:**

The 1.09-acre site is appropriately sized to accommodate the proposed 6,175 sq. ft. truck repair workshop building and use. As shown on Exhibit 4, the site is adequate for required parking and landscaping, and there is sufficient area for building expansion should the developer choose to expand the business in the future. There are no natural features on-site.

- 6. The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.**

**COMMENT:**

There are no natural features or wildlife habitat on-site. The natural area is located off-site to the north. The proposed building backs up to the open space area to limit impacts from activities on-site. Additionally, no exterior lighting is proposed on the back (north) side of the building to limit disturbance to nocturnal wildlife.

- 7. For wireless communication facilities, no Conditional Use Permit will be granted unless the following additional criteria is found:**

**COMMENT:**

This section is not applicable.

- 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.**
  - a. The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features.**
  - b. The project includes provisions for bicycle and pedestrian access and circulation consistent with the Comprehensive Plan, the requirements of this Code, and the TSP.**
  - c. Proposal inconsistent with TSP: If the City determines that the proposed use or activity or its design is inconsistent with the TSP, then the applicant is required to apply for and obtain a plan and/or zoning amendment prior to or in conjunction with Conditional Use Permit approval.**

- d. State transportation system facility or improvement projects: The Oregon Department of Transportation (ODOT) must provide a narrative statement with the application demonstrating compliance with all of the criteria and standards in Sections 16.82.020.C.1–6 and 8.a–8.d. Where applicable, an Environmental Impact Statement or Environmental Assessment may be used to address one or more of these criteria.

**COMMENT:**

This section is not applicable. No new transportation facilities are proposed.

**D. Additional Conditions**

In permitting a conditional use or modification of an existing conditional use, additional conditions may be applied to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of this Chapter. These conditions may include but are not limited to the following:

1. Mitigation of air, land, or water degradation, noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety or welfare in accordance with environmental performance standards.
2. Provisions for improvement of public facilities including sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities.
3. Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.
4. Requirements for the location, number, type, size or area of vehicular access points, signs, lighting, landscaping, fencing or screening, building height and coverage, and building security.
5. Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.
6. Limiting the number, size, location, height and lighting of signs.
7. Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.
8. Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.

**COMMENT:**

The applicant is aware that the Hearing Authority may impose additional conditions of approval to address any potential impacts which may result from the development.

**E. Time Limits**

Unless approved under Section 16.82.020.A.2 for a larger development to include future tenants of such development, authorization of a conditional use shall be void after two (2) years or such lesser time as the approval may specify unless substantial construction, in the City's determination, has taken place. The Hearing Authority may extend authorization for an additional period, not to exceed one (1) year, upon a written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010.

**F. Revocation**

Any departure from approved plans not authorized by the Hearing Authority shall be cause for revocation of applicable building and occupancy permits. Furthermore, if, in the City's determination, a condition or conditions of CUP approval are not or cannot be satisfied, the CUP approval, or building and occupancy permits, shall be revoked.

**COMMENT:**

The applicant intends to develop the truck repair workshop within the time limits provided by this Code.

**Division V. - COMMUNITY DESIGN**

**Chapter 16.90 - SITE PLANNING**

**Sections:**

**16.90.010 - Purpose**

Site planning review is intended to:

- A. Encourage development that is compatible with the existing natural and manmade environment, existing community activity patterns, and community identity.
- B. Minimize or eliminate adverse visual, aesthetic or environmental effects caused by the design and location of new development, including but not limited to effects from:
  - 1. The scale, mass, height, areas, appearance and architectural design of buildings and other development structures and features.
  - 2. Vehicular and pedestrian ways and parking areas.
  - 3. Existing or proposed alteration of natural topographic features, vegetation and waterways.

**COMMENT:**

The proposal is for a 6,175 sq. ft. truck repair workshop with parking and landscaping designed in accordance with the Code.

## 16.90.020 - Site Plan Review

### A. Site Plan Review Required

Site Plan review is required prior to any substantial change to a site or use that does not meet the criteria of a minor or major modification, issuance of building permits for a new building or structure, or for the substantial alteration of an existing structure or use.

For the purposes of Section 16.90.020, the terms "substantial change" and "substantial alteration" mean any development activity as defined by this Code that generally requires a building permit and may exhibit one or more of the following characteristics:

1. The activity alters the exterior appearance of a structure, building or property and is not considered a modification.
2. The activity involves changes in the use of a structure, building, or property from residential to commercial or industrial and is not considered a modification.
3. The activity involves non-conforming uses as defined in Chapter 16.48.
4. The activity constitutes a change in a City approved plan, per Section 16.90.020 and is not considered a modification.
5. The activity is subject to site plan review by other requirements of this Code.
6. The activity increases the size of the building by more than 100% (i.e. the building more than doubles in size), regardless of whether it would be considered a major or minor modification.

### B. Exemption to Site Plan Requirement

1. Single and two family uses
2. Manufactured homes located on individual residential lots per Section 16.46.010, but including manufactured home parks.

### C. Reserved

#### COMMENT:

A Site Plan Review is required for this proposal.

### D. Required Findings

No site plan approval will be granted unless each of the following is found:

1. The proposed development meets applicable zoning district standards and design standards in Division II, and all provisions of Divisions V, VI, VIII and IX.

**COMMENT:**

As demonstrated throughout this report, the proposed truck repair workshop site plan has been designed in accordance with this Code.

- 2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.**

**COMMENT:**

All services are available for the proposed use. No extension of public improvements is necessary.

- 3. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management, and maintenance of structures, landscaping, and other on-site features.**

**COMMENT:**

Covenants and agreements regarding development criteria are in place between the property owner and developer.

- 4. The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.**

**COMMENT:**

Environmentally sensitive lands have been preserved in an open space tract on the north side of the site. No wildlife habitat is mapped on-site.

- 5. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.**

**COMMENT:**

The proposed truck repair workshop will generate far fewer than 400 ADT. It is estimated that up to 10 customers per day will visit the site.

6. The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards include the following:
  - a. Primary, front entrances are located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.
  - b. Buildings are located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.
  - c. The architecture of buildings are oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding are prohibited. Street facing elevations have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain are required unless other architectural elements are provided for similar protection, such as an arcade.
  - d. As an alternative to the standards in Section 16.90.020.D.6.a–c, the following Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a–c. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.

**COMMENT:**

The proposal is for an industrial use therefore this subsection is not applicable.

**Chapter 16.92 - LANDSCAPING**

**Sections:**

**16.92.010 - Landscaping Plan Required**

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

## 16.92.020 - Landscaping Materials

### A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

#### 1. Ground Cover Plants

- a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.
- b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

#### 2. Shrubs

- a. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.
- b. Shrubs must be at least the one-gallon container size at the time of planting.

#### 3. Trees

- a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.
- b. Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.

#### COMMENT:

A preliminary landscape plan is provided with the application. It includes trees, shrubs and ground cover. A detailed landscape plan will be submitted with the final civil plans.

### B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.
2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type,

and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

**C. Existing Vegetation**

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).
2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.
  - a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.
  - b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
  - c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

**D. Non-Vegetative Features**

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.
2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.
3. Artificial plants are prohibited in any required landscaped area.

**COMMENT:**

There is no existing vegetation on-site, only grass for erosion control.

**16.92.030 - Site Area Landscaping and Perimeter Screening Standards**

**A. Perimeter Screening and Buffering**

**1. Perimeter Screening Separating Residential Zones:**

A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from

commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

- a. For new uses adjacent to inventoried environmentally sensitive areas, screening requirements shall be limited to vegetation only to preserve wildlife mobility. In addition, the Review Authority may require plants and other landscaping features in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.
- b. The required screening shall have breaks, where necessary, to allow pedestrian access to the site. The design of the wall or screening shall also provide breaks or openings for visual surveillance of the site and security.
- c. Evergreen hedges used to comply with this standard shall be a minimum of thirty-six (36) inches in height at maturity, and shall be of such species, number and spacing to provide the required screening within one (1) year after planting.

**COMMENT:**

Adjacent properties are located in the LI Zone. However, a perimeter landscape screen is proposed along both sides of the site.

**2. Perimeter Landscaping Buffer**

- a. A minimum ten (10) foot wide landscaped strip comprised of trees, shrubs and ground cover shall be provided between off-street parking, loading, or vehicular use areas on separate, abutting, or adjacent properties.
- b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property(ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight (8) feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

**COMMENT:**

A 10-ft. buffer is proposed along both sides of the site adjacent to the proposed building on Lot 4 and a potential future building on Lot 6. Per agreements with adjacent property owners, 3-ft. of the buffer is located on 4 and 5-ft. of the buffer is located on Lot 6. The applicant will install both buffers which will include trees, scrubs, ground cover and 6-ft. slatted chain-link fence.

**3. Perimeter Landscape Buffer Reduction**

If the separate, abutting property to the proposed development contains an existing perimeter landscape buffer of at least five (5) feet in width, the applicant may reduce the proposed site's required perimeter landscaping up to five (5) feet maximum, if the development is not adjacent to a residential zone. For example, if the separate abutting perimeter landscaping is five (5) feet, then applicant may reduce the perimeter landscaping to five (5) feet in width on their site so there is at least five (5) feet of landscaping on each lot.

**COMMENT:**

This section is not applicable.

**B. Parking Area Landscaping**

**1. Purpose**

The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

**2. Definitions**

a. **Parking Area Landscaping:** Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening).

b. **Canopy Factor**

(1) Landscape trees are assigned a canopy factor to determine the specific number of required trees to be planted. The canopy factor is calculated based on the following formula:

Canopy Factor = Mature Height (in feet) × Canopy Spread (in feet) × Growth Rate Factor × .01

(2) **Growth Rate Factor:** The growth rate factor is three (3) for fast-growing trees, two (2) for medium growing trees, and one (1) for slow growing trees. The growth rate of a tree is identified in the "Suggested Plant Lists for Required Landscaping Manual."

**3. Required Landscaping**

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

**COMMENT:**

A total of 12 parking spaces are proposed with this development. Therefore a minimum 540 sf. ft. of parking area landscape is required. Approximately 1,600 sq. ft. of landscaping is proposed on both sides of the site entrance adjacent to the parking lot. Additionally, the 10-ft. buffer is located on both sides of the parking lot. Finally, landscaping is proposed on the west side of the site.

#### 4. Amount and Type of Required Parking Area Landscaping

##### a. Number of Trees required based on Canopy Factor

Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

(1) Any combination of the following is required:

- (i) One (1) large tree is required per four (4) parking spaces;
- (ii) One (1) medium tree is required per three (3) parking spaces; or
- (iii) One (1) small tree is required per two (2) parking spaces.
- (iv) At least five (5) percent of the required trees must be evergreen.

(2) Street trees may be included in the calculation for the number of required trees in the parking area.

##### COMMENT:

A total of 7 trees are proposed adjacent to the parking lot in the buffer (4 more trees are proposed but not adjacent to the parking lot). The applicant proposes medium sized trees in the buffer. Based on a 12-space parking lot, the 7 proposed trees exceed the 4 trees required to meet the above standard.

##### b. Shrubs:

- (1) Two (2) shrubs are required per each space.
- (2) For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.

##### c. Ground cover plants:

- (1) Any remainder in the parking area must be planted with ground cover plants.
- (2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

##### COMMENT:

A total of 24 shrubs are required. Compliance with this section will be provided with the final civil plans.

**5. Individual Landscape Islands Requirements**

- a. Individual landscaped areas (islands) shall be at least ninety (90) square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.
- b. Each landscape island shall be planted with at least one (1) tree.
- c. Landscape islands shall be evenly spaced throughout the parking area.
- d. Landscape islands shall be distributed according to the following:
  - (1) Residential uses in a residential zone: one (1) island for every eight (8) contiguous parking spaces.
  - (2) Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.
  - (3) Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.

**COMMENT:**

No landscape islands are required for this development

**6. Landscaping at Points of Access**

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 16.58.010.

**7. Exceptions**

- a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.
- b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

**COMMENT:**

These sections are not applicable.

**C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas**

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

**COMMENT:**

No outdoor mechanical equipment or storage area is proposed with this development.

**D. Visual Corridors**

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142( Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

**COMMENT:**

This section is not applicable.

**Chapter 16.94 - OFF-STREET PARKING AND LOADING**

**Sections:**

**16.94.010 - General Requirements**

**A. Off-Street Parking Required**

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

**COMMENT:**

The 12-space parking lot (plus ADA space) is designed in accordance with this section.

**16.94.020 - Off-Street Parking Standards**

**A. Generally**

Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift

at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off - street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

**Table 1: Minimum and Maximum Parking Standards**

<b>Industrial</b>	<b>1.6</b>
-------------------	------------

**COMMENT:**

The proposed building is 6,175 sq. ft. in area. Therefore 10 spaces are required (6.175 x 1.6 = 9.88 or 10 spaces). Twelve spaces plus an ADA space are proposed in accordance with this section.

**B. Dimensional and General Configuration Standards**

1. **Dimensions** For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.

2. **Layout**

Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.

**COMMENT:**

The parking lot is designed in accordance with the above standards.

**C. Bicycle Parking Facilities**

1. **General Provisions**

- a. **Applicability.** Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.
- b. **Types of Spaces.** Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.

- c. **Minimum Number of Spaces.** The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.
- d. **Minimum Number of Long-term Spaces.** If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.
- e. **Multiple Uses.** When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

**COMMENT:**

Bicycle parking is proposed for this development.

**2. Location and Design.**

**a. General Provisions**

- (1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.
- (2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
- (3) **Lighting.** Bicycle parking shall be at least as well lit as vehicle parking for security.
- (4) **Reserved Areas.** Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- (5) Bicycle parking in the Old Town Overlay District can be located on the sidewalk within the right-of-way. A standard inverted "U shaped" or staple design is appropriate. Alternative, creative designs are strongly encouraged.
- (6) **Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

**COMMENT:**

Bicycle parking is proposed near the entrance to the site adjacent to the sidewalk. It is located in a visible, well-lit and safe location without any nearby obstructions.

**b. Short-term Bicycle Parking**

- (1) Provide lockers or racks that meet the standards of this section.
- (2) Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.

**COMMENT:**

No short-term bicycle parking is required.

**c. Long-term Bicycle Parking**

- (1) Provide racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security guards).
- (2) Locate the outside bicycle parking spaces within one hundred (100) feet of the entrance that will be accessed by the intended users.
- (3) All of the spaces shall be covered.

**COMMENT:**

Long term bicycle parking is provided within 100-ft. from the building entrance.

**c. Covered Parking (Weather Protection)**

- (1) When required, covered bicycle parking shall be provided in one (1) of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
- (2) Where required covered bicycle parking is not within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.
- (3) Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

**COMMENT:**

Covered bicycle parking can be provided, if required.

**Table 4: Minimum Required Bicycle Parking Spaces**

Industrial Categories	
Industrial	2 or 1 per 40 spaces, whichever is greater

**COMMENT:**

A minimum 2 bicycle parking spaces are provided.

**Chapter 16.96 - ON-SITE CIRCULATION**

**Sections:**

**16.96.010 - On-Site Pedestrian and Bicycle Circulation**

**A. Purpose**

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

**COMMENT:**

A sidewalk is proposed between the building and public sidewalk along the site's SW Olds Place frontage.

**B. Maintenance**

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

**C. Joint Access**

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

**D. Connection to Streets**

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.
2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

**E. Maintenance of Required Improvements**

Required ingress, egress and circulation improvements shall be kept clean and in good repair.

**COMMENT:**

The sidewalk will be maintained by the property owner in accordance with city standards.

**16.96.030 - Minimum Non-Residential Standards**

Minimum standards for private, on-site circulation improvements in non-residential developments:

**A. Driveways**

1. Commercial: Improved hard surface driveways are required as follows:
2. Industrial: Improved hard surfaced driveways are required as follows:

Required Parking Spaces	# Driveways	Minimum Width	
		One-Way Pair	Two-Way
—			
1 - 249	1	15 feet	24 feet

**COMMENT:**

A 30-ft. wide access is proposed exceeding the minimum 24-ft. width for industrial uses.

**16.96.040 - On-Site Vehicle Circulation**

**A. Maintenance**

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

**B. Joint Access [See also Chapter 16.108]**

Two (2) or more uses, structures, or parcels of land are strongly encouraged to utilize jointly the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfy the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use. In some cases, the City may require a joint

access to improve safety, vision clearance, site distance, and comply with access spacing standards for the applicable street classification.

**COMMENT:**

The proposed individual access will be maintained by the property owner in accordance with this section.

**C. Connection to Streets**

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.
2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

**D. Maintenance of Required Improvements**

Required ingress, egress and circulation improvements shall be kept clean and in good repair.

**COMMENT:**

A proposed driveway and sidewalk have direct access to the public road and sidewalk along the SW Olds Place frontage.

**E. Service Drives**

Service drives shall be provided pursuant to Section 16.94.030.

1. Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

**COMMENT:**

Surface materials will be standard pavement.

**B. Sidewalks and Curbs**

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.
2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.

3. **Private Pathway/Sidewalk Design.** Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.
4. **Exceptions.** Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

**COMMENT:**

Only an interior sidewalk is proposed – not connection or stub to adjacent properties is required. This section was addressed in the original application.

**Chapter 16.98 - ON-SITE STORAGE**

**Sections:**

**16.98.020 - Solid Waste and Recycling Storage**

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

**COMMENT:**

No outdoor storage of materials is proposed. However, storage of solid waste and recycling for weekly pick up is proposed within an enclosure. As shown on Exhibit 4, an enclosure is proposed on the west side of the site where dumpsters can easily be accessed by equipment. It will have a 6-ft. sight-obscuring fence.

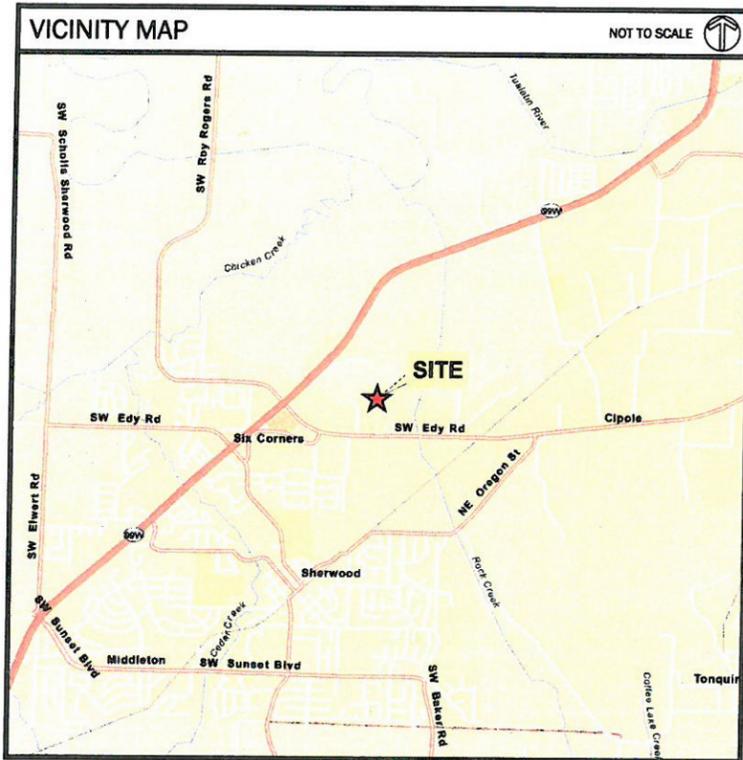
**V. CONCLUSION**

Based on the above findings, the applicant has demonstrated compliance with the requirements of the relevant sections of the Sherwood Zoning and Community Development Code. Therefore, this preliminary review request for Conditional Use Permit for a Truck Repair Workshop in the LI District, should be approved.

## “OLDS PLACE CONDITIONAL USE”

Exhibit No.	Exhibit Title
1	Cover Sheet
2	Aerial Photograph
3	Existing Conditions
4	Preliminary Site & Utility Plan
5	Preliminary Grading & Erosion Control Plan
6	Erosion Control Details
7	Preliminary Landscape Plan
8	Preliminary Landscape Planting Specifications & Details
9	Neighborhood Meeting Documentation
10	Property Deed
11	Tax Map
12	CWS Prescreen
13	Conditional Use Checklist
14	Preliminary Building Elevation and Floor Plan
15	Site Photographs
16	Utilities Map
17	Zone Map
18	Storm Water Report

# CONDITIONAL USE FOR A TRUCK REPAIR WORKSHOP

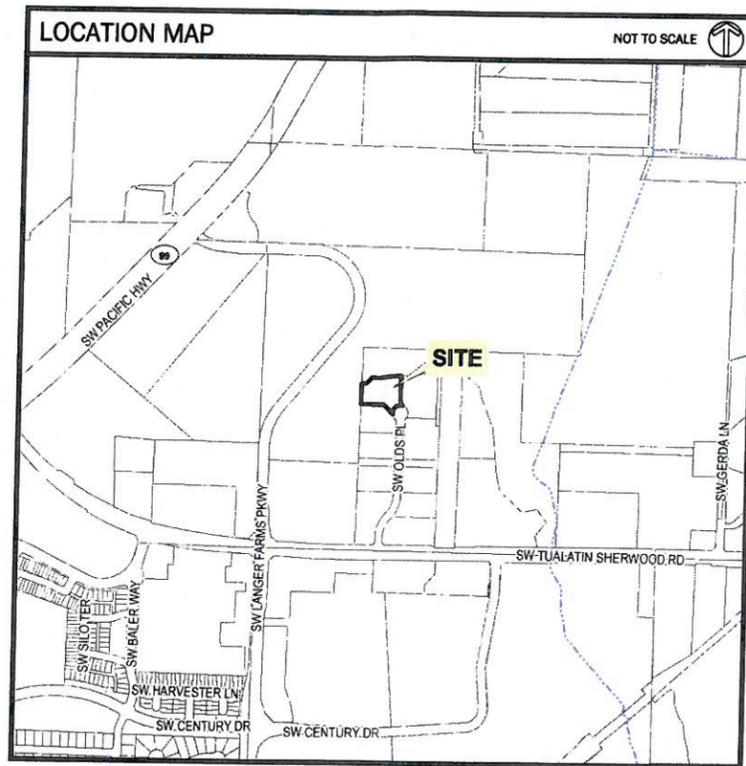


## SITE INFORMATION

APPLICANT'S REPRESENTATIVE:	NW ENGINEERS, LLC CONTACT: MATT NEWMAN 3409 NW JOHN OLSEN PLACE HILLSBORO, OREGON 97124 PH: 503-601-4401 FAX: 503-601-4402	STORM & SANITARY SEWER:	CLEAN WATER SERVICES
OWNER/APPLICANT:	SHERWOOD COMMERCIAL CENTER, LLC CONTACT: DWAIN H. QUANDT 6029 NW ALFALFA DRIVE PORTLAND, OR 97229	WATER:	CITY OF SHERWOOD
REQUEST:	CONDITIONAL USE PERMIT FOR A TRUCK REPAIR WORKSHOP IN THE LIGHT INDUSTRIAL ZONE (LI)	FIRE DISTRICT:	TUALATIN VALLEY FIRE & RESCUE
SITE LEGAL DESCRIPTION:	TAX MAP 2S129A TAX LOT 2100 CITY OF SHERWOOD, OREGON	ELECTRIC:	PORTLAND GENERAL ELECTRIC
SIZE:	1.09 ACRES (PER SURVEY)	TELEPHONE:	FRONTIER COMMUNICATIONS, ETC.
LOCATION:	NO SITUS	GARBAGE:	PRIDE DISPOSAL
PLAN DESIGNATION/ZONING:	LI-LIGHT INDUSTRIAL	SCHOOL DISTRICT:	SHERWOOD 88J

### INDEX OF DRAWINGS

1.	PCOV	COVER SHEET
2.	AERL	AERIAL PHOTOGRAPH
3.	EXCD	EXISTING CONDITIONS
4.	PSIT	PRELIMINARY SITE & UTILITY PLAN
5.	PGR1	PRELIMINARY GRADING & EROSION CONTROL PLAN
6.	PGR2	EROSION CONTROL DETAILS
7.	LSC1	PRELIMINARY LANDSCAPE PLAN
8.	LSC2	PRELIMINARY LANDSCAPE PLANTING SPECIFICATIONS & DETAILS



## PROJECT TEAM

### APPLICANT/DEVELOPER

SJN CONSTRUCTION, LLC  
CONTACT: SAMUEL NEER & STEVE VARNER  
PH: 503-502-0837

### PLANNER / ENGINEER



NW ENGINEERS, LLC  
3409 NW JOHN OLSEN PLACE  
HILLSBORO, OR 97124  
PH: 503-601-4401  
FAX: 503-601-4402

### SURVEYOR



**NW ENGINEERS**  
Engineering & Planning  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
503.601.4402

FOR: SHERWOOD COMMERCIAL CENTER, LLC  
CONTACT: DWAIN H. QUANDT  
6029 NW ALFALFA DRIVE  
PORTLAND, OR. 97229  
SITE: TAX MAP 2S129A  
CITY OF SHERWOOD, OREGON

CONDITION USE FOR A TRUCK REPAIR WORKSHOP  
NO398  
COVER SHEET

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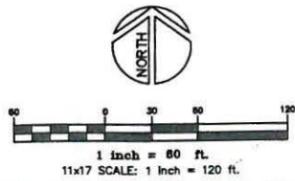
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PCOV  
**1**  
of 8



**LEGEND**  
 SUBJECT PROPERTY

NOTE:  
 AERIAL PHOTOGRAPH FROM ESRI BASEMAP,  
 DATE UNKNOWN.



**M ENGINEERS**  
 Engineering & Planning  
 3409 NW John Olsen Place  
 Hillsboro, OR 97124  
 503 601 4601 503 601 4602 fax

FOR: SHERWOOD COMMERCIAL CENTER, LLC  
 CONTACT: DWAIN H. QUANDT  
 6029 NW ALFALFA DRIVE  
 PORTLAND, OR. 97229  
 SITE: TAX MAP 25129A  
 CITY OF SHERWOOD, OREGON

CONDITION USE FOR A  
 TRUCK REPAIR WORKSHOP  
 N0398  
 AERIAL PHOTOGRAPH

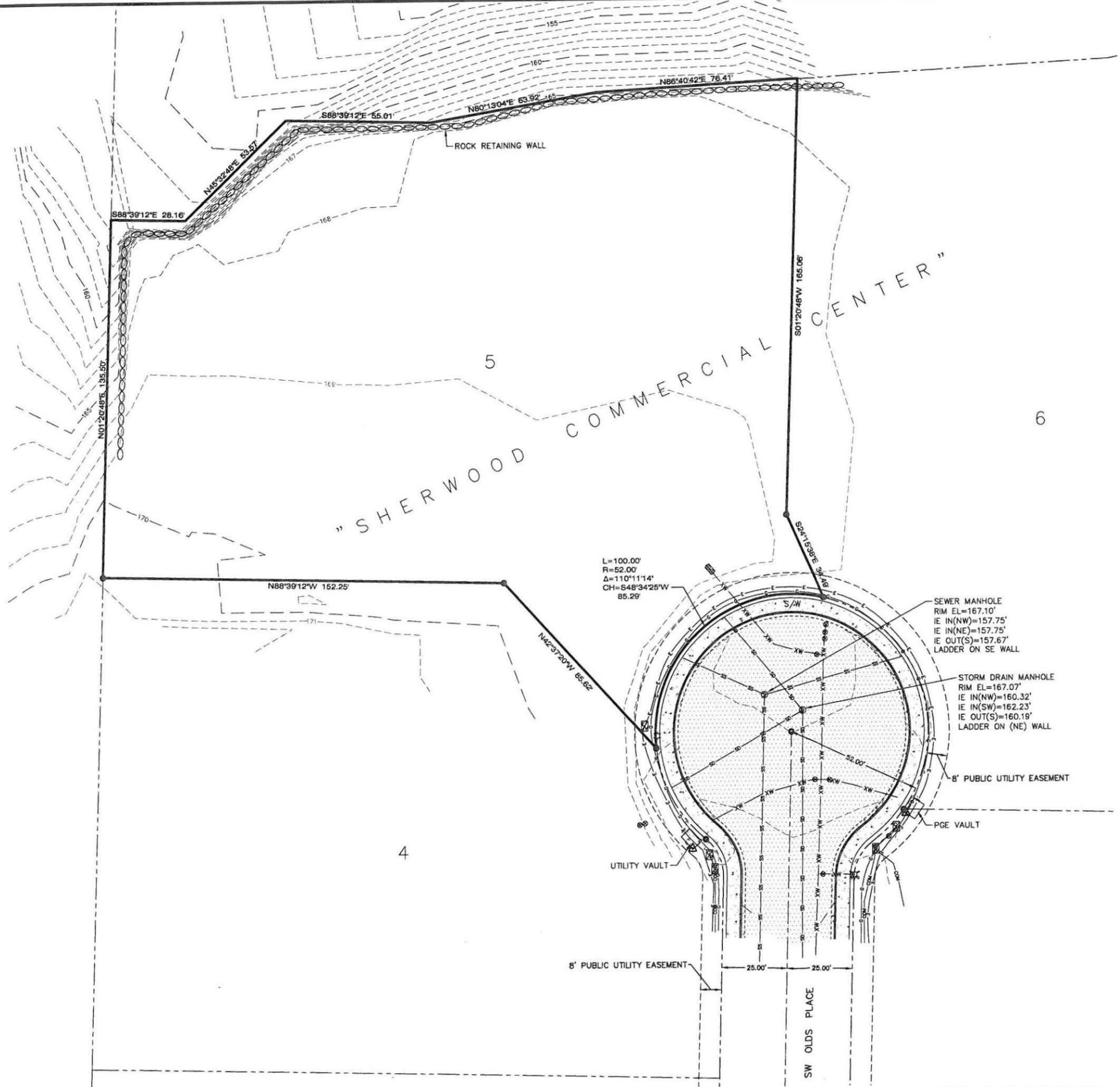
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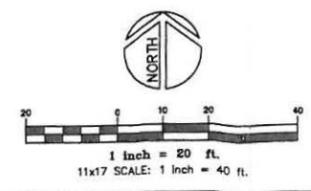
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SUBMITTAL



SURVEY LEGEND - EXISTING FEATURES	
	ROCK WALL
	GUTTER LINE
	FENCE
	MINOR CONTOUR
	MAJOR CONTOUR
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	COMMUNICATIONS LINE
	ELECTRIC LINE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	UTILITY VALVE
	LIGHT POLE
	ELECTRIC VAULT
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS VAULT

- GENERAL NOTES**
1. BENCHMARK INFORMATION. A USC & GS REF. MARK BRASS DISK INSCRIBED "SIX CORNERS NO 2 1962" SET IN CONCRETE POST WITH SPIKES ON THE SOUTH SIDE OF EASTBOUND 99W AND THE WEST SIDE OF SW LANGER DRIVE. 44 FEET SOUTH OF THE SOUTH EDGE OF THE EASTBOUND LANES OF 99W. 19.5 FEET EAST OF PGE POLE #11, 20 FEET EAST OF PGE POLE #3141 11978'. ELEVATION 210.29'
  2. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A TOPOGRAPHIC BASE MAP OF LOT 5, PLAT OF "SHERWOOD COMMERCIAL CENTER". A TITLE REPORT WAS NOT PROVIDED FOR THE SUBJECT PROPERTY NOR ANY ADJACENT PROPERTIES, THEREFORE, EASEMENTS ARE SHOWN PER THE PLAT ONLY.
  3. THE PROPERTY LINES AS DEPICTED HEREON ARE PER THE PLAT OF "SHERWOOD COMMERCIAL CENTER", WASHINGTON COUNTY PLAT RECORDS.
  4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM UNDERGROUND UTILITY PAINT MARKS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.



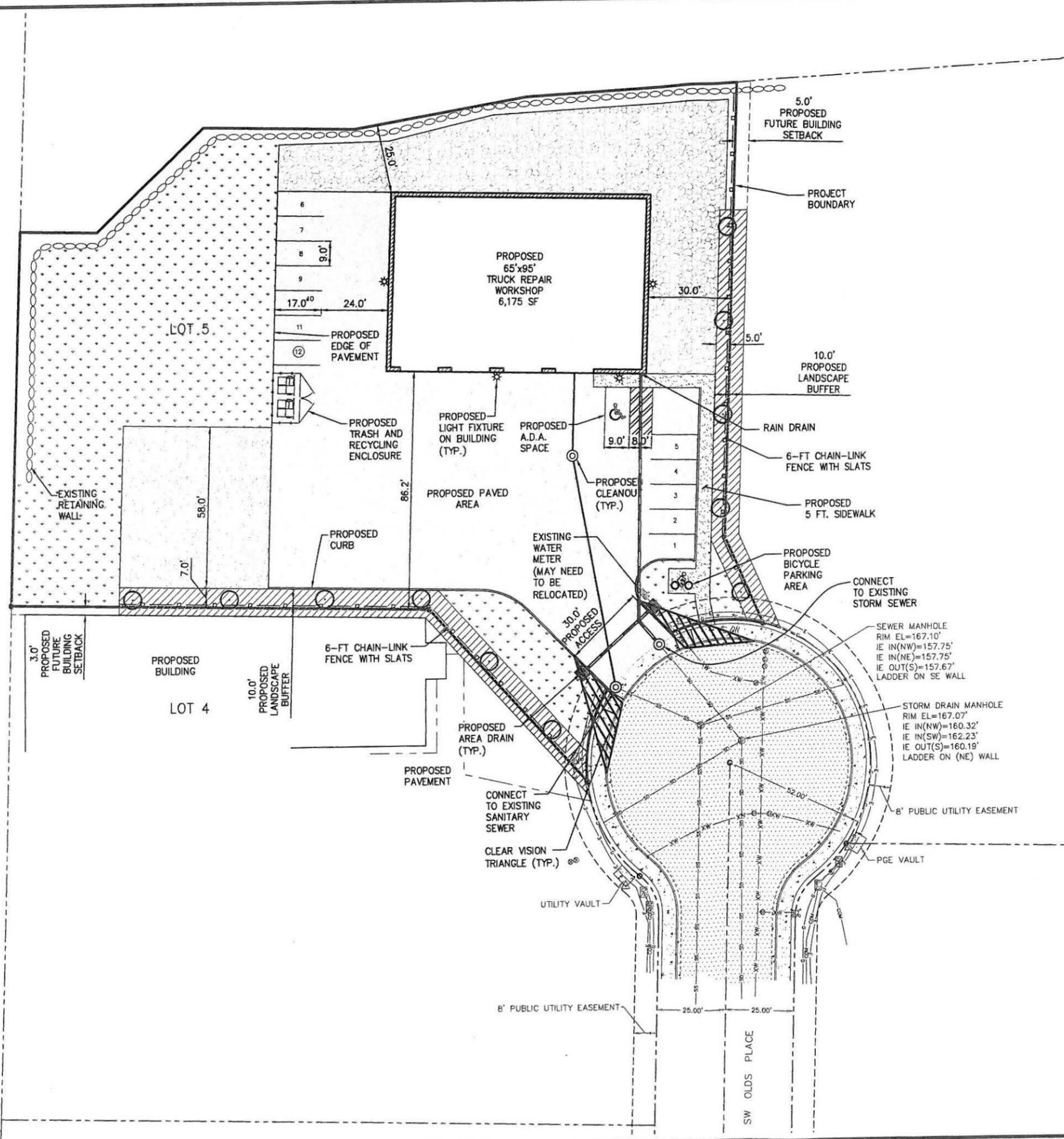
FOR: SHERWOOD COMMERCIAL CENTER, LLC  
 CONTACT: DWAIN H. QUANDT  
 6029 NW ALFAFA DRIVE  
 PORTLAND, OR. 97229  
 SITE: TAX MAP 25129A  
 CITY OF SHERWOOD, OREGON

CONDITION USE FOR A  
 TRUCK REPAIR WORKSHOP  
 N0398  
 EXISTING CONDITIONS

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EXCD 3 of 6



**SURVEY LEGEND - EXISTING FEATURES**

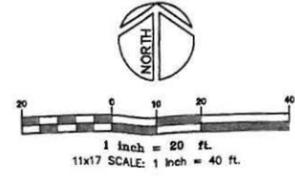
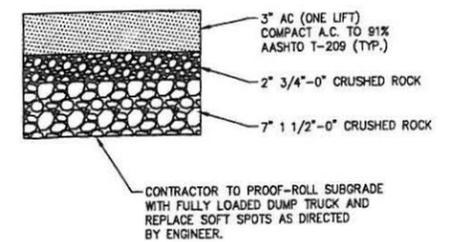
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	FENCE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	COMMUNICATIONS LINE
	ELECTRIC LINE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	UTILITY VALVE
	LIGHT POLE
	ELECTRIC VAULT
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS VAULT

**LEGEND**

	PROPOSED PAVED AREA
	PROPOSED GRAVEL AREA
	PROPOSED PERIMETER LANDSCAPE BUFFER
	PROPOSED LANDSCAPE AREA

**NOTE:**  
ALL LANDSCAPE AREAS TO BE PLANTED WITH A COMBINATION OF TREES, SHRUBS AND GROUND COVERS AND PER CHAPTER 16.92-LANSCLPING, CITY OF SHERWOOD MUNICIPAL CODE.

PROPOSED SITE AREA = 47,596 SF (1.09 AC.)  
 PROPOSED BUILDING AREA = 6,175 SF (0.14 AC.) 13% LOT COVERAGE  
 PROPOSED LANDSCAPE AREA = 14,951 SF (0.34 AC.) 31% LOT COVERAGE  
 PROPOSED IMPERVIOUS AREA = 22,543 SF (0.52 AC.) 47% LOT COVERAGE



**ENGINEERS**  
 Engineering & Planning  
 3409 NW John Chen Place  
 Hillsboro, OR 97124  
 503.601.4401

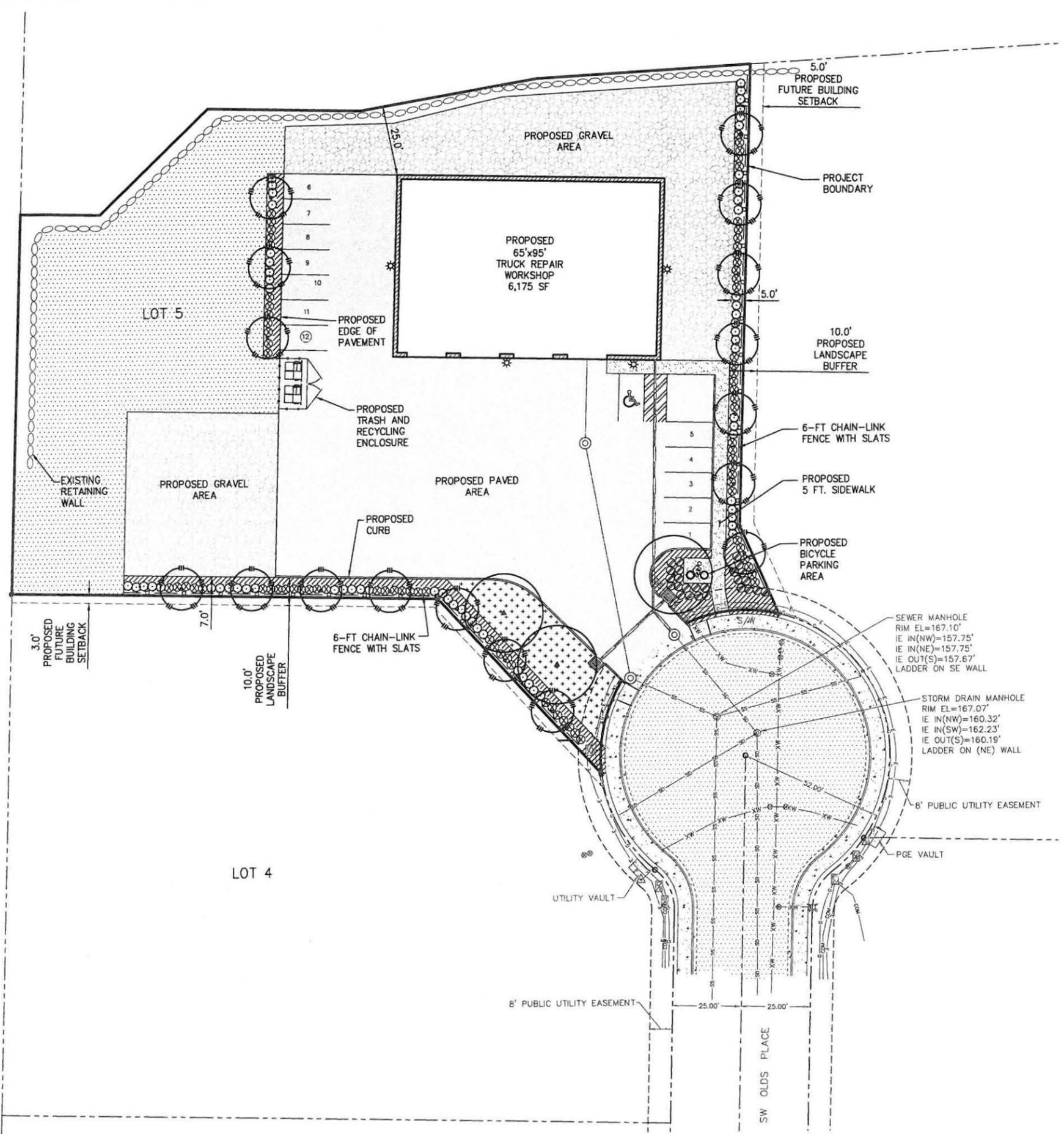
FOR: SHERWOOD COMMERCIAL CENTER, LLC  
 CONTACT: DWAIN H. QUANDT  
 6029 NW ALFALFA DRIVE  
 PORTLAND, OR 97229  
 SITE: TAX MAP 251239A  
 CITY OF SHERWOOD, OREGON

CONDITION USE FOR A  
 TRUCK REPAIR WORKSHOP  
 N0398  
 PRELIMINARY SITE &  
 UTILITY PLAN

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PSIT 4 of 6



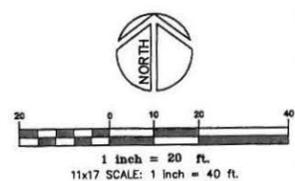
**SURVEY LEGEND - EXISTING FEATURES**

	ROCK WALL
	GUTTER LINE
	FENCE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
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	UTILITY VALVE
	LIGHT POLE
	ELECTRIC VAULT
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS VAULT

**PLANTING LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	<i>Pyrus calleryana</i> 'Aristocrat' Aristocrat Pear	2" cal.	As Shown	Standard Uniform Appearance
	<i>Acer rubrum</i> 'Bowhall' Bowhall Red Maple	2" cal.	As Shown	Standard Uniform Appearance
	<i>Nandina domestica</i> 'Compacta' Compact Heavenly Bamboo	2 gal.	3' o.c.	Full & Bushy
	<i>Mahonia aquifolium</i> Tall Oregon Grape	2 gal.	3' o.c.	Full & Bushy
	<i>Viburnum davidii</i> David Viburnum	2 gal.	3' o.c.	Full & Bushy
	<i>Arctostaphylos uva ursi</i> Kinnikinnick	1 gal.	2" o.c.	
	Pro Time PT 769 - Rough & Ready Eco-Turf Mix			
	Pro Time PT 652 - Portland/Pacific Northwest Wildflower Mix			

- NOTES:**
- CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES.
  - ADJUST PLANTINGS IN FIELD AS NECESSARY.
  - NOTIFY NW ENGINEERS, LLC OF ANY CHANGES IN LAYOUT.
  - ALL TREES PLANTED WITHIN 6 FT. OF ANY CURB, BUILDING OR PAVING SURFACE SHALL BE INSTALLED WITH A ROOT BARRIER BY "DEEP ROOT CORP." OR EQUAL.
  - ALL LANDSCAPE AREAS SHALL BE INSTALLED WITH A PERMANENT, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL AREAS.
  - PROVIDE THE FOLLOWING CLEARANCES FOR PLANTING OF TREES:  
15 FT. FROM ALL STREET LIGHTS  
10 FT. FROM FIRE HYDRANTS  
5 FT. FROM UTILITY VAULTS, METER BOXES ETC.
  - INSTALLATION MUST FULLY COMPLY WITH ALL LANDSCAPE CODE REQUIREMENTS AND THE THE CITY OF SHERWOOD CONDITIONS OF APPROVAL.



**NW ENGINEERS**  
Engineering & Planning  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
503.601.4401

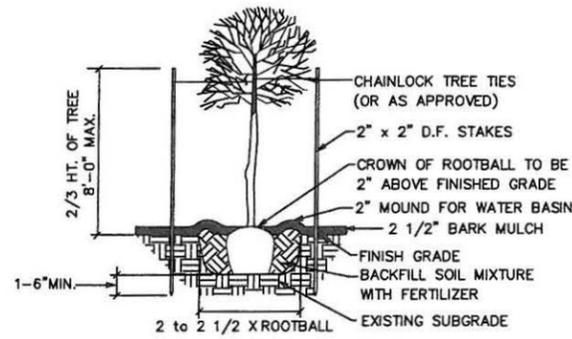
FOR: SHERWOOD COMMERCIAL CENTER, LLC  
CONTACT: DWAIN H. QUANDT  
6029 NW ALFAFA DRIVE  
PORTLAND, OR 97229  
SITE: TAX MAP 2S129A  
CITY OF SHERWOOD, OREGON

CONDITION USE FOR A  
TRUCK REPAIR WORKSHOP  
NO398  
PRELIMINARY  
LANDSCAPE PLAN

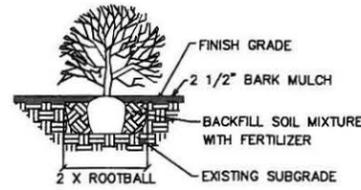
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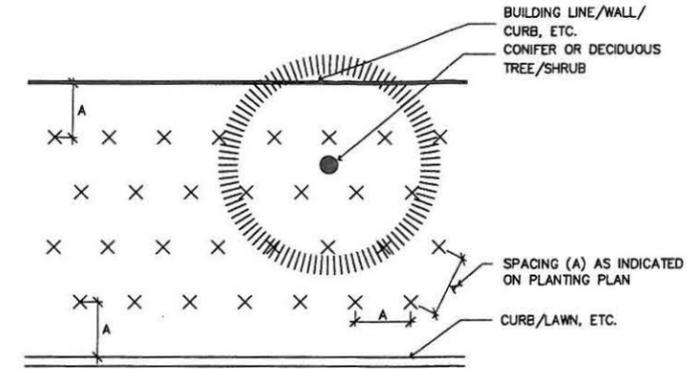
LSC1 7 of 8



1 DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



2 SHRUB PLANTING DETAIL  
NOT TO SCALE



3 GROUND COVER PLANTING  
NOT TO SCALE

**OUTLINE SPECIFICATION – PLANTING AND SEEDING**

**GENERAL:** All plants shall conform to all applicable standards of the latest edition of the "American Standard for Nursery Stock", A.N.S.I. Z60.1 – 1973.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader.

