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November 7, 2013

Joe Turner, AICP – City of Sherwood Hearings Officer
(Via Brad Kilby, AICP – City of Sherwood Planning Manager)
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

RE: CITY FILE NO. SP 13-01 – APPLICANT'S FINAL STATEMENT

Dear Mr. Turner:

At the October 24, 2013 public hearing, the record was left open for one week for additional written testimony to be submitted and then for an additional week for the applicant to respond to any new written testimony received. Additional written materials were received by the City on October 31st, 2013. This letter is in response to the information submitted. Much of the information submitted is not related to the application. To the extent that portions of this information are related to this application, a brief summary is provided below.

PROPERTY OWNERSHIP:

Separate ownership of the properties included in the application is not relevant to the approval criteria. The additional parking is for use by the tenants of the existing building. To the extent that ownership is relevant to the situation, the City has included a condition of approval in the recommendation requiring the creation of a maintenance and access easement between tax lots 1600 and 2100.

MAXIMUM PARKING:

The applicant met with City staff in a pre-application conference. At the pre-application conference, City staff informed the applicant that the maximum number of parking spaces for the existing dental office building was approximately 90 spaces. Consistent with this information, the City has included findings in its Staff Report stating that the total number of spaces that will be available to serve the existing building (73) complies with the maximum number of parking spaces permitted (90).

In addition to the above, there is a substantial amount of evidence in the record covering the topics discussed in the information submitted on October 31st, all of this documentation supporting approval of the application. This includes the applicant's written narrative, preliminary plans, professional reports, as well as the City staff report. Therefore, the application should be approved.

Thank you for your consideration of the application and this additional information.

Sincerely,

AKS Engineering & Forestry, LLC

Montgomery B. Hurley, PE, PLS – Principal



Chris Goodell, AICP – Associate