



Home of the Tualatin River National Wildlife Refuge

Case No. LU2021-015 SP/VA
Fee 4558.11
Receipt # 312025
Date 6.2.2022
TYPE IV

City of Sherwood Application for Land Use Action

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

- Annexation
- Plan Amendment (Proposed Zone _____)
- Planned Unit Development
- Site Plan (square footage of building and parking area)
- Variance (list standards to be varied in description)
- 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. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Bruce Polley - Oregon Street Business Park, LLC
Applicant Address: PO Box 1489, Sherwood, OR 97140
Owner: Bruce and Karen Polley
Owner Address: PO Box 1489, Sherwood, OR 97140

Phone: Please contact Applicant's Consultant
Email: Please contact Applicant's Consultant
Phone: Please contact Applicant's Consultant
Email: Please contact Applicant's Consultant

Contact for Additional Information: Applicant's Consultant: AKS Engineering & Forestry, LLC
Mimi Doukas, AICP, RLA - Principal
12965 SW Herman Road, Suite 100

Property Information:

Street Location: 21720 SW Oregon Street, Sherwood, OR 97140
Tax Lot and Map No: 2S 1W 28C Tax Lot 500
Existing Structures/Use: Industrial buildings, fields
Existing Plan/Zone Designation: Employment Industrial zoning district
Size of Property(ies) ±9.51 acres

Proposed Action:

Purpose and Description of Proposed Action:

Site Plan Review and variance application for new industrial buildings (±115,170 square feet total), parking lot, landscaping, regional stormwater facility, etc.

Proposed Use: Industrial

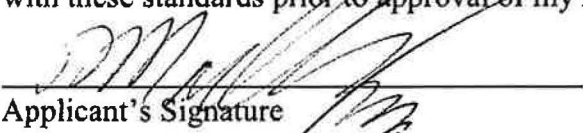
Proposed No. of Phases (one year each): One

LAND USE APPLICATION FORM

Authorizing Signatures:

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

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

5-31-22
Date

Same as above
Owner's Signature

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 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 copies** 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)

* **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.

Oregon Street Business Park Design Review/Variance Application

Date: June 2021
Revised June 2022

Submitted to: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

Applicant: Oregon Street Business Park, LLC
PO Box 1489
Sherwood, OR 97140

AKS Job Number: 7971

The logo for AKS Engineering & Forestry features the letters 'AKS' in a large, bold, blue sans-serif font. Below 'AKS', the words 'ENGINEERING & FORESTRY' are written in a smaller, blue, all-caps sans-serif font. The background of the logo area is a faint, colorful architectural drawing of a building with various windows and doors.

AKS
ENGINEERING & FORESTRY

12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Table of Contents

| | | |
|-------------|---|-----------|
| I. | Executive Summary..... | 2 |
| II. | Site Description/Setting | 2 |
| III. | Applicable Review Criteria | 3 |
| | SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE | 3 |
| | Title 16 – Zoning and Community Development Code | 3 |
| | Division II. – LAND USE AND DEVELOPMENT | 3 |
| | Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS..... | 3 |
| | Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS..... | 8 |
| | Division III. - ADMINISTRATIVE PROCEDURES | 10 |
| | Chapter 16.70 - GENERAL PROVISIONS | 10 |
| | Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS | 13 |
| | Division IV. – PLANNING PROCEDURES..... | 15 |
| | Chapter 16.82 -CONDITIONAL USES | 15 |
| | Chapter 16.84 - VARIANCES | 20 |
| | Division V. - COMMUNITY DESIGN | 24 |
| | Chapter 16.90 - SITE PLANNING* | 24 |
| | Chapter 16.92 - LANDSCAPING | 29 |
| | Chapter 16.94 - OFF-STREET PARKING AND LOADING | 38 |
| | Chapter 16.96 - ON-SITE CIRCULATION | 46 |
| | Chapter 16.98 - ON-SITE STORAGE* | 49 |
| | Division VI. - PUBLIC INFRASTRUCTURE | 50 |
| | Chapter 16.106 - TRANSPORTATION FACILITIES..... | 50 |
| | Chapter 16.108 - IMPROVEMENT PLAN REVIEW | 63 |
| | Chapter 16.110 - SANITARY SEWERS | 64 |
| | Chapter 16.112 - WATER SUPPLY* | 65 |
| | Chapter 16.114 - STORM WATER* | 66 |
| | Chapter 16.116 - FIRE PROTECTION* | 67 |
| | Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES | 68 |
| | Division VIII. - ENVIRONMENTAL RESOURCES..... | 69 |
| | Chapter 16.134 - FLOODPLAIN (FP) OVERLAY..... | 69 |
| | Chapter 16.140 - SOLID WASTE | 76 |
| | Chapter 16.142 - PARKS, TREES AND OPEN SPACES..... | 77 |
| | Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS..... | 87 |
| | Chapter 16.146 - NOISE | 93 |
| | Chapter 16.148 - VIBRATIONS..... | 94 |
| | Chapter 16.150 - AIR QUALITY | 94 |
| | Chapter 16.152 - ODORS..... | 95 |
| | Chapter 16.154 - HEAT AND GLARE | 95 |
| | Chapter 16.156 - ENERGY CONSERVATION | 95 |
| IV. | Conclusion | 96 |