The apparent silence of the Specifications, Plans and Special Provisions as to any detail or the apparent omission from them of a detailed description concerning any point shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

**SUBSTITUTIONS:** Only as approved by NW Engineers, LLC.

**GUARANTEE AND REPLACEMENT:** All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, or lost due to vandalism).

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

**TOPSOIL AND FINAL GRADES:** Landscape Contractor is to verify that the topsoil is or is not conducive to proper plant growth.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas if topsoil on site is not conducive to proper plant growth, unless otherwise notified by General Contractor.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3 inches below adjacent walks, paving, finished gradelines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

**HERBICIDES:** Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

**SOIL PREPARATION:** Work all areas by rototilling to a minimum depth of 8 inches. Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

**PLANTING HOLE:** Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

**SOIL MIX:** Prepare soil mix in each planting hole by mixing:  
1 part native topsoil (no subsoil)  
1 part Mushroom compost, Garden Compost, or as approved

Thoroughly mix in planting hole and add fertilizers at the following rates:  
Small shrubs - 1/8 lb./ plant      Shrubs - 1/3 to 1/2 lb./ plant      Trees - 1/3 to 1 lb./ plant

**FERTILIZER:** For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50 slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (25-5-10-2).

**PLANTING:** Place the plant on a layer of compacted planting mix at the center of the planting hole. Plant trees and shrubs upright and face for best appearance. Remove containers or ties and burlap from the top of B&B plants. Check roots and cut clean any frayed or broken roots. Stagger plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1 inch. Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

**STAKING OF TREES:** Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Tree ties for deciduous trees shall be "Chainlock" (or as approved). For Evergreen trees use "Gro-Strait" Tree Ties (or as approved) with guy wires of a minimum 2 strand twisted 12 ga. wire.

**MULCHING OF PLANTINGS:** Mulch planting areas with dark fir or hemlock bark (medium grind), or as approved, to a depth of 2 1/2 inches in ground cover areas and 3 inches in shrub beds.

**SEED:** See Sheet 7, Preliminary Landscape Plan for Pro Time seed types and application rates. Follow Pro Time's maintenance & fertilizer recommendations.

**CLEAN UP:** At completion of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be clean, orderly and complete.

**NW ENGINEERS**  
Engineering & Planning  
3409 NW John Olson Place  
Hillsboro, OR 97124  
503 801 4401

FOR: SHERWOOD COMMERCIAL CENTER, LLC  
CONTACT: DWAIN H. QUANDT  
6029 NW ALFAFA DRIVE  
PORTLAND, OR. 97229  
SITE: TAX MAP 25129A  
CITY OF SHERWOOD, OREGON

CONDITION USE FOR A  
TRUCK REPAIR WORKSHOP  
NO398  
PRELIMINARY LANDSCAPE PLANTING  
SPECIFICATIONS & DETAILS

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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

LSC2 8 of 8



## PLANNING DEPARTMENT NEIGHBORHOOD MEETING PACKET

(Required for all Type III, IV or V projects)

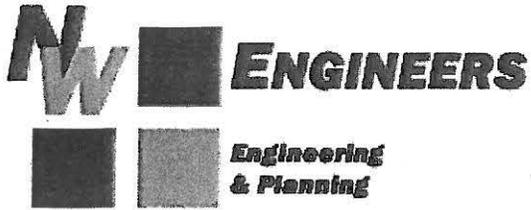
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Submit the following with land use application materials to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 625-5522.

The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development per Sherwood Zoning and Community Development Code 16.70.020. The meeting must be held in a public location **prior** to submitting a land use application.

- Affidavits of mailing to adjacent property owners that are within 1,000 feet of the subject application.
  
- Sign-in sheet(s)
  
- Summary of the meeting notes

*(Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.)*



NW Engineers, LLC  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
Phone (503) 601-4401  
Fax (503) 601-4402  
Email mattn@nw-eng.com

**Neighborhood Meeting Notes**

**March 14, 2016, 6:30 pm**

**Location:** Tualatin Valley Fire & Rescue  
15440 SW Oregon Street  
Sherwood Oregon 97140

**Contract Owner/Developer -** Chris Baird

**Representatives -** Matt Newman, NW Engineers  
Randy Vorana, Future Business Owner  
Sam Neer, Contractor  
Jerry Davis, Real estate Broker

**Attendees:** None

**Meeting Notes:**

The applicant representatives waited until 7:00 pm to see if any neighbors would show up for the meeting. At that point we decided to adjourn the meeting since nobody had arrived.

Sincerely,



Matt Newman  
Manager

## Affidavit of Mailing

DATE: MARCH 23, 2016

STATE OF OREGON       )  
                                  )  
Washington County     )

I, MATT NEWMAN, representative for the SW Olds PLACE proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on February 22, 2016

  
\_\_\_\_\_  
Representatives Name:  
Name of the Organization:

## NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: TRUCK REPAIR SHOP

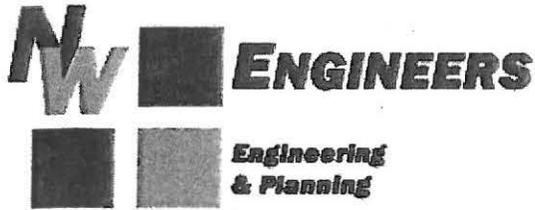
Proposed Project Location: SW Olds PLACE

Project Contact: MATT NEWMAN

Meeting Location: TVFIR - 15440 SW Oregon Street

Meeting Date: MARCH 14, 2016

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
MATT NEWMAN NW ENGINEERS	Hillsboro 97124 3409 NW John Olsen PL	matt@nw-eng.com				X
PANDY VORANA	3039 SE 87th Ave	P.vorana@gmail.com				D
Sam Neer	20983 Ribbet St NE Aurora	SNconstructionllc@yahoo.com				X
Jerry Davis	7611 SW Pine St. Portland	jerry@davisbroker.net				X



NW Engineers, LLC  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
Phone (503) 601-4401  
Fax (503) 601-4402  
Website [www.nw-eng.com](http://www.nw-eng.com)

February 29, 2016

Dear Property Owner or Other Interested Party:

Re: Neighborhood Meeting for a proposed 6,175 sq. ft. industrial manufacturing building for the purpose of semi-truck repair requiring a Type III conditional use permit on a property in the Light Industrial zone.

NW Engineers represents SJN Construction, LLC, the developer of the site identified by the Washington County assessor as Tax Lot 2S1 29A 2100 (Lot 5 Sherwood Commercial Center) on SW Olds Place.

The applicant is proposing construction of a truck repair shop with paving for parking and circulation, and landscaping on the currently vacant site.

Prior to submitting the development application to the City of Sherwood for review and approval, we wish to discuss the proposal in more detail with the surrounding property owners and residents. Accordingly, you are invited to attend an informational meeting for the proposal at the following date, time and location:

**DATE:** Monday March 14, 2016  
**TIME:** 6:30 p.m. – 7:30 p.m.  
**PLACE:** Tualatin Valley Fire & Rescue  
15440 SW Oregon Street  
Sherwood Oregon 97140

This will be an informational meeting to review and discuss the preliminary development plans. The plans may be altered prior to submittal of the application to Washington County. Feel free to fax your comments to (503) 601-4402, or email to [mattn@nw-eng.com](mailto:mattn@nw-eng.com) if you will be unable to attend the meeting. Please contact us at least one week in advance of the meeting if you need any accommodations to attend the meeting. We look forward to discussing this proposal with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Newman', written over a horizontal line.

Matthew Newman  
Manager

Flrf LLC  
204 N Robinson Ave #709  
Oklahoma City, OK 73102

Home Depot USA Inc  
PO Box 105842  
Atlanta, GA 30348

Jeff Urbach Farms LLC  
18065 SW Elsner Rd  
Sherwood, OR 97140

Lab Hill Farms LLC  
22340 SW Aebischer Rd  
Sherwood, OR 97140

Clarence Langer Jr.  
15705 SW Tualatin-Sherwood Rd  
Sherwood, OR 97140

Langer Gramor LLC  
19767 SW 72nd Ave #100  
Tualatin, OR 97062

Litera Holdings LLC  
414 Beavercreek Rd #702  
Oregon City, OR 97045

Olds Business Park LLC  
1086 SW Tobias Way  
Beaverton, OR 97003

Portland General Electric Compan  
121 SW Salmon St  
Portland, OR 97204

Sheri & Christopher Ralston  
21029 SW Lebeau Rd  
Sherwood, OR 97140

Sentinel Self Storage LLC  
15585 SW Tualatin Sherwood Rd  
Sherwood, OR 97140

Sherwood City  
22560 SW Pine St  
Sherwood, OR 97140

Sherwood Commercial Center LLC  
52 Bayside Ct  
Port Ludlow, WA 98365

Sherwood Venture LLC  
633 NW 19th Ave  
Portland, OR 97209

Tmk Properties LLC  
21555 NW Amberwood Dr  
Hillsboro, OR 97124

United States of America & of The Dep  
911 NE 11th Ave  
Portland, OR 97232



Commercial Division  
25 NW 23rd Place, Suite 1  
Portland, OR 97210  
Phone (503) 219-9088 Fax (503) 477-6476

WFG National Title Insurance Company  
Attn: Karen Duns  
Commercial Division  
25 NW 23rd Place, Suite 1  
Portland, OR 97210

Date Prepared: January 08, 2016

## PRELIMINARY TITLE REPORT

Order Number: **16001076**  
Escrow Officer: **Karen Duns**  
Phone: **(503) 219-9088**  
Fax: **(503) 477-6476**  
Email: **kduns@wfgnationaltitle.com**

Seller: **Sherwood Commercial Center, LLC**  
Buyer: **Vorana**

Property: **20633 SW Olds Place**  
**Sherwood, OR 97140**

**WFG National Title Insurance Company**, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This report is preliminary to the issuance of a policy of title insurance issued by **WFG National Title Insurance Company, a South Carolina corporation**, and shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

**SCHEDULE A**

1. The effective date of this preliminary title report is **8:00 A.M. on December 31, 2015**
2. The policies and endorsements to be insured and the related charges are:

<b>Policy/Endorsement Description</b>	<b>Liability</b>	<b>Charge</b>
<b>2006 ALTA Standard Owner's Policy</b>	<b>\$385,000.00</b>	<b>\$1,120.00</b>
Basic Owner	\$1,120.00	
<b>PROPOSED INSURED</b> for Owner's Policy Randy Vorana and Simmaly Vorana		

<b>Local Government Lien Search</b>	<b>\$25.00</b>
-------------------------------------	----------------

Agent portion of above Premiums is: \$0.00  
 Underwriter portion of above Premiums is: \$1,120.00

This is a preliminary billing only, a consolidated statement of all charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:  
  
**Sherwood Commercial Center LLC, an Oregon limited liability company**

4. The estate or interest in land is:  
  
**Fee Simple**

5. The land referred to in this report is described as follows:  
  
**Lot 5, Sherwood Commercial Center, in the City of Sherwood, County of Washington and State of Oregon.**

## SCHEDULE B

### GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

### SPECIAL EXCEPTIONS

6. City liens, if any, of the City of Sherwood.  
NOTE: We have requested a search and will advise when we have received a response.
7. Restrictive Covenant to Waive Remonstrance:  
For : Access point consolidation and road improvements  
Recorded : April 14, 2006  
Recording No. : 2006-43737
8. Restrictive Covenant to Waive Remonstrance:  
For : Sidewalk improvements  
Recorded : August 22, 2006  
Recording No. : 2006-100248
9. Restrictive Covenant to Waive Remonstrance:  
For : Public road improvements  
Recorded : August 22, 2006  
Recording No. : 2006-100249
10. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record,  
Recorded : March 2, 2007  
Recording No. : 2007-23716
11. Liens and Assessments, if any, of the Sherwood Owners Association.
12. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat.

13. Easement as shown on the plat:
 

For	:	Public utilities
Affects	:	8 feet in width along street frontage
  
14. The requirement that a copy of the Operating Agreement and Articles of Organization of Sherwood Commercial Center LLC, an Oregon limited liability company be submitted to us for examination. Any conveyance or encumbrance by said Company should be executed in accordance with the Operating Agreement of said Company.

**END OF EXCEPTIONS**

NOTE: No search has been made for Financing Statements filed in the office of the Secretary of State. Exception may be taken to such matters as may be shown thereby. No liability is assumed if a Financing Statement is filed in the office of the County Recorder covering timber, crops, fixtures or contracts on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: Taxes paid in full for 2015-2016

Levied Amount	:	\$6,560.21
Property ID No.	:	R2151076
Levy Code	:	088.10
Map Tax Lot No.	:	2S129A-02100

NOTE: In no event shall WFG National Title have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: We find NO judgments or Federal Tax Liens against Randy Vorana or Simmaly Vorana.

NOTE: The Oregon Corporation Commission disclosed that Sherwood Commercial Center LLC, is an active Oregon limited liability company:

Filed	:	September 5, 2000
Member	:	Ray & Laura Paul Investments, Inc.
Member	:	Modern Homes Development, Inc.
Registered Agent	:	Ray Paul

**NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.**

**End of Report**

**Your Escrow Officer**

Karen Duns  
WFG National Title Insurance Company  
Commercial Division  
25 NW 23rd Place, Suite 1  
Portland, OR 97210  
Phone: **(503) 219-9088**  
Fax: **(503) 477-6476**  
Email: **kduns@wfgnationaltitle.com**

**Your Title Officer**

Rosa Stombaugh  
WFG National Title Insurance Company  
12909 SW 68<sup>th</sup> Parkway, Suite 350  
Portland, OR 97223  
Phone: **503-431-8500**  
Fax: **503-684-2978**  
Email: **rstombaugh@wfgnationaltitle.com**



## PRELIMINARY TITLE REPORT

WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

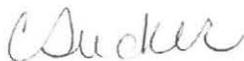
The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company, a South Carolina corporation.

**Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.**

**It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.**

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

*Countersigned*



**Exhibit One**  
**2006 American Land Title Association Loan Policy 6-17-06**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:**

**SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06**  
**EXCLUSIONS FROM COVERAGE**

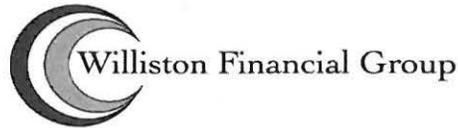
The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

**SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.



## **ABOUT YOUR PRIVACY**

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

### **What Information Do We Collect About You?**

We collect certain types of information about you. This may consist of:

- \* Your name, address, and telephone number.
- \* Your email address.
- \* Your social security or government ID numbers.
- \* Your financial information.

We collect this information from:

- \* The application or other forms you fill out with us.
- \* The correspondence you and others direct to us.
- \* Our transactions with you.
- \* Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

### **How Do We Use This Information?**

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

### **How Can You "Opt Out?"**

We do not share your information so there is no need to opt out.

## **The information We Collect About You On Our Website**

When you enter our website, we automatically collect and store certain information. This consists of:

- \* Your IP Address
- \* (Internet Protocol Address) and domain name.
- \* The type of browser and operating system you use.
- \* The time of your visit.
- \* The pages of our site you visit.

If you register with us or fill out an online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

## **Cookie Usage**

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

## **How We Use Information**

The information we collect concerning:

- \* Your browser
- \* The time and date of your visit
- \* The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

## **Your Right to See and Correct Information**

If you wish to see the information collected about you, please contact your settlement agent.

## **Children's Policy**

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

## **Security**

### **--Generally**

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

### **--Phishing and Pretexting**

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at [Compliance@wfgnationaltitle.com](mailto:Compliance@wfgnationaltitle.com).