Exhibits

Exhibit A: Preliminary Plans

Exhibit B: City of Sherwood Land Use Application Forms & Checklists

Exhibit C: Washington County Assessor's Map

Exhibit D: Preliminary Stormwater Report

Exhibit E: Wetland Assessment and Delineation

Exhibit F: Ownership Information

Exhibit G: Traffic Impact Analysis

Exhibit H: Neighborhood Meeting Documentation

Exhibit I: Public Notice Information

Exhibit J: CWS Service Provider Letter

Oregon Street Business Park Design Review/Variance Application

| | |
|---|--|
| Submitted to: | City of Sherwood Planning Department 22560 SW Pine Street Sherwood, OR 97140 |
| Applicants/ Property Owners: | Oregon Street Business Park, LLC PO Box 1489 Sherwood, OR 97140 |
| Applicant's Consultant: | AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 |
| | Contact: Mimi Doukas, AICP, RLA Email: mimid@aks-eng.com Phone: (503) 563-6151 |
| Site Location: | 21720 SW Oregon Street, Sherwood, OR 97140 Southeast of SW Oregon Street, southwest and northeast of SW Tonquin Road, Sherwood, OR |
| Assessor's Map: | Washington County Assessor's Map 2S 1 28C Lot 500 |
| Site Size: | ±9.53 acres |
| City Zoning: | Employment Industrial (EI) |

I. Executive Summary

Oregon Street Business Park, LLC (Applicant) is seeking approval of an industrial campus located at 21720 SW Oregon Street. The project is comprised of four separate industrial buildings totaling $\pm 115,170$ square feet in building area and associated parking and maneuvering areas, trash enclosures, pedestrian circulation, landscaping, public and utility improvements, and regional stormwater management facility.

This project will result in readily available industrial space for the Tonquin Employment Area (TEA) for small businesses that otherwise likely could not purchase their own sites and construct their own facilities. The design is typical of many industrial developments nearby and focuses on making smaller, flexible spaces that are readily available for small businesses.

This application was originally submitted on June 28, 2021, and deemed complete on September 21, 2021. Public hearings were held by the City of Sherwood Planning Commission on November 29, 2021; January 11, 2022; January 25, 2022; February 1, 2022; and February 22, 2022. At these hearings, the Planning Commission heard testimony regarding the implementation of the TEA Access Management Plan placement of SW Laurelwood Way (formerly Tonquin Court) from the Applicant and neighboring property owners. On February 22, 2022, the Planning Commission hearing was continued to June 28, 2022, in order for the Applicant to revise application materials to modify the site plan, illustrate the future SW Laurelwood Way right-of-way, and revise the stormwater facility to manage regional run-off from the new street.

Due to the proximity of the new street to the project and the associated site plan changes, a “Class A” Variance was needed to prevent excess disruption to the usability of the Oregon Street Business Park site. This variance would allow the “front” setback along SW Laurelwood Way to be reduced from 20 feet to 10 feet and would allow the project to offer a similar building footprint to what had been previously proposed for the project ($\pm 120,815$ square feet). The addition of a variance application to the project required an additional neighborhood meeting, held on May 31, 2022.

This written narrative, together with the preliminary plans and other documentation included in the application materials, establishes that the application complies with all applicable approval criteria of the Sherwood Zoning and Community Development Code (SZCDC). This documentation provides the basis for the City to recommend approval of the application.

II. Site Description/Setting

The property is comprised of two bifurcated portions. The eastern and largest portion of Tax Lot 500 is referred to within this narrative as the “site.” The smaller portion of Tax Lot 500 west of SW Tonquin Road is generally referred to as the “western portion” of the property within this narrative.

Existing Conditions

The site is largely vacant, with several small buildings used for the Applicant’s current industrial business and gravel access and parking lot. The remainder of the site is comprised of a large stand of trees, fields, and a small wetland located south and east of the SW Tonquin Road/SW Oregon Street intersection. The portion west of SW Tonquin Road is largely comprised of wetland and floodplain areas and will not be affected by this project.

The subject property was recently annexed to the City of Sherwood through Sherwood City Council Ordinance 2020-008. This property is located within the Tonquin Employment Area. This area was added

to the Urban Growth Boundary (UGB) by the Metro Council in 2004. In conjunction with Metro adding this area to the UGB, the City of Sherwood undertook extensive planning of the Tonquin Employment Area including transportation and infrastructure and adopted a Preferred Concept Plan consistent with growth in the Urban Reserve.

Public Utilities

The property can be served by existing public utilities located adjacent or in close proximity to the site. There is an existing 12-inch water line in SW Oregon Street adjacent to this site’s frontage that can provide service to this site. An existing 15-inch public sanitary sewer line is located ±380 feet southwest of the site. The project will connect to an adjacent project’s public sanitary sewer line south of the site ultimately discharging to this existing main. There is an existing 12-inch storm sewer main located in SW Oregon Street available for connection.

| Service | Provider | Size | Location | Distance from Site |
|----------------|----------------------|-----------|-----------------------------|-----------------------------|
| Water | City of Sherwood | 24 inches | SW Oregon Street | Adjacent |
| Water | City of Sherwood | 12 inches | SW Oregon Street | Adjacent |
| Sanitary Sewer | City of Sherwood | 15 inches | SW Oregon Street Roundabout | ±380 feet southwest of site |
| Storm Sewer | Clean Water Services | Varied | SW Oregon Street | Adjacent |

Transportation

The project site is located south of SW Oregon Street and is bisected by SW Tonquin Road. The site has frontage on SW Oregon Street, which is under the jurisdiction of Washington County, is classified as an arterial street with three lanes, and has a posted speed limit of 35 miles per hour. SW Tonquin Road is also classified as an arterial street. SW Tualatin-Sherwood Road is located less than a half mile from the site.

A portion of the site has been reserved for dedication to the City for future construction of a roundabout at the intersection of SW Oregon Street and SW Tonquin Road.

SW Laurelwood Way (Formerly Tonquin Court)

SW Laurelwood Way is illustrated on the attached Preliminary Plans (Exhibit A). The street follows the alignment, intersection location, and street cross sections requested by the City of Sherwood.

III. Applicable Review Criteria

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Title 16 – Zoning and Community Development Code

Division II. – LAND USE AND DEVELOPMENT

Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS

16.31.010 - Purpose

- A. Employment Industrial (EI) - The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.



Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and/or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

Industrial establishments and support services shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Hearing Authority.

Response: The project involves industrial space that will support a variety of industrial companies and related businesses, including those listed as desirable above.

16.31.020 - Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning districts. The specific land use categories are described and defined in Chapter 16.88.
- B. Uses listed in other sections of this Code, but not within this specific table are prohibited.
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the industrial zones or contribute to the achievement of the objectives of the industrial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

| Uses | EI ¹ |
|--|-----------------|
| Industrial | |
| Manufacture, compounding, processing, assembling, packaging, treatment, fabrication of products contained wholly within an enclosed building provided exterior odor and noise is consistent with municipal code standards and there is no unscreened storage and not otherwise regulated elsewhere in the code | P |
| Distribution, warehousing and storage associated with a permitted use operating on the same site | P |
| Distribution and warehousing up to 150,000 square feet, provided product(s) are stored within an enclosed building ⁹ | P |

¹ See special criteria for the EI zone, 16.31.050 and the Tonquin Employment Area (TEA), 16.31.060.

² If use is mixed with another, such as a restaurant, it is considered secondary to that use and permitted, provided it occupies less than fifty (50) percent of the total area.

³ Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

⁴ *On constrained land where structures would not otherwise be permitted, provided that no natural resources such as wetland or floodplains are impacted.*

⁵ *Limited to Cardlock, wholesale or facilities incidental to and solely serving an associated permitted or conditional use - no public retail fuel sales.*

⁶ *See Special Criteria for Medical Marijuana Dispensary under Section 16.38.020.*

⁷ *Sales and rental area Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.*

⁸ *Animal boarding/kennels and pet daycare facilities entirely within an enclosed building are considered "other personal service."*

⁹ *For standalone warehousing and distribution only. Warehousing and distribution associated with another approved use is ancillary and permitted without size limitations.*

¹⁰ *These businesses are involved in the servicing and supplying of materials and equipment primarily intended for industrial, institutional, or commercial businesses. On-site sales are limited as most activity occurs electronically or off-site. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products are generally delivered to the customer. Few customers, especially the general public, come to the site.*

¹¹ *Except for towers located within one thousand (1,000) feet of the Old Town District which are prohibited.*

¹² *See special standard criteria for hospitality and lodging uses within the Light Industrial Land Use District SZCDC 16.31.040.*

Response: The planned uses involve manufacturing, distribution, and warehousing in flexible industrial building space. These criteria are met.

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).

B. Development Standards

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

| Development Standards by Zone | EI |
|---|----------------------|
| Lot area – industrial uses: | 3 acres ⁹ |
| Lot area – commercial uses (subject to Section 16.31.050) | 10,000 SF |
| Lot width at front property line: | 100 feet |
| Lot width at building line: | 100 feet |
| Front yard setback ¹¹ | 20 feet |
| Side yard setback ¹⁰ | None |
| Rear yard setback ¹¹ | None |
| Corner lot street side ¹¹ | 20 feet |
| Height ¹¹ | 50 feet |

⁹ Lots within the EI zone that were legal lots of record prior to October 5, 2010 and smaller than the minimum lot size required in the table below may be developed if found consistent with other applicable requirements of Chapter 16.31 and this Code. Further subdivision of lots smaller than three acres shall be prohibited unless Section 16.31.050 applies.

¹⁰ When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.

¹¹ Structures located within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

Response: The lot area is ±9.58 acres, the existing lot width is greater than 100 feet, and the proposed setbacks are greater than 20 feet along the front lot lines of SW Oregon Street and SW Tonquin Road. A variance for a reduction in front yard setback has been included for the frontage of the site along SW Laurelwood Way and a small area at the southeast corner of the site. The project site is not located adjacent to or within 100 feet of a park or residential zone. The height of the buildings proposed is less than the district maximum of 50 feet, at 23 feet, 6 inches (Sheet EX-1, Exhibit A) per structure. These criteria are met.

16.31.050 - Employment Industrial (EI) Restrictions

A. Use Restrictions

1. Retail and professional services that cater to daily customers, such as restaurants and financial, insurance, real estate, legal, medical and dental offices, shall be limited in the EI zone.
 - a. New buildings for stores, branches, agencies or other retail uses and services shall not occupy more than five thousand (5,000) square feet of sales or service area in a single outlet and no more than twenty thousand (20,000) square feet of sales or service area in multiple outlets in the same development project, and
 - b. New buildings for stores, branches, agencies or other retail uses and services shall not be located on lots or parcels smaller than five acres in size. A "development project" includes all improvements proposed through a site plan application.
2. Notwithstanding the provisions of Section 16.31.050 "Commercial Nodes Use Restrictions," commercial development permitted under 16.31.050(1)(a) may only be

proposed concurrent with or after industrial development on the same parcel. Commercial development may not occur prior to industrial development on the same parcel.

Response: Commercial uses are not proposed as part of the project. The criteria are met.

B. Land Division Restrictions

1. Lots of record prior to October 5, 2010 that are smaller than the minimum lot size required in the EI zone may be developed if found consistent with other applicable requirements of Chapter 16.31 and this Code. Further subdivision of lots smaller than three acres shall be prohibited unless Section 16.31.050 applies.
2. Lots or parcels larger than fifty (50) acres may be divided into smaller lots and parcels pursuant to a planned unit development approved by the city so long as the resulting division yields at least one lot or parcel of at least fifty (50) acres in size.
3. Lots or parcels fifty (50) acres or larger, including those created pursuant to subsection (2) above, may be divided into any number of smaller lots or parcels pursuant to a planned unit development approved by the city so long as at least forty (40) percent of the area of the lot or parcel has been developed with industrial uses or uses accessory to industrial use.

Response: Land divisions have not been planned as part of this project, and the subject property is ± 9.5 acres in size, meeting the minimum size requirement for the Employment Industrial (EI) zoning district. These criteria are not applicable.

16.31.060 - Tonquin Employment Area (TEA) Commercial Nodes Use Restrictions modified

- A. Within the Tonquin Employment Area (TEA), only commercial uses that directly support industrial uses located within the TEA are permitted as conditional uses.
- B. Commercial development, not to exceed a total of five contiguous acres in size, may be permitted.
- C. Commercial development may not be located within three hundred (300) feet of SW 124th Avenue or SW Oregon Street, and must be adjacent to the proposed east-west collector street.