## **Do Not Track**

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

## **How to Contact Us**

If you have any questions about our privacy policy, please contact WFG:

- \* By email: [Compliance@wfgnationaltitle.com](mailto:Compliance@wfgnationaltitle.com)
- \* By telephone: 800-385-1590
- \* By fax: 503-974-9596
- \* By mail: 12909 SW 68<sup>th</sup> Pkwy, Suite 350, Portland, OR 97223
- \* In person: 12909 SW 68<sup>th</sup> Pkwy, Suite 350, Portland, OR 97223

## **Oregon Residents**

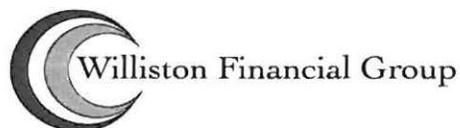
We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

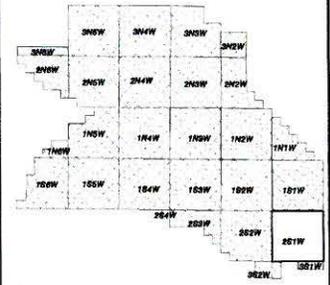
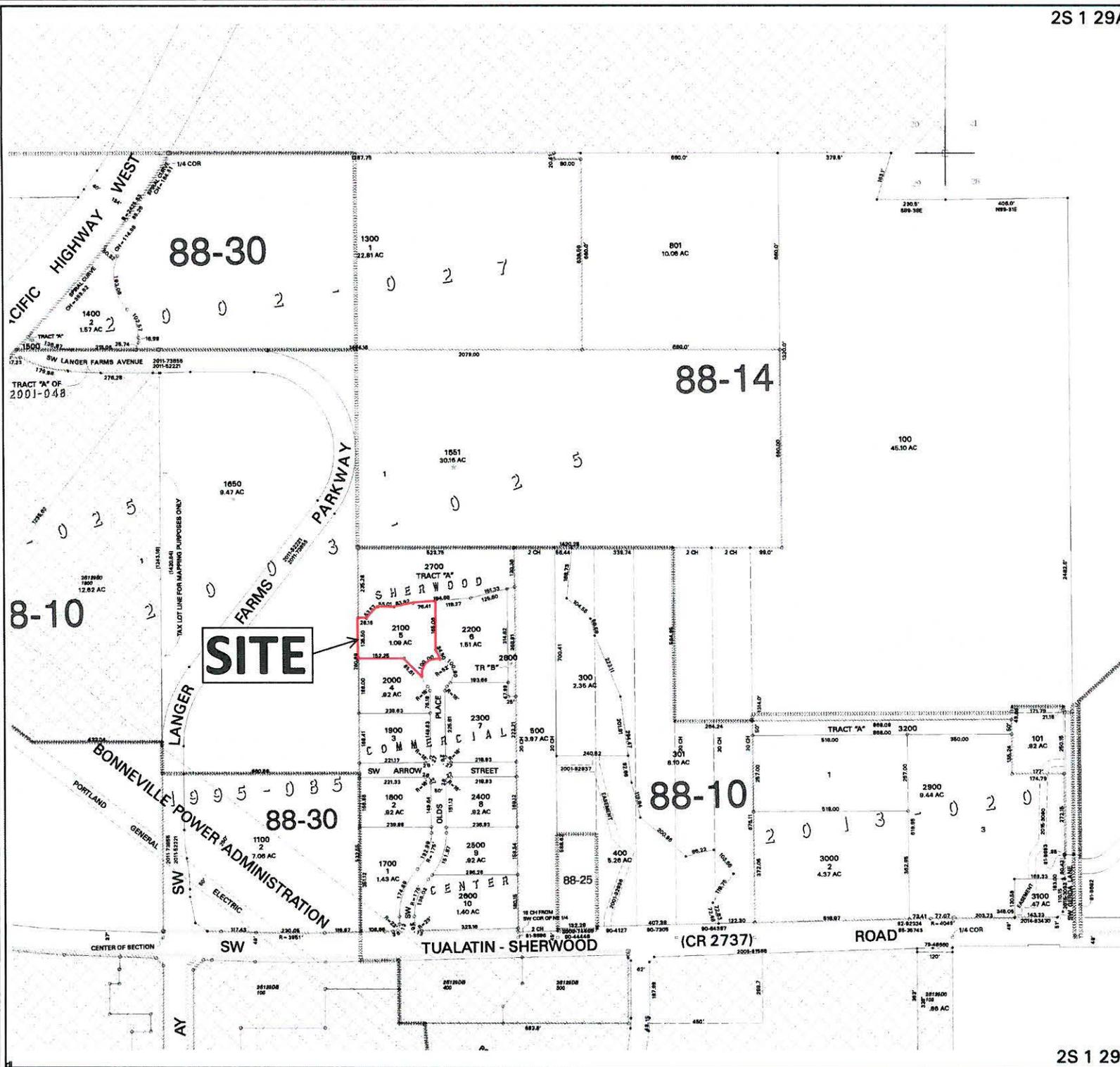
In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

### **WFG FAMILY**

WILLISTON FINANCIAL GROUP LLC  
WFG NATIONAL TITLE INSURANCE COMPANY  
WFG LENDER SERVICES, LLC  
WFGLS TITLE AGENCY OF UTAH, LLC  
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC  
WFG NATIONAL TITLE COMPANY OF CALIFORNIA  
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY  
UNIVERSAL TITLE PARTNERS, LLC  
VALUTRUST SOLUTIONS, LLC  
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC





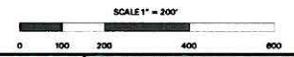
**WASHINGTON COUNTY OREGON**  
 NE 1/4 SECTION 29 T2S R1W W.M.  
 SCALE 1" = 200'

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

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

BB	BA	AB	AA
B			A
BC	BD	AC	AD
<b>SECTION 29</b>			
CB	CA	DB	DA
C			D
CC	CD	DC	DD

Cancelled Taxlots For: 2S129A  
 401,103,200,900,1000,800,1200,690,700,102,1600,



**PLOT DATE: July 27, 2015**  
**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.*



Clean Water Services File Number

16-001037

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S129A002100

Site Address: \_\_\_\_\_

City, State, Zip: City of Sherwood, OR. 97140

Nearest Cross Street: SW Arrow Street

3. Owner Information

Name: Dwain H. Quandt

Company: Sherwood Commercial Center, LLC

Address: 6029 NW Alfalfa Drive

City, State, Zip: Portland, OR.

Phone/Fax: 503-209-8767

E-Mail: dwainq@comcast.net

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 Construction of Industrial Manufacturing Building

5. Applicant Information

Name: Matt Newman

Company: NW Engineers

Address: 3409 NW John Olsen PL.

City, State, Zip: Hillsboro, OR. 97124

Phone/Fax: (503) 601-4401

E-Mail: mattn@nw-eng.com

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work Possible laterals

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

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 Newman Print/Type Title Manager

ONLINE SUBMITTAL

Date 3/15/2016

#### 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. **SEE SHERWOOD COMMERCIAL CENTER PLAT**

Reviewed by Chuck Winchell Date 3/16/16



*Home of the Tualatin River National Wildlife Refuge*

Pre-Application Conference Notes

**PAC 16-01**

**Meeting Date: Feb. 15, 2016**

Planning Staff Contact: Michelle Miller

503-625-4242 or millerm@sherwoodoregon.gov

### Truck Repair in Light Industrial (LI) Zone

**PLEASE NOTE:** The conference and notes cannot cover all Code requirements and aspects related to site planning that should apply to the development of your proposal. Failure of the staff to provide information required by the Code shall not constitute a waiver of the applicable standards or requirements. It is recommended that a prospective applicant either obtain and read the Community Development Code or ask any questions of City staff relative to Code requirements prior to submitting an application.

Proposed project name:

Truck Repair @Sherwood Commercial Center

**PROPOSAL DESCRIPTION:** The applicant proposes to construct an industrial manufacturing building approximately 6,175 square feet for the purpose of a semi-truck repair business requiring a conditional use permit.

**Applicant's**

**Representative:**

**NW Engineers, LLC**

**3409 NW Olsen Pl.**

**Hillsboro, OR 97124**

**Contact: Matt Newman, 503-601-4401 [mattn@nw-eng.com](mailto:mattn@nw-eng.com)**

**Applicant:**

**SJN construction, LLC, Samuel Neer**

**[sjnconstructionllc@yahoo.com](mailto:sjnconstructionllc@yahoo.com)**

**503-502-0837**

**Owner:**

**Sherwood Commercial Center, LLC**

**6029 NW Alfalfa Portland**

**Contact:**

**Dwain Quandt 503-533-0259**

**PROPERTY LOCATION:** On SW Olds Place aka Lot 5 of Sherwood Commercial Center

**TLID:** 2S129A2100

Identified potential constraints/issues (wetlands, steep slopes, easements, etc?)

Based on the information provided, **NECESSARY APPLICATIONS:** Site Plan, Conditional Use Permit

**ZONING DISTRICT DIMENSIONAL REQUIREMENTS** (Refer to Code Section 16.31)

MINIMUM LOT SIZE: 10,000 sq. ft. LOT WIDTH AT FRONT PROPERTY LINE: 100 ft.

LOT WIDTH AT BUILDING LINE: 100 ft.

MAXIMUM HEIGHT: 50ft.

Setbacks: Front 20 ft. Side 0 ft. Rear 0 ft. Corner Side 20 ft.

The front is Olds Place so the building needs to be setback at least 20 feet along Olds Place.

The use you propose is not permitted outright but requires a conditional use permit.

Motorized vehicle and sport craft repairs and service	C
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**NARRATIVE**  
 The applicant shall submit a narrative which provides findings based on the applicable approval standards. Failure to provide a narrative or adequately address criteria would be reason to consider an application incomplete and delay review of the proposal. The applicant should review the code for applicable criteria.

**CLEAN WATER SERVICES SERVICE PROVIDER LETTER**  
 The applicant shall submit a CWS Service Provider Letter at time of application submittal. An application will not be deemed complete without a CWS Service Provider Letter or a CWS prescreening noting that a Service Provider Letter is not required.

<http://www.cleanwaterservices.org/PermitCenter/PreScreen>

**SITE PLANNING (16.90)**  
 Except for single and two family uses, and manufactured homes located on individual residential lots, but including manufactured home parks, no building permit shall be issued for a new building or structure, or for the substantial alteration of an existing structure or use, and no sign permit shall be issued for the erection or construction of a sign relating to such building or structure until the proposed development has been reviewed.

Arrow Street is a collector and thus industrial design standards apply to the portion of the building that is within 200 feet from Arrow Street. I would just confirm that the building is at least 200 feet from Arrow. The future building may be required to comply with the Industrial Design Standards identified above.

**CONDITIONAL USES (16.82)**

## Use Criteria

No conditional use shall be granted unless each of the following is found:

1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.
2. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.
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.
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.
5. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.
6. The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.

Arrow Street is a collector and thus industrial design standards apply to the portion of the building that is within 200 feet from Arrow Street. I would just confirm that the building is at least 200 feet from Arrow. The future building may be required to comply with the Industrial Design Standards identified above.

## **LANDSCAPING (16.92)**

All areas not covered by buildings, required parking and/or circulation drives shall be landscaped with plants native to the Pacific Northwest. **Perimeter and parking lot landscaping.** A landscaping plan must be submitted with every development proposal application.

### 16.92.020 - Landscaping Materials

#### A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

#### 1. Ground Cover Plants

- a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.
- b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances

appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

## 2. Shrubs

- a. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.
- b. Shrubs must be at least the one-gallon container size at the time of planting.

## 3. Trees

- a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.
- b. Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.

## B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.
2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

## C. Existing Vegetation

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).
2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.
  - a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.
  - b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
  - c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

## D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.
2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.
3. Artificial plants are prohibited in any required landscaped area.

(Ord. No. 2015-003, § 2, 3-17-2015; Ord. No. 2012-008, § 2, 7-17-2012; Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 86-851, § 3)

## 16.92.030 - Site Area Landscaping and Perimeter Screening Standards

### 2. Perimeter Landscaping Buffer

- a. A minimum ten (10) foot wide landscaped strip comprised of trees, shrubs and ground cover shall be provided between off-street parking, loading, or vehicular use areas on separate, abutting, or adjacent properties.

b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property(ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight (8) feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

### 3. Perimeter Landscape Buffer Reduction

If the separate, abutting property to the proposed development contains an existing perimeter landscape buffer of at least five (5) feet in width, the applicant may reduce the proposed site's required perimeter landscaping up to five (5) feet maximum, if the development is not adjacent to a residential zone. For example, if the separate abutting perimeter landscaping is five (5) feet, then applicant may reduce the perimeter landscaping to five (5) feet in width on their site so there is at least five (5) feet of landscaping on each lot.

## B. Parking Area Landscaping

### 1. Purpose

The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

### 2. Definitions

a. Parking Area Landscaping: Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening).

#### b. Canopy Factor

(1) Landscape trees are assigned a canopy factor to determine the specific number of required trees to be planted. The canopy factor is calculated based on the following formula:

Canopy Factor = Mature Height (in feet) × Canopy Spread (in feet) × Growth Rate Factor × .01

(2) Growth Rate Factor: The growth rate factor is three (3) for fast-growing trees, two (2) for medium growing trees, and one (1) for slow growing trees. The growth rate of a tree is identified in the "Suggested Plant Lists for Required Landscaping Manual."

### 3. Required Landscaping

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

### 4. Amount and Type of Required Parking Area Landscaping

#### a. Number of Trees required based on Canopy Factor

Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

(1) Any combination of the following is required:

(i) One (1) large tree is required per four (4) parking spaces;

(ii) One (1) medium tree is required per three (3) parking spaces; or

(iii) One (1) small tree is required per two (2) parking spaces.

(iv) At least five (5) percent of the required trees must be evergreen.

(2) Street trees may be included in the calculation for the number of required trees in the parking area.

#### b. Shrubs:

(1) Two (2) shrubs are required per each space.

(2) For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.

c. Ground cover plants:

(1) Any remainder in the parking area must be planted with ground cover plants.

(2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

#### 5. Individual Landscape Islands Requirements

a. Individual landscaped areas (islands) shall be at least ninety (90) square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.

b. Each landscape island shall be planted with at least one (1) tree.

c. Landscape islands shall be evenly spaced throughout the parking area.

d. Landscape islands shall be distributed according to the following:

(3) Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.

e. Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.

f. Exception to Landscape Requirement

Linear raised or marked sidewalks and walkways within the parking areas connecting the parking spaces to the on-site buildings may be included in the calculation of required site landscaping provide that it:

(1) Trees are spaced a maximum of thirty (30) feet on at least one (1) side of the sidewalk.

(2) The minimum unobstructed sidewalk width is at least six (6) feet wide.

(3) The sidewalk is separated from the parking areas by curbs, bollards, or other means on both sides.

#### 6. Landscaping at Points of Access

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 16.58.010.

#### 7. Exceptions

a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.

b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

#### C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

**PARKING AND CIRCULATION (16.94 and 16.96)**

For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking, area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.

3. Vehicle parking is allowed only on improved parking shoulders that meet City standards for public streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to the side or rear of buildings where feasible.

a. All new development with forty (40) employees or more shall include preferential spaces for carpool/vanpool designation. Carpool and vanpool parking spaces shall be located closer to the main employee entrance than all other parking spaces with the exception of ADA parking spaces. Carpool/vanpool spaces shall be clearly marked as reserved for carpool/vanpool only.

b. Existing development may redevelop portions of designated parking areas for multi-modal facilities (transit shelters, park and ride, and bicycle parking), subject to meeting all other applicable standards, including minimum space standards.

**F. Marking**

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

**G. Surface and Drainage**

1. All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.

2. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.

**H. Repairs**

Parking and loading areas shall be kept clean and in good repair. Breaks in paved surfaces shall be repaired. Broken or splintered wheel stops shall be replaced. Painted parking space boundaries and directional symbols shall be maintained in a readable condition.