Response: Because of the project site's location within 300 feet of SW Oregon Street, and not adjacent to the proposed east-west collector street, commercial development is not proposed. As a result, these criteria are not applicable.

16.31.070 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, the applicable provisions of Divisions V, VIII and IX will apply.

Response: The applicable standards are addressed later within this narrative.

16.31.080 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: The project site is not located within a floodplain; however, the western portion of the property is within a floodplain area. Stormwater runoff from the site is planned to flow to a floodplain area. The applicable standards are addressed later within this narrative.

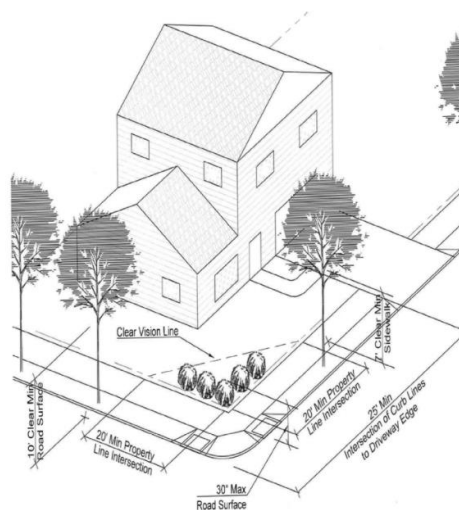
Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS

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.



Response: Clear vision areas are required at the interim driveway intersection with SW Oregon Street, the planned location of the intersection of SW Oregon Street and SW Laurelwood Way, the intersection of SW Oregon Street and SW Tonquin Road, and the intersection of SW Tonquin Road and the unnamed right-of-way at the southern property boundary. Vision clearance requirements have been met, as demonstrated by the attached Preliminary Circulation Plan (Exhibit A). Plantings between 2½ and 7 feet in height, walls, fences, and other prohibited items have not been planned within clear vision areas. These criteria are met.

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 the 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. Applicability:

The following standards apply to walls, fences, hedges, lattice, mounds, and decorative toppers. These standards do not apply to sound walls and landscape features that are not hedges.

D. 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 Areas) 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.

E. General Conditions—All Fences:

1. Retaining, masonry, concrete, and modular retaining walls may not be constructed within the eight-foot public utility easement (PUE) located on the front and corner street side yards, without approval from the City Engineer.
2. Fences must be structurally sound and maintained in good repair. A fence may not be propped up in any way from the exterior side.
4. The finished side of the fence must face the street or the neighboring property. This does not preclude finished sides on both sides.
5. **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.

6. 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.
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.
8. Call before you dig (811) if placing a fence within the public utility easement (PUE) to have your utility lines located. This easement area is usually located eight (8) feet across the front yard and the side yard setback on a corner lot. Utility lines can be buried just beneath the surface.

Response: Due to the grade of the site, retaining walls are required within several areas of the site. Fences and walls have not been planned within public utility easements (PUEs) and have not been proposed above 8 feet in height. Please see the attached Preliminary Plans (Exhibit A) for further details. These standards are understood; therefore, applicable criteria have been met or will be met upon installation of the fencing.

Division III. - ADMINISTRATIVE PROCEDURES

Chapter 16.70 - GENERAL PROVISIONS

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.

Response: A pre-application conference for this project was held on April 30, 2020.

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.

Response: As the application requires a Type IV process, a virtual neighborhood meeting was held on June 22, 2021. Another virtual neighborhood meeting was held on May 31, 2022, after

the addition of a variance to the application. Notice was provided to owners of property within 1,000 feet of the subject property. Documentation consistent with the provisions of this section is provided in Exhibit H. These criteria are met.

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 traffic study, if required by other sections of this Code.
 - k. 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:
 - 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.
1. 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.
 2. Exemptions can be made when items in 16.70.030.C.1 are not necessary in order to make a land use decision, such as for text amendments to the development code. Additional written documentation may be necessary to adequately demonstrate compliance with the criteria.

Response: The required materials are attached to this narrative. Land use applications are attached as Exhibit B, Preliminary Plans containing the required information are attached as Exhibit A, and other required materials as applicable. These criteria are met.

Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

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:

4. Type IV

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

- c. Site Plans — Greater than 40,000 square feet of floor area, parking or seating capacity.
- e. Industrial Site Plans subject to Section 16.90.020.D.7.b.

Response: The proposed industrial development involves ±115,170 square feet of floor area; therefore, a Type IV review process is required. The applicable criteria are included for review as part of this narrative, and these criteria are met.

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.
2. In addition to Section 1 above, all Type IV quasi-judicial applications shall also demonstrate compliance with the Conditional use criteria of Section 16.82.020.

Response: The applicable approval criteria have been addressed within this narrative. These criteria are met.

16.72.020 - Public Notice and Hearing

A. Newspaper Notice

Notices of all public hearings for Type III, IV and V land use actions required by this Code shall be published in a newspaper of general circulation available within the City two (2) calendar weeks prior to the initial scheduled hearing before the Hearing Authority and shall be published one additional time in the Sherwood Archer, Sherwood

Gazette or similarly local publication, no less than 5 days prior to the initial scheduled hearing before the hearing authority.

B. Posted Notice

1. Notices of all Type II, III, IV and V land use actions required by this Code shall be posted by the City in no fewer than five (5) conspicuous locations within the City, not less than fourteen (14) calendar days in advance of the staff decision on Type II applications or twenty (20) calendar days in advance of the initial hearing before the Hearing Authority for Type III, IV and V applications.
2. Signage must be posted on the subject property fourteen (14) calendar days in advance of the staff decision on Type II applications and twenty (20) calendar days in advance of the initial hearing before the Hearing Authority for Type III, IV and V applications.
 - a. on-site posted notice shall provide a general description of the land use action proposed, the project number and where additional information can be obtained.
 - b. On-site posted notice shall be designed to be read by motorists passing by; the exact size and font style to be determined by the City.
 - c. On-site posted notice shall be located on the property in a manner to be visible from the public street. For large sites or sites with multiple street frontages, more than one sign may be required.

C. Mailed Notice

1. For Type II, III, IV and V actions specific to a property or group of properties, the City shall send written notice by regular mail to owners of record of all real property within one thousand (1,000) feet from the property subject to the land use action. Written notice shall also be sent to Oregon Department of Transportation (ODOT), Metro, the applicable transit service provider and other affected or potentially affected agencies. If the subject property is located adjacent to or split by a railroad crossing ODOT Rail Division shall also be sent public notice.
2. Written notice to property owners shall be mailed at least fourteen (14) calendar days prior to a decision being made on a Type II land use action and at least twenty (20) calendar days in advance of the initial public hearing before the Hearing Authority. If two (2) or more hearings are required on a land use action, notices shall be mailed at least ten (10) calendar days in advance of the initial hearing before the Commission or Council.
3. For the purposes of mailing the written notice, the names and addresses of the property owners of record, as shown on the most recent County Assessor's records in the possession of the City, shall be used. Written notice shall also be mailed to homeowners associations when the homeowners association owns common property within the notification area and is listed in the County Assessor's records.

4. For written notices required by this Code, other than written notices to property owners of record, the City shall rely on the address provided by the persons so notified. The City shall not be responsible for verifying addresses so provided.
5. If a zone change application proposes to change the zone of property which includes all or part of a manufactured home park, the City shall give written notice by first class mail to each existing mailing address for tenants of the manufactured home park at least twenty (20) days but not more than forty (40) days before the date of the first hearing on the application. Such notice costs are the responsibility of the applicant.

16.72.030 - Content of Notice

Public notices shall include the following information:

- A. The nature of the application and proposed use(s).
- B. A list of the applicable Code or Comprehensive Plan criteria to be applied to the review of the proposed land use action.
- C. The location and street address of the property subject to the land use action (if any).
- D. The date, time, place, location of the public hearing.
- E. The name and telephone number of a local government representative to contact for additional information.
- F. The availability of all application materials for inspection at no cost, or copies at reasonable cost.
- G. The availability of the City planning staff report for inspection at no cost, or copies at a reasonable cost, at least seven (7) calendar days in advance of the hearing.
- H. The requirements for the submission of testimony and the procedures for conducting hearings, including notice that failure to raise an issue accompanied by statements or evidence sufficient to offer the City, applicant or other parties to the application the opportunity to respond, will preclude appeal on said issue to the Council or to the State Land Use Board of Appeals (LUBA).

Response: Noticing is performed by the City; however, these standards are understood.

Division IV. – PLANNING PROCEDURES

Chapter 16.82 -CONDITIONAL USES

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.

Response: The uses proposed are permitted within the Employment Industrial (EI) zoning district. A conditional use permit has not been requested at this time; however, the application must meet the conditional use standards per Section 16.72.010(C)(2).

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.

Response: Changes to a conditional use have not been proposed. These criteria do not apply.

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.

Response: The appropriate application and fees have been included as part of this submittal. These criteria are met.

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.

Response: These standards are understood.

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.

Response: Any uses permitted conditionally within the Employment Industrial district that may be considered on the project site can obtain approval when under consideration. This Type IV site plan review application demonstrates compliance with the conditional use criteria of this section.

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.

Response: A final site plan with revisions or other features or conditions required by the Hearing Authority will be provided for review and approval. These criteria will be met upon submittal of a future application.

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.

Response: Water, sanitary sewer, and electrical utilities are located within SW Oregon Street and, with extension of sanitary sewer services, are available to serve the site. Stormwater is available via an outfall within the SW Tonquin Road right-of-way adjacent to the westernmost portion of Tax Lot 500. The property is located within the service districts of the Sherwood Police Department, Tualatin Valley Fire and Rescue, and Pride Waste Disposal. New transportation facilities and transportation improvements have been planned as part of this project.

The public facilities and services available to the site currently, or following improvement, are or will be adequate, and these criteria are met.

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.

Response: The proposed use conforms to the standards of the Employment Industrial zoning district and has not been planned to create incompatible levels of noise generation or safety issues with abutting land uses. The site is surrounded by the Employment Industrial zoning district to the east and south and Light and General Industrial zoning districts to the west and north. The Rock Creek corridor is located west of the project site and SW Tonquin Road. This area provides a buffer between the site and a residential area ±650 feet from the site. These criteria are met.

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.

Response: The currently underdeveloped site is projected to host a portion of the 3,520 jobs forecasted within the Tonquin Employment Area at buildout (TEA Final Concept Plan, September 2010). The proposed development will provide building space for a variety of industrial companies and related businesses. These small and medium-sized “flex”

building spaces are designed to provide leasable space for emerging businesses and those sectors targeted for the EI zoning district. Development of this site will create leasable building area to meet the needs of smaller businesses, providing additional employment within the City.

The development is proposed to access the street network via a driveway onto SW Laurelwood Way. SW Laurelwood Way provides access to SW Oregon Street, an arterial street. The attached Traffic Impact Analysis (TIA) (Exhibit G) demonstrates that the planned uses will not generate traffic in the area in excess of that identified as appropriate in the Sherwood Transportation System Plan. The street network planned satisfies the intent of the TEA Concept Plan and, thus, the Transportation System Plan by minimizing disruption of the TEA's large industrial properties and illustrating the City's preferred transportation network through this area of the Tonquin Employment Area.

These criteria are met.

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.

Response: Surrounding properties and nearby uses, neighborhoods, and the City as a whole are not planned to be adversely impacted by the proposed project. Many of the surrounding uses within this and nearby zoning districts are similarly industrial in nature. Residential properties are located ± 750 feet to the west; however, these areas are buffered from the project site by the Rock Creek corridor, SW Tonquin Road, and SW Murdock Road rights-of-way. This criterion is met.