**16.94.020 - Off-Street Parking Standards**

**Wheel Stops**

a. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in the above diagram.

b. Wheel stops adjacent to landscaping, bio-swales or water quality facilities shall be designed to allow storm water runoff.

c. The paved portion of the parking stall length may be reduced by three (3) feet if replaced with three (3) feet of low lying landscape or hardscape in lieu of a wheel stop; however, a curb is still required. In other words, the traditional three-foot vehicle overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.

## **Bicycle Parking Facilities**

### **1. General Provisions**

- a. **Applicability.** Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.
- b. **Types of Spaces.** Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.
- c. **Minimum Number of Spaces.** The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.
- d. **Minimum Number of Long-term Spaces.** If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.
- e. **Multiple Uses.** When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

### **2. Location and Design.**

#### **a. General Provisions**

- (1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.
- (2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
- (3) **Lighting.** Bicycle parking shall be at least as well lit as vehicle parking for security.
- (4) **Reserved Areas.** Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- (5) Bicycle parking in the Old Town Overlay District can be located on the sidewalk within the right-of-way. A standard inverted "U shaped" or staple design is appropriate. Alternative, creative designs are strongly encouraged.
- (6) **Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

#### **b. Short-term Bicycle Parking**

- (1) Provide lockers or racks that meet the standards of this section.
- (2) Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.

-Note mark the parking dimensions, if any are compact and identify bike parking- need at least 2 spaces that meet the above criteria.

Based on the size of your building described in pre-app notes, 12 parking spaces will be needed. 25 % of the spaces may be compact ADA accessible spaces are required but can be included in the number of required.

Industrial uses: 1.6 x per 1000 square feet of building= required number of spaces

### 16.94.030 - Off-Street Loading Standards

#### Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. Delineation of individual parking and loading spaces and dimensions.
2. Circulation areas necessary to serve parking and loading spaces.
3. Location of accesses to streets, alleys and properties to be served, and any curb cuts.
4. Landscaping as required by Chapter 16.92.
5. Grading and drainage facilities.
6. Signing and bumper guard specifications.
7. Bicycle parking facilities as specified in Section 16.94.020.C.
8. Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.

#### Minimum Standards

1. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.
2. The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.
3. Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.
4. The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:
  - a. Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.
  - b. Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.

#### B. Separation of Areas

Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations.

### 16.96.030 - Minimum Non-Residential Standards

#### Sidewalks and Curbs

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.
2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.
3. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.
4. Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

The sidewalks need to connect to Olds and each parking space needs to connect to the front entrance with sidewalk or markings

**ON-SITE STORAGE (16.98)**

16.98.020 - Solid Waste and Recycling Storage

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

16.98.030 - Material Storage

A. Generally Except as otherwise provided herein, external material storage is prohibited, except in commercial and industrial zones where storage areas are approved by the Review Authority as part of a site plan or per Section 16.98.040

B. Standards Except as per Section 16.98.040, all service, repair, storage, and merchandise display activities carried on in connection with any commercial or industrial activity, and not conducted within an enclosed building, shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot to eight (8) foot high, sight-obscuring fence subject to chapter 16.58.020. In addition, unless adjacent parcels to the side and rear of the storage area have existing solid evergreen screening or sight-obscuring fencing in place, new evergreen screening no less than three (3) feet in height shall be planted along side and rear property lines. Where other provisions of this Code require evergreen screening, fencing, or a landscaped berm along side and rear property lines, the additional screening stipulated by this Section shall not be required.

**16.98.030 External material storage** must be approved as part of a site plan. Storage areas must be designated and screened appropriately. (i.e. trash enclosures, outdoor storage, utility boxes, etc.)

**X Public Improvements-See Engineering Comments**

**SIGNS (16.102)**

A separate permit is required for all permanent signs. Sign permits may be applied for through the Sherwood Building Department. Banner sign permits are issued through the Sherwood Planning Department.

**ENVIRONMENTAL RESOURCES (16.132)** There did not appear to be any environmental resources on site. The applicant will need to confirm that CWS does not have any environmental resources on or near the site through the provision of a Service Provider Letter.

**TREES ON PRIVATE PROPERTY (16.142.070)**

New developments are required to achieve minimum canopy requirements, and may be required to inventory any existing trees. **Industrial developments are required to achieve 30% tree canopy.**

**HEAT AND GLARE (16.154)**

Except for exterior lighting, all otherwise permitted commercial, industrial and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential use. **Must include a lighting plan with photometric values illustrated with the application.**

**APPLICABLE CODE CRITERIA**

(These sections **must** be addressed in the narrative submitted with the land use application)

<b>X</b>	Division II (Zoning Districts)	<b>X</b>	16.92 (Landscaping)	
<b>—</b>	16.40 (Planned Unit Development)	<b>X</b>	16.94 (Off-Street Parking and Loading)	<b>x</b> 16.142 (Parks and Open Space)
<b>—</b>	16.44 (Townhomes)	<b>X</b>	16.96 (On-Site Circulation)	16.146 (Noise)
<b>—</b>	16.46 (Manufactured Homes)	<b>X</b>	16.98 (On-Site Storage)	<b>x</b> 16.148 (Vibrations)
<b>—</b>	16.48 (Non-Conforming Uses)	<b>X</b>	16.102 (Signs)	<b>X</b>
<b>X</b>	16.82 (Conditional Use)		16.106 (Transportation Facilities)	<b>X</b> 16.150 (Air Quality)
<b>X</b>	16.90 (Site Planning)		16.106.030(D) (Additional Setbacks)	16.152 (Odors)
		<b>—</b>	16.108.040.D (Clear Vision Areas)	<b>X</b> 16.154 (Heat and Glare)
		<b>x</b>	16.110 (Sanitary Sewers)	
		<b>x</b>	16.112 (Water Supply)	
		<b>x</b>	16.114 (Storm Water)	
		<b>X</b>	16.116 (Fire Protection)	
			16.118 (Private Improvements)	
		<b>—</b>	16.120 (Subdivisions)	

**ADDITIONAL CONCERNS OR COMMENTS:**

- 1) *Estimated fees (site plan review only)*  
**CONFIRM FEES WITH STAFF PRIOR TO SUBMITTAL. WE WILL HELP YOU TO CALCULATE THE FEES.**

**PROCEDURE**      **The Site plan fee is based on size of building, parking and paved area**

**You will likely be a Type III based on the information provided. Condition Uses are a Type III process as well.** Type III and IV \$6,222 (Additional \$100 for every 10,000 sq. ft. or portion thereof over the first 15,000 sq. ft. **The base fee for site plan type III is \$6222 + notice 466 + Conditional Use with a Site plan: \$ 2072**  
Type II - Administrative Staff Review, Planning Commission for any appeals.

Type III- Public hearing before the Hearings Officer, Planning Commission for any appeals.

Type IV- Public hearing before the Planning Commission, City Council for any appeals.

Type V- Public hearing before the Planning Commission with the Commission making a recommendation on the proposal to the City Council. An additional public hearing shall be held by the City Council. Any appeals shall be heard by the Land Use Board of Appeals

#### **APPLICATION SUBMITTAL PROCESS**

**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.
- CWS Service Provider Letter.**
- 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)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

**\* Note** upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies and one full electronic copy will be required to be submitted.

The Planning Department will perform a preliminary review of the application and will determine whether an application is complete within 30 days of the counter submittal. Staff will notify the applicant if additional information or additional copies of the submitted materials are required.

The administrative decision or public hearing will typically occur approximately 45 to 60 days after an application is deemed complete by the Planning Department. Applications involving difficult or protracted issues or requiring review by other jurisdictions may take additional time to review. Written recommendations from the Planning staff are issued seven (7) days prior to the public hearing. A 14-day public appeal period follows all land use decisions.

**Information/Handouts provided at Pre-app:**

- Application form
- CWS pre-screen form
- Copy of maps including: \_\_Sanitary lines, \_\_Storm lines
- Other **Neighborhood Meeting Packet, Notes from Engineering.**

**Service Provider Contacts**

**Electric:** PGE

**Cable:** Comcast/Verizon/Century Link

**Telephone:** Comcast/Verizon/Century Link

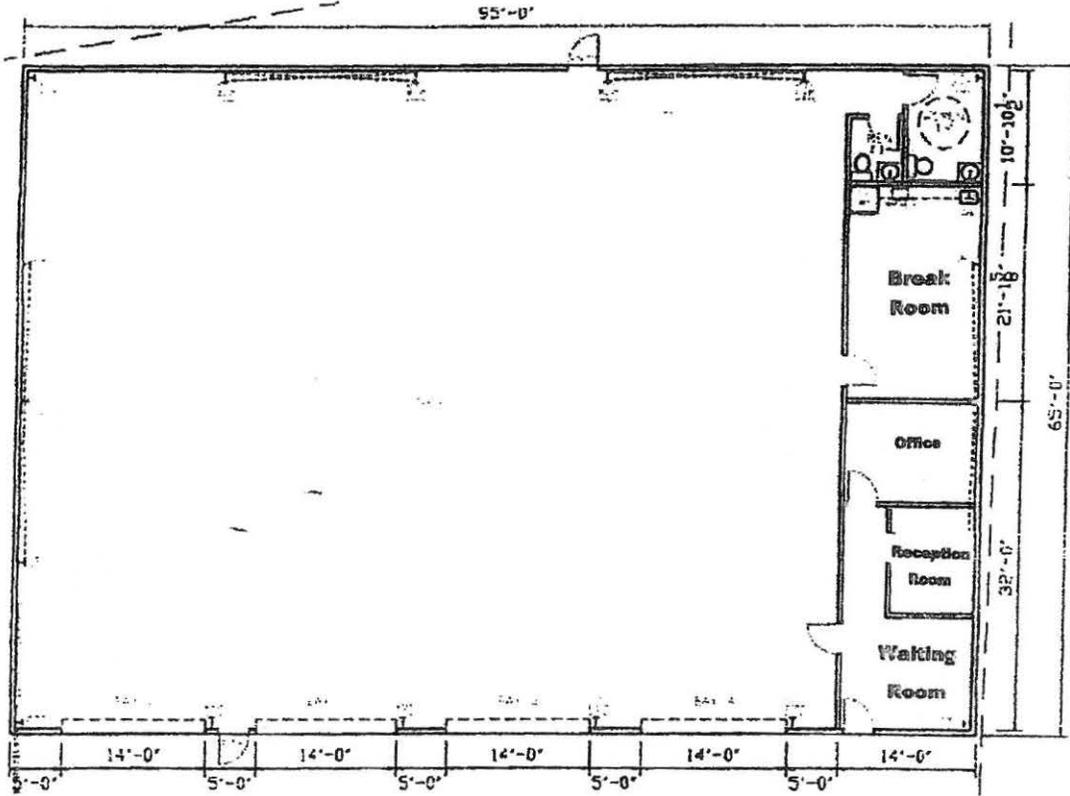
**Trash and Recycling:** Pride Disposal

**Planning Staff Contact:** Michelle Miller, AICP (503)625-4242 – [millerm@sherwoodoregon.gov](mailto:millerm@sherwoodoregon.gov)



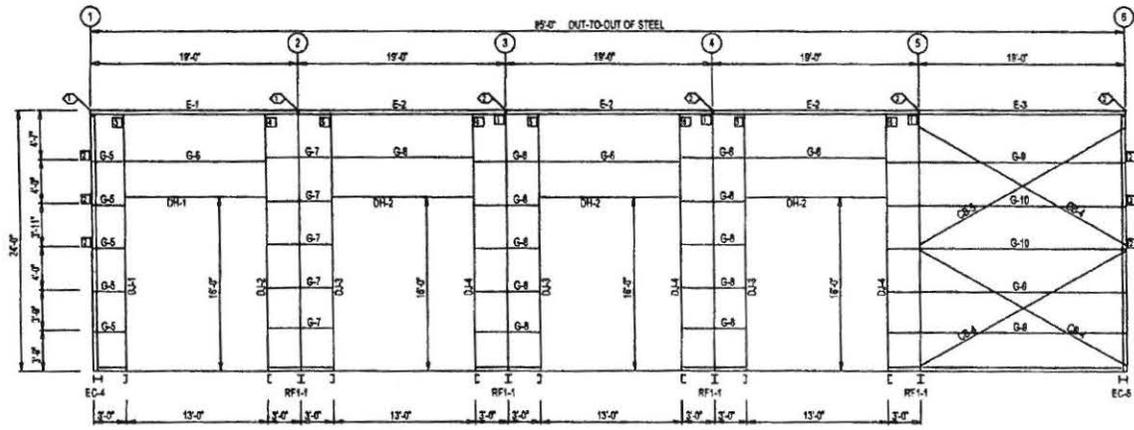
BLDG ELEVATION - SIMILAR TO PROPOSAL

# SEMI - TRUCK CENTER INC.



6175 sq. ft.

95' wide 65' depth

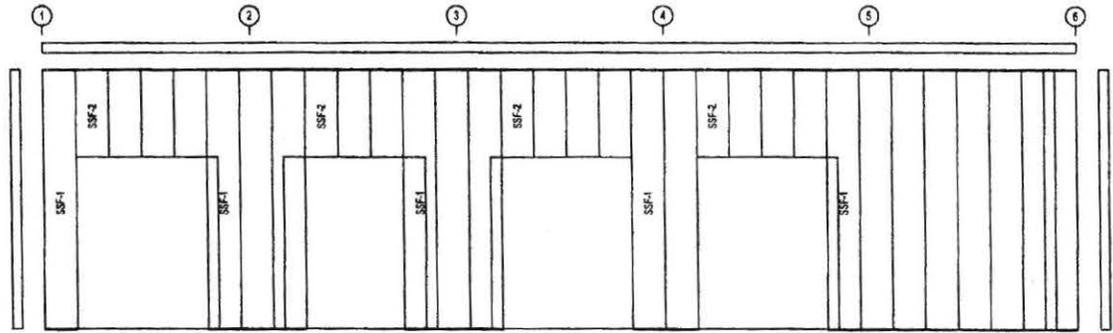


SIDEWALL FRAMING: FRAME LINE A

SPECIAL NOTE					
Q. NO.	QUAN.	TYPE	MA.	LENGTH	WASH.
1	2	ASB	1/2"	1 1/4"	2
2	4	ASB	1/2"	1 1/4"	2

CONNECTION PLATES	
LINE	DESCRIPTION
1	SC18
2	SC-5
3	#1
4	#2
5	#3
6	#4



SIDEWALL SHEETING & TRIM: FRAME LINE A

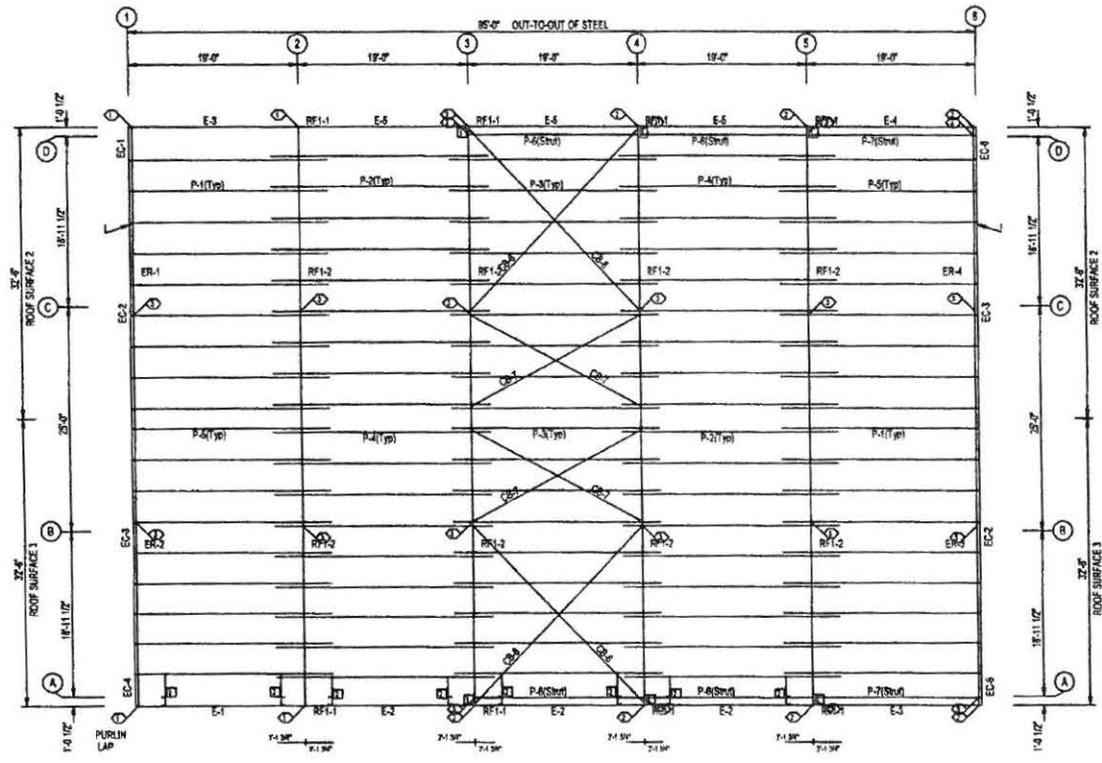
PANELS: 20 Ga. PR - Peter White

NOT FOR CONSTRUCTION

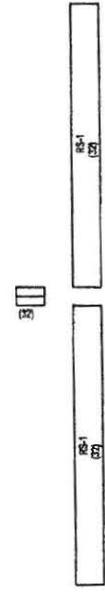


SPECIAL BOLTS					
ROOF PLAN					
CS. ID	QUAN.	TYPE	SIZE	LENGTH	WASH.
1	3	ANCH	1/2"	1 1/4"	2
2	4	ANCH	1/2"	1 1/4"	0
3	4	ANCH	1/2"	1 1/4"	0

CONNECTION PLATES	
ROOF PLAN	
CS. ID	MARKING
1	EC13
2	SMA



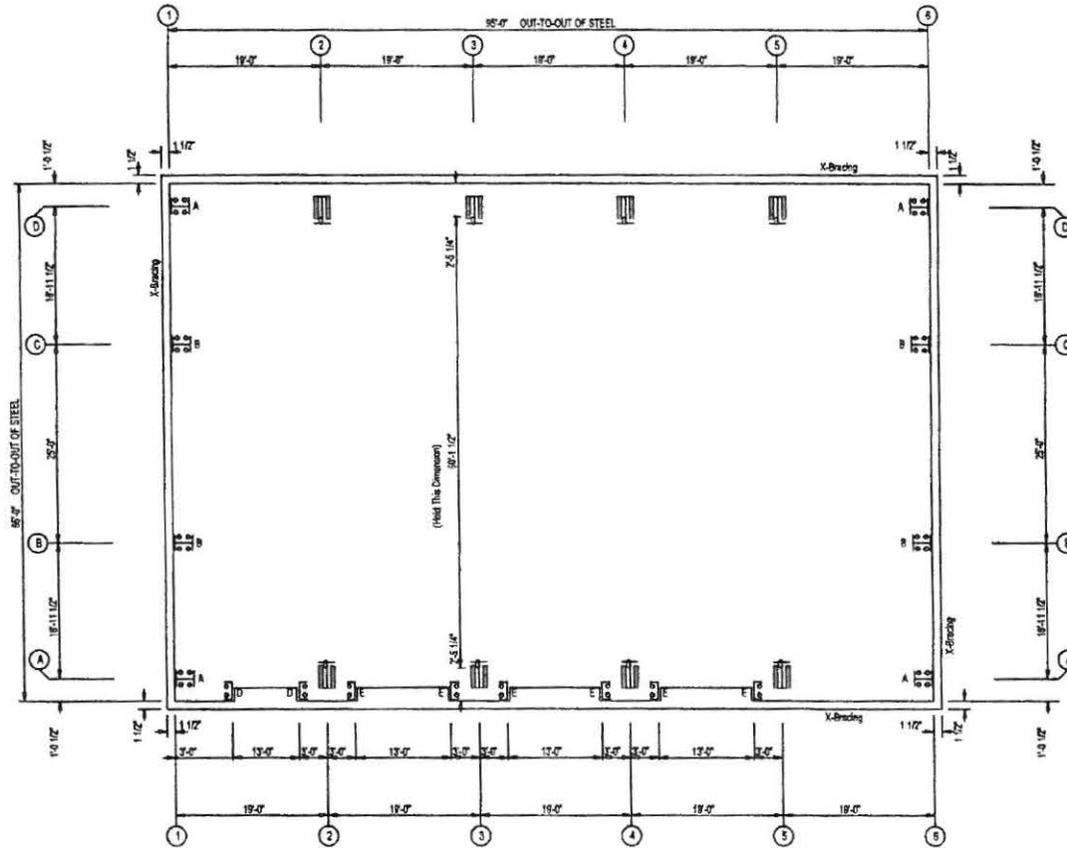
ROOF FRAMING PLAN



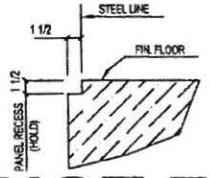
ROOF SHEETING  
PANELS: 28 Gb. PR  
Galvalume

NOT FOR CONSTRUCTION

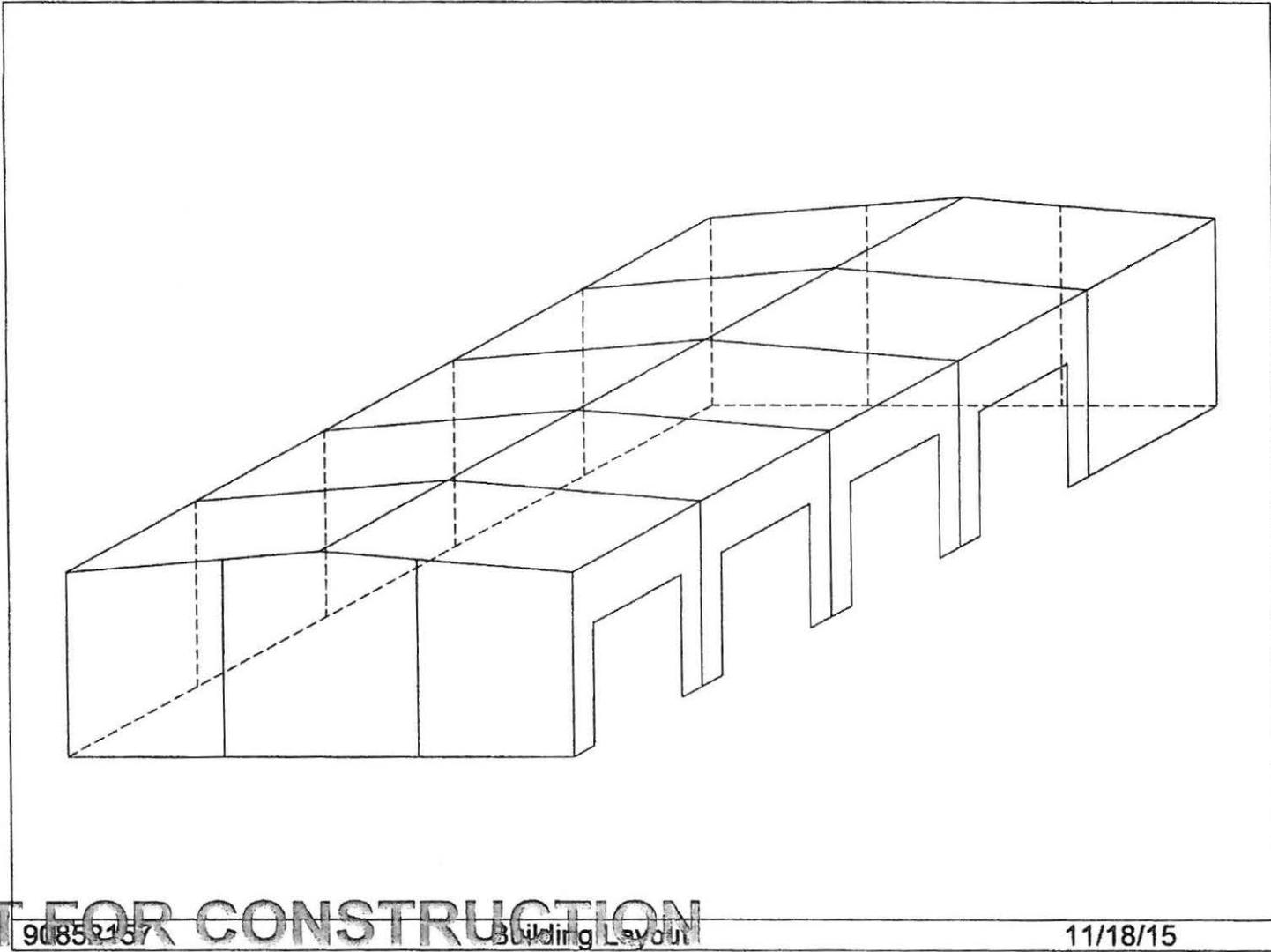
- Dev 5'
- ▣ Dev 3'
- ⊕ Dev 1'



ANCHOR BOLT PLAN



**NOT FOR CONSTRUCTION**

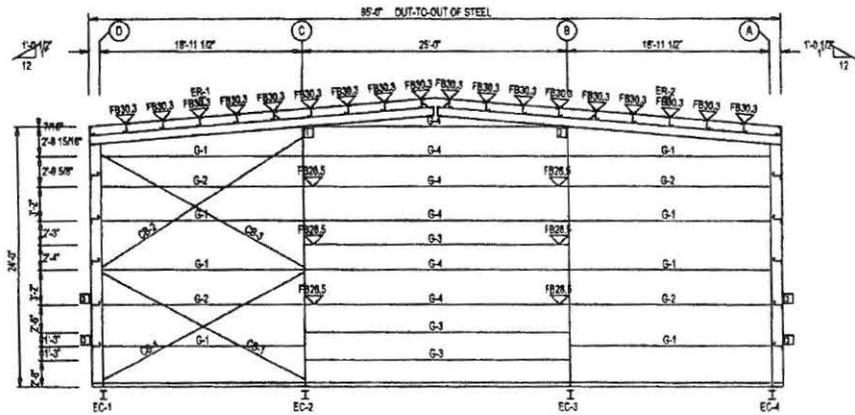


**NOT FOR CONSTRUCTION**

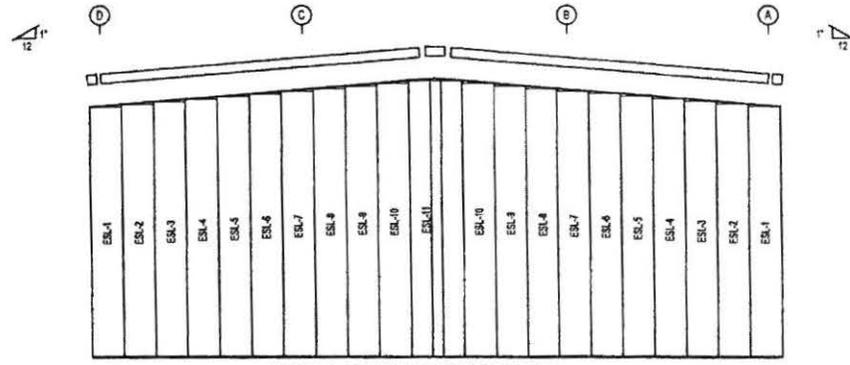
90852157

Building Layout

11/18/15



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 20 Ga. PR - Polar White

BOLTY TABLE				
FRAME LINE 1	QUAN	TYPE	COL	LENGTH
LOCATION	8	A325	5/8"	1 3/4"
BR-TRIA-2	4	A325	5/8"	1 1/2"
Column/Bolt				

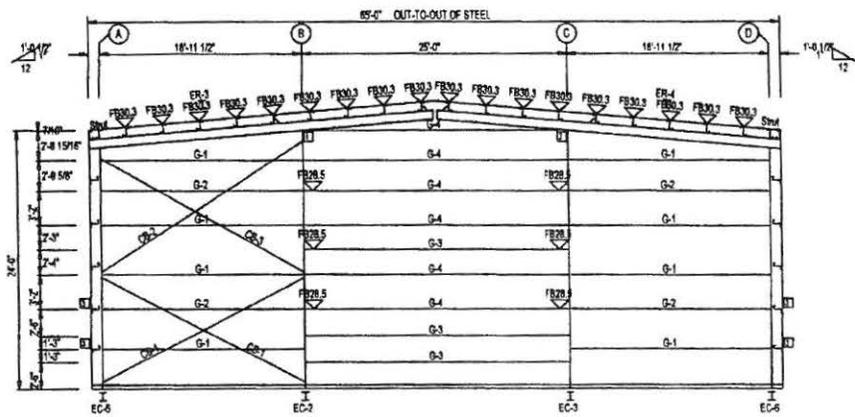
  

PLATE BRACE TABLE			
FRAME LINE 1	QUAN	TYPE	LENGTH
W/PT. BRACE	1	FR-11	7'-8 1/4"
	2	FR-10	7'-4 1/2"

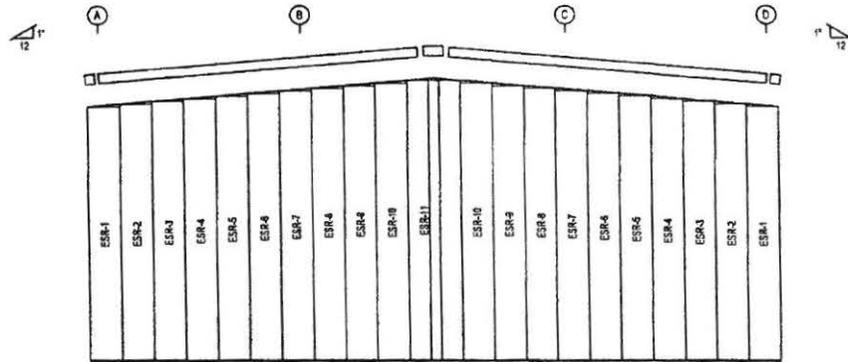
  

CONNECTION PLATES			
FRAME LINE 1	QUAN	TYPE	LENGTH
1/2" X 1/2" BRACKET	2	b1	
	2	b2	
	3	bc-5	

NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 26 Ga. PR - Polar White

BOLT TABLE				
FRAME LINE 6	QUAN	TYPE	DA	LENGTH
LOCATION:	8	A325	5/8"	1 3/4"
ER-3/5/7	4	A325	5/8"	1 1/2"
Column/Beam				

PLANK BRACE TABLE		
FRAME LINE 6	W/2T THICK	LENGTH
1	FB20.3	2'-8 1/4"
2	FB20.5	2'-4 1/2"

CONNECTION PLATES		
FRAME LINE 6	W/2T THICK	LENGTH
1	B1	
2	B2	
3	BC-5	

NOT FOR CONSTRUCTION





**Legend**

- Subject Property: 2S129A002100
- Tax Lots
- 5 ft. Contour Interval

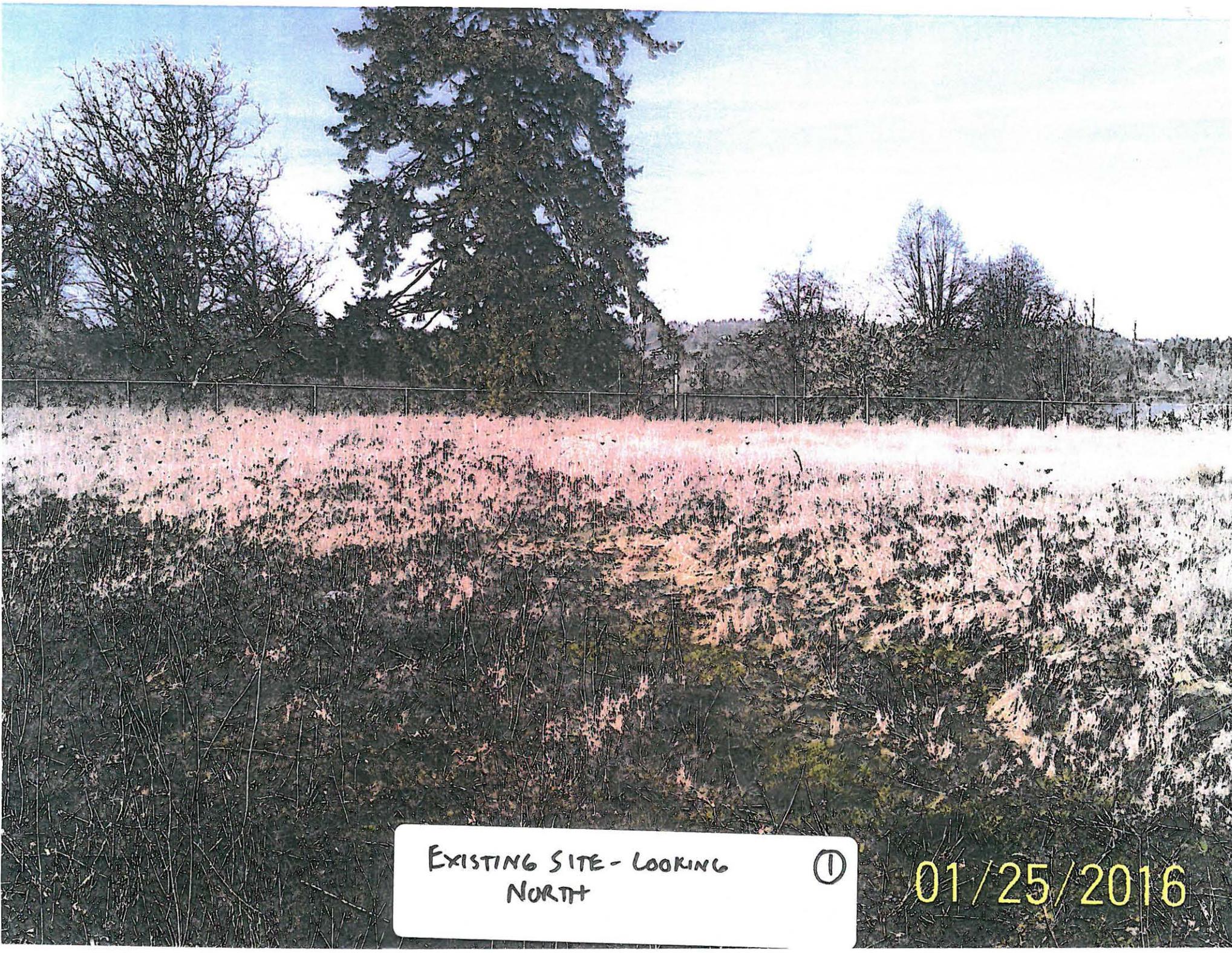


**NW ENGINEERS**  
 Engineering & Planning  
 3409 NW JOHN OLSEN PLACE  
 HILLSBORO, OREGON 97124  
 T: 503.601.4401  
 F: 503.601.4402  
 W: www.nw-eng.com

**Aerial Overlay**  
**Lot 5 - SW Olds Place**  
**City of Sherwood, Oregon**

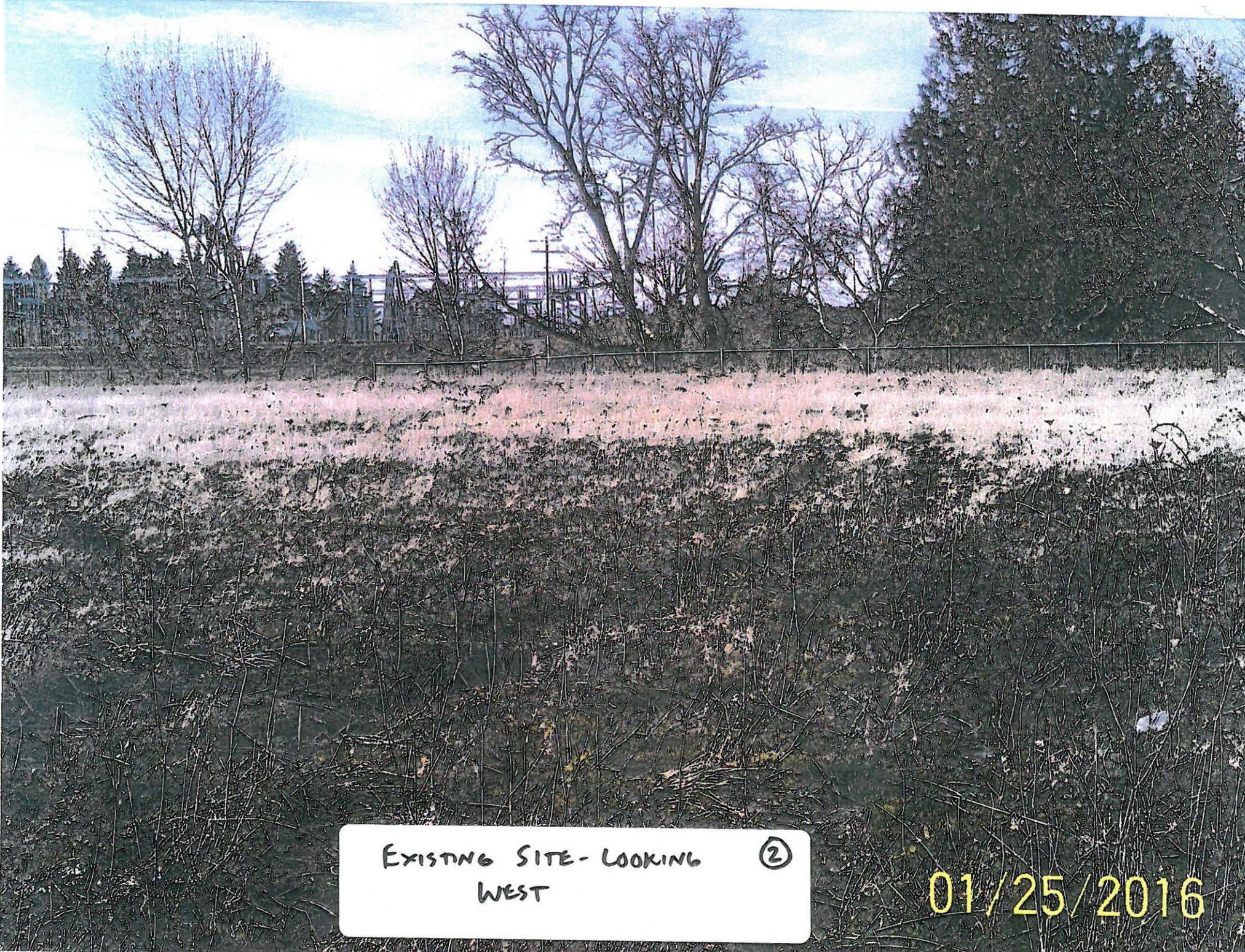
Source:  
 Metro Data Resource Center's RLIS, November, 2015

Date: 03/14/2016
Scale: 1 in. = 200 ft.
Project #: NB753
Drawn By: CEB



EXISTING SITE - LOOKING NORTH ①

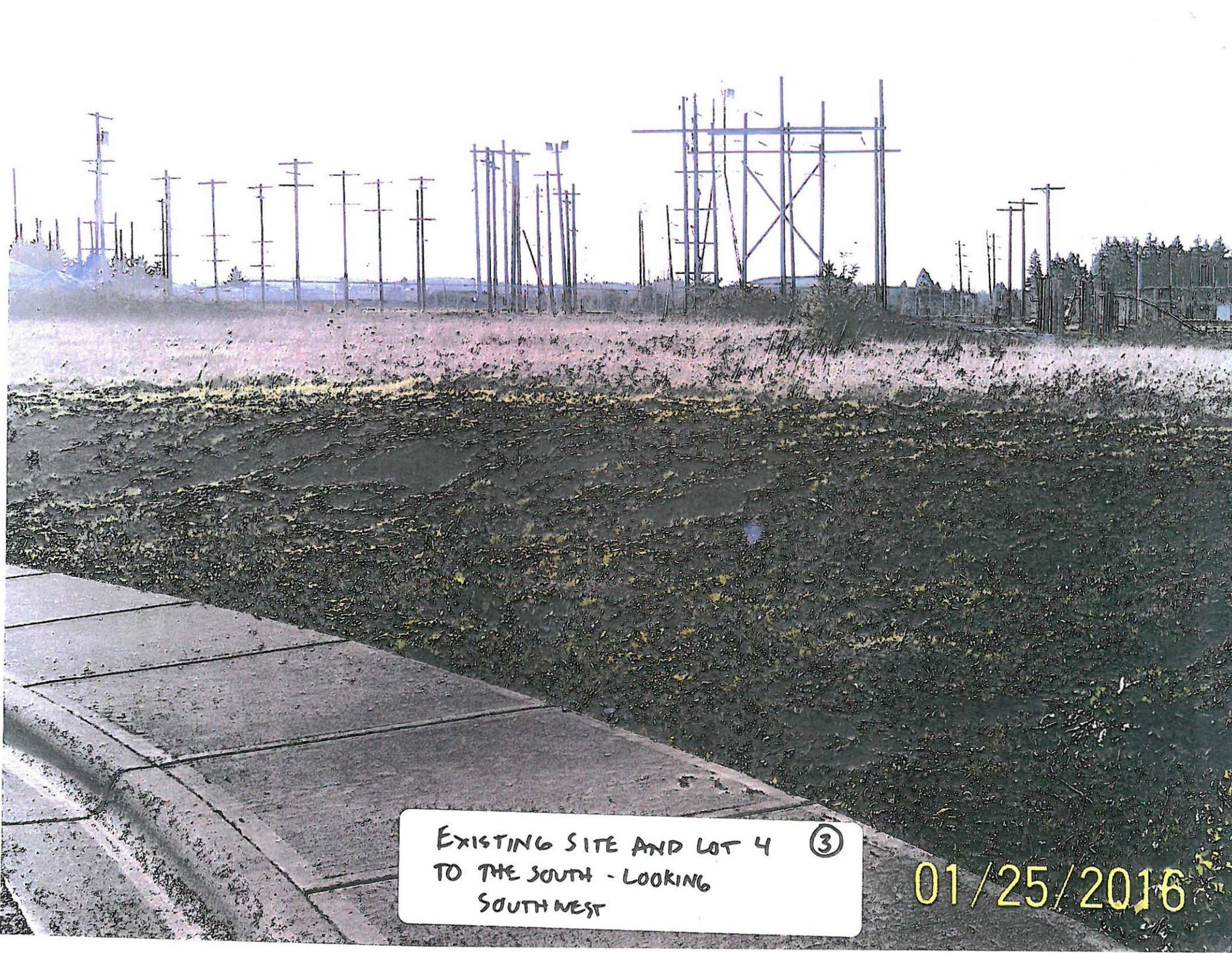
01/25/2016



EXISTING SITE - LOOKING  
WEST

②

01/25/2016



EXISTING SITE AND LOT 4 (3)  
TO THE SOUTH - LOOKING  
SOUTH WEST

01/25/2016



STREET FRONTAGE 4  
IMPROVEMENTS - LOOKING NORTH

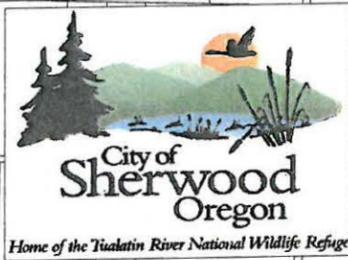
01/25/2016

Blue = Water  
Green = Sanitary  
Red = Storm



# Sherwood Plan and Zone Map

SITE



City of Sherwood Oregon  
Home of the Tualatin River National Wildlife Refuge

City Recorder for the City of Sherwood, OR hereby certifies this to be the Official Plan and Zoning Map of the City per Section 1.102.02 of the Sherwood Zoning and Community Development Code.  
City Recorder's Signature  
Date

Adopted by Ordinance No. 86-836 and amended by Ordinance Nos.:

86-846	93-880
86-853	94-881
86-854	94-882
87-860	94-884
87-871	95-894
87-873	95-897
88-875	96-1005
88-876	96-1007
88-877	96-1051
88-878	96-1068
88-883	99-1072
88-884	99-1074
88-890	2000-1082
88-891	2002-1127
89-892	2002-1128
89-904	2002-1133
90-920	2003-1141
90-921	2003-1147
91-928	2004-001
91-935	2004-007
91-936	2004-008
91-937	2004-011
91-938	2006-018
91-940	Res 2006-050
92-950	2007-006
92-952	Res 2007-016
93-955	2008-003
93-965	2009-004
93-974	2009-008
93-975	2010-004
93-977	2010-014
93-979	2011-010
	2012-011

Open Space-Sub Area 59 Concept Plan

Metro Ordinance 02-986A

Employment Industrial (EI)

**Legend**

Very Low Density Residential-VLDR	Office Commercial-OC
VLDR-PUD (Planned Unit Development)	OC- PUD
Low Density Residential-LDR	Retail Commercial-RC
LDR- PUD	RC- PUD
Medium Density Residential Low-MDRL	General Commercial-GC
MDRL- PUD	Open Space
Medium Density Residential High-MDRH	Light Industrial-LI
High Density Residential	LI PUD
High Density Residential PUD	General Industrial-GI
Institutional and Public	Urban Growth Area-Concept Plan Required
Neighborhood Commercial	Unannexed Area-Inside UGB*
	Old Town Overlay
	City Boundary
	Urban Growth Boundary

\* Zoning of unannexed parcels does not apply until annexed into the City.

1,000 500 0 1,000 Feet

NB753

OLDS PLACE CONDITIONAL USE

# SHERWOOD COMMERCIAL CENTER STORMWATER REPORT

AKS JOB #1192

DATE: JULY 15, 2005

CLIENT: SHERWOOD COMMERCIAL CENTER, LLC.  
6141 SW ORCHID DRIVE  
PORTLAND, OR 97219

ENGINEERING CONTACT: MONTGOMERY HURLEY

ENGINEERING FIRM: AKS ENGINEERING & FORESTRY, LLC

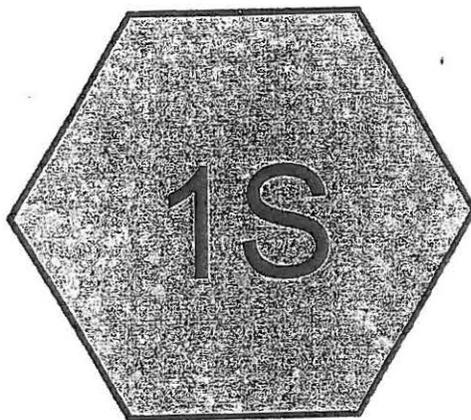


13910 SW GALBREATH DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969



RENEWAL DATE: 6-30-07

25 YEAR STORM



# POST

NOTE: THIS SUBCATZMENT ASSUMES THE ENTIRETY OF ALL LOTS AS IMPERVIOUS.

OLDS PLACE CONDITIONAL USE PROJECT IS A PORTION OF THE SHERWOOD COMMERCIAL CENTER. AS SUCH THE STORM SEWERS AND WQ SWALE ARE DESIGNED TO HANDLE THIS PROJECT.

*Gregory M. Thiel*



4/20/16

EXPIRES JUNE 30, 2016