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

Response: The proposed use accommodates the size, shape, location, topography, and natural features in and surrounding the site. The project proposes to leverage the topography of the site to provide stormwater quality facilities within the lowest point at the southwest corner of the site east of SW Tonquin Road. While many trees on the site require removal to accommodate the grading needed to access SW Laurelwood Way and create usable building envelopes, several trees are planned for preservation, as feasible. This criterion is met.

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

Response: The site is the location of Class I Riparian Habitat and Class A Upland Habitat, as mapped by Metro. The project proposes impacts to the on-site wetland and vegetated corridor. A natural resources assessment is attached (Exhibit E), which determined that there are no sensitive wildlife species present on the site. These criteria are met.

[...]

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.

Response: The project does not anticipate the degradation of air, land, or water or the creation of noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety, or welfare. The site will operate in accordance with applicable environmental performance standards and be typical of industrial districts. These criteria are met.

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.

Response: The project involves the improvement of public facilities to the applicable standards for sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, and other utilities. These improvements are described elsewhere within this report and within the applicable sheets within the Preliminary Plans (Exhibit A). Therefore, these criteria are met.

3. Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.

Response: The project site within the Employment Industrial zoning district meets the required lot sizes and yard dimensions. Street right-of-way is planned to be provided for needed public street and sidewalks. Off-street parking and loading facilities meet the applicable standards. Additional, increased requirements have not been anticipated.

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.

Response: These standards are reviewed elsewhere within this report, and the applicable criteria have been met.

5. Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.

Response: Parks and other improvements are not planned as part of this application. Right-of-way dedications for SW Laurelwood Way, along SW Oregon Street, and for the SW Oregon Street/SW Tonquin Road roundabout have been planned.

6. Limiting the number, size, location, height and lighting of signs.

Response: Specific signage and other details have not been proposed as part of this application. This criterion does not apply.

7. Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.

Response: Where practicable, existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas have been preserved.

8. Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.

Response: The proposed development is not planned to increase harmful environmental impacts such as noise, vibration, air pollution, glare, odor, or dust as outlined within review of the standards of SZCDC Sections 16.146 to 16.156. This criterion is met.

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.

Response: These standards are understood.

Chapter 16.84 - VARIANCES

16.84.010 - Purpose

This Chapter provides standards and procedures for variances, which are modifications to land use or development standards that are not otherwise permitted elsewhere in this Code as exceptions to Code standards. This Chapter provides flexibility, while maintaining the purposes and intent of the Code. No variances shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use is located. In granting a variance, conditions may be imposed when necessary to protect the best interests of surrounding properties and neighborhoods, and otherwise achieve the purposes of the adopted Comprehensive Plan, the Transportation System Plan, and other Code provisions.

16.84.020 – Applicability

A. Exceptions and Modifications versus Variances

A code standard or approval criterion may be modified without approval of a variance if the applicable code section expressly allows exceptions or modifications. If the code provision does not expressly provide for exceptions or modifications then a variance is required to modify that code section and the provisions of Chapter 16.84 apply.

B. Combining Variances with Other Approvals; Permit Approvals by Other Agencies.

Variance requests may be combined with and reviewed concurrently by the City approval body with other land use and development applications (e.g., development review, site plan review, subdivision, conditional use, etc.); however, some variances may be subject to approval by other permitting agencies, such as ODOT in the case of State Highway access.

C. Adjustments and variances cannot be applied to change any existing Planned Unit Development (PUD).

Response: The Applicant is pursuing a variance for building setbacks as a component of land use approval concurrent with the Site Design Review.

16.84.030 - Types of Variances

As provided in this Section, there are three types of variances: Adjustments, Class A variance and Class B variance; the type of variance required depends on the extent of the variance request and the discretion involved in the decision making process.

[...]

C. Class A Variances

1. Generally

- a. The Class A variance procedure may be used to modify a standard for three (3) or fewer lots, including lots yet to be created through a partition process.
- b. An applicant who proposes to vary a standard for lots yet to be created through a subdivision process may not utilize the Class A variance procedure. Approval of a Planned Unit Development shall be required to vary a standard for lots yet to be created through a subdivision process, where a specific code section does not otherwise permit exceptions.
- c. A Class A Variance shall not be approved that would vary the "permitted, conditional or prohibited uses" of a land use district.

Response: The requested variance would modify a standard for only one lot, the subject site. The Class A Variance does not vary permitted, conditional, or prohibited uses of the Employment Industrial land use district. These criteria are met.

2. Approval Process:

- a. Class A Variances shall be processed using a Type IV procedure, as governed by Chapter 16.84, using the approval criteria in subsection 3, below.
- b. In addition to the application requirements contained in Chapter 16.72.010, the applicant shall provide a written narrative describing the reason for the variance, why it is required, alternatives considered, and compliance with the criteria in subsection 3.

Response: These standards are understood. The project requires a Type IV review procedure.

The variance is being requested to modify the requirements of Section 16.31.030.B to permit a reduced front setback for buildings within the Employment Industrial zoning district. The variance would reduce the required 20-foot front setback to 10 feet along the site's eastern boundary and at southeastern corner of Building 4. The adverse conditions requiring this variance are outlined below. These criteria are met.

3. **Approval Criteria: The City shall approve, approve with conditions, or deny an application for a Class A Variance based on the following criteria:**

a. **The proposed variance will not be materially detrimental to the purposes of this Code, to any other applicable policies and standards, and to other properties in the same land use district or vicinity;**

Response: The nature of the site's zoning, use, and circumstances provides that the variance will not be materially detrimental to the purposes of the SZCDC or other applicable policies, standards, or neighboring properties. The Employment Industrial zoning district has only one listed setback standard—front yard setbacks. Side and rear setbacks are not required within the zoning district, and the standards permit zero-setback structures to be constructed.

The location of the variance is shielded from view from local residential districts through the adjacent Rock Creek corridor, several rights-of-way, and the project buildings themselves. The reduced setback will be visible from the adjacent Sherwood Commerce Center project and SW Laurelwood Way, an industrial local street that is not proposed to serve through traffic. The appearance of the buildings is also proposed to be softened by dense landscape plantings along the building and by street trees along the length of SW Laurelwood Way.

b. **A hardship to development exists which is peculiar to the lot size or shape, topography, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same land use district);**

Response: The project site is peculiar in a number of ways. The shape of the site is detrimental to development of the site as it requires the concentration of buildings at the center and eastern portions of the site—where industrial multi-tenant buildings, typically long and narrow, can be located. The topography of the site precludes the effective use of the western portions of the site, which must instead be used for a stormwater facility or would require large amounts of fill to elevate the ground above the adjacent rights-of-way for the purposes of development. Similarly, the Applicant's property is unlike other properties in the area in that it is completely surrounded by rights-of-way. The applicant has no control over the amount of street frontage available. All of these factors create a hardship to development of the site.

While being only ±9.53 acres in size, the site is surrounded by rights-of-way, requiring a number of front yard setbacks. Since the property abuts SW Oregon Street, SW Tonquin Road, SW Laurelwood Way, and an unnamed right-of-way to the south of the property, 20-foot front yard setbacks are required along each of these frontages. Dedication of right-of-way was required along each of these streets with the exception of the unnamed right-of-way to the south, further reducing the buildable area of the site. The unnamed right-of-way, however, is unlikely to be developed as a street and may be vacated in the future. Should the right-of-way be vacated, the property line would function as a side or rear property line, which has no minimum required setback within the Employment Industrial district. The granting of a variance along this portion of the property would have little to no impact on adjacent properties as a result.

The location of SW Laurelwood Way requires a significant reduction in the building area that can be constructed on the site, originally ±120,815 square feet. Without the requested variance, the currently proposed project (±115,170 square feet), would result in a further reduction in buildable area (±5.3 percent).

- c. The use proposed will be the same as permitted under this title and City standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;

Response: The proposed use of the property will not be altered by the requested variance. The variance will not apply to other portions of the site with front setbacks and is the minimum variance needed to accomplish the reasonable economic use of the land.

- d. Existing physical and natural systems, such as but not limited to traffic, drainage, natural resources, and parks will not be adversely affected any more than would occur if the development occurred as specified by the subject Code standard;

Response: The requested variance will not adversely affect existing physical or natural systems in the area. Access, traffic, drainage, natural resources, and parks are anticipated to be unaffected by the front yard setback variance.

- e. The hardship is not self-imposed; and

Response: The hardship is caused by external factors outside the control of the Applicant such as site shape, topography, and road orientation.

- f. The variance requested is the minimum variance that would alleviate the hardship.

Response: The requested variance is the minimum needed to alleviate the hardship. The reduced setback will allow a 10-foot front yard in the affected areas: a 50 percent reduction rather than one that would match the side and rear yard requirements of the zoning district. The requested variance will not apply to other areas of the site where front yard setbacks also apply.

 Division V. - COMMUNITY DESIGN

Chapter 16.90 - SITE PLANNING*

[...]

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

Response: These standards are understood. A site plan review is required, and the materials needed for such a review are provided as part of this application.

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.

Response: The findings in this narrative, preliminary plans, and other documentation included in this application demonstrate compliance with the listed approval criteria. This criterion is met.

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.

Response: The subject property can adequately be served by public urban services, which are located in adjacent or nearby rights-of-way. Stormwater will drain to the planned stormwater management facility located west of the subject site. With the addition of the SW Laurelwood Way right-of-way to the plans, compliance with the TEA Preferred Concept Plan, Transportation System Plan (TSP), and Comprehensive Plan is shown. These criteria are met.

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.

Response: Covenants, agreements, or other specific documents addressing ownership, management, and maintenance of structures, landscaping, and other on-site features are neither necessary nor planned. These criteria are met.

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.

Response: The site does not contain any identified or protected scenic views. An existing drainage way and vegetated corridor runs west of the subject site. Clean Water Services (CWS) has conducted a Sensitive Area Pre-Screening Site Assessment, verifying that the project will not significantly impact existing or potentially sensitive areas found west of SW Tonquin Road. Encroachment into these areas is unavoidable due to site topography, sanitary sewer connection, and layout needs, however, and permanent impacts to the wetland east of the SW Tonquin Road/SW Oregon Street intersection are required. A CWS Service Provider Letter is included in Exhibit J, and the project will comply with the CWS water quality protection requirements as issued. The project proposes the purchase of 0.27 acres of credits from the Tualatin Valley Environmental Bank to mitigate permanent impacts to the wetland. The applicable criteria are met.

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.

Response: Pursuant to the TIA requirements of Section 16.106.080 and the rough proportionality requirements of Section 16.106.090, a TIA was prepared by a licensed traffic engineer and rough proportionality for nearby transportation projects determined. The planned industrial complex of this size is likely to generate 572 average daily trips (ADT). This Traffic Impact Analysis is attached as Exhibit G. These criteria are met.

[...]

7. Industrial developments provide employment opportunities for citizens of Sherwood and the region as a whole. The proposed industrial development is designed to enhance areas visible from arterial and collector streets by reducing the "bulk" appearance of large buildings. Industrial design standards include the following:

a. Portions of the proposed industrial development within 200 feet of an arterial or collector street and visible to the arterial or collector (i.e. not behind another building) must meet any four of the following six design criteria:

(1) A minimum 15% window glazing for all frontages facing an arterial or collector.

Response: The site is located adjacent to and visible from two arterial streets, SW Oregon Street and SW Tonquin Road. Per the Building Elevation Exhibit (EX-1) included as part of Exhibit A, the industrial development is planned to provide a minimum of 15 percent window glazing for all frontages facing an arterial street. North elevations visible from SW Oregon Street provide 15 percent glazing. The west elevation of Building 1 visible from SW Tonquin Road provides 15.7 percent window glazing. Other building elevations are not visible from streets meeting the classification of arterial or collector. This design criterion is met for all buildings as proposed.

(2) A minimum of two (2) building materials used to break up vertical facade street facing frontages (no T-111 or aluminum siding).

Response: A minimum of two building materials are proposed to break up the vertical façade of street facing frontages. Per the Building Elevation Exhibit included as part of Exhibit A, the buildings are planned to have a ledgestone base, stone band, and corrugated steel siding. This design criterion is met for all buildings as proposed.

(3) Maximum thirty-five (35) foot setback for all parts of the building from the property line separating the site from all arterial or collector streets (required visual corridor falls within this maximum setback area).

Response: Because of the site configuration and orientation of arterial streets surrounding the site, a maximum 35-foot setback is not practicable.

- (4) Parking is located to the side or rear of the building when viewed from the arterial or collector.

Response: The project site abuts four rights-of-way. The primary frontage of the site, however, is SW Laurelwood Way, which is where access to the site is planned.

Building 1: Portions of Building 1 are greater than 200 feet from SW Oregon Street and SW Tonquin Road, both arterial streets. Due to the industrial nature of the site and need for both delivery and fire vehicle circulation throughout the site, parking and drive aisles were required to be located alongside Building 1. Although these parking areas are to the side of the building when viewed from SW Oregon Street, the parking areas appear in front of the building. Due to the grade differences between SW Tonquin Road (between 140 feet and 145 feet) and Building 1 (167 feet Finished Floor Elevation) are generally planned to be screened from view from SW Tonquin Road. This area lies at a higher elevation when viewed from street level, and multiple tree plantings are planned between the parking area, the stormwater facility, and SW Tonquin Road.

Building 2: Building 2 is only visible from SW Oregon Street. When viewed from SW Oregon Street, parking is provided to the side of the building.

Building 3: Building 3 provides parking visible from SW Oregon Street.

Building 4: Building 4 is not visible from SW Oregon Street or SW Tonquin Road and is greater than 200 feet from these arterial streets. The building, however, provides parking to the side of the building when viewed from the direction of SW Oregon Street.

This design criterion is met for Buildings 2 and 4.

- (5) Loading areas are located to the side or rear of the building when viewed from the arterial or collector. If a loading area is visible from an arterial or collector, it must be screened with vegetation or a screen made of materials matching the building materials.

Response: Loading areas are planned to be located on the side of each building of the industrial campus or screened from view by retaining walls or landscaping. This criterion is met for all buildings as proposed.

- (6) All roof-mounted equipment is screened with materials complimentary to the building design materials.

Response: Roof-mounted equipment has not been planned. Roof-mounted equipment, if desired in the future, is anticipated to be screened with materials complementary to the building design. Future roof-mounted equipment on Buildings 1 and 3 will be screened to comply with industrial design requirements to provide a fourth design element. Detailed elevations are available as part of Exhibit A. This criterion is met.

- b. As an alternative to Section 16.90.020.D.7.a, an applicant may opt to have a design review hearing before the Planning Commission to demonstrate

how the proposed development meets or exceeds the applicable industrial design objectives below (this design review hearing will be processed as a Type IV review):

- (1) Provide high-value industrial projects that result in benefits to the community, consumers and developers.
- (2) Provide diversified and innovative working environments that take into consideration community needs and activity patterns.
- (3) Support the City's goals of economic development.
- (4) Complement and enhance projects previously developed under the industrial design standards identified in Section 16.90.020.D.7.

Response: An alternative review to the standards of Section 16.90.020.D.7.a has not been planned; however, many of these criteria are met. The project will provide highly desirable industrial space for new and growing industrial companies. These spaces will provide diverse workspaces for area businesses to occupy that would otherwise need to locate elsewhere due to a lack of availability of small industrial suites in Sherwood. This project provides an opportunity for the community, consumers, and developers to support the City's goals of economic development by providing jobs, products, and services within Sherwood.

- (5) Enhance the appearance of industrial developments visible from arterials and collectors, particularly those considered "entrances" to Sherwood, including but not limited to: Highway 99W, Tualatin-Sherwood Road and Oregon Street.
- (6) Reduce the "bulk" appearance of large industrial buildings as viewed from the public street by applying exterior features such as architectural articulation, windows and landscaping.
- (7) Protect natural resources and encourage integration of natural resources into site design (including access to natural resources and open space amenities by the employees of the site and the community as a whole).

Response: Landscaping within visual corridors and vegetation within the stormwater facility will screen the site from SW Oregon Street and SW Tonquin Road. The industrial buildings are planned to be enhanced and framed by the appearance of landscaping. Windows and architectural material choices are planned to enhance the exterior appearance of the buildings and reduce "bulk." Natural resources, such as the wetlands on the western edge of the site near the future SW Oregon Street/SW Tonquin Road roundabout, will be enhanced with vegetation for stormwater treatment. These criteria are met.

8. Driveways that are more than twenty-four (24) feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.

Response: The planned driveway providing ingress and egress connects to SW Laurelwood Way. There are no additional existing or planned streets to align with the driveway. The standard is not applicable.

E. Approvals

The application is reviewed pursuant to Chapter 16.72 and action taken to approve, approve with conditions, or deny the application for site plan review. Conditions may be imposed by the Review Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan or the Zoning and Community Development Code. The action must include appropriate findings of fact as required by Section 16.90.020. The action may be appealed to the Council in accordance with Chapter 16.76.

F. Time Limits

Site plan approvals are void after two (2) years unless construction on the site has begun, as determined by the City. The City may extend site plan approvals for an additional period not to exceed one (1) year, upon written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010. A site plan approval granted on or after January 1, 2007 through December 31, 2009, is extended until December 31, 2013.

Response: These standards are understood.

Chapter 16.92 - LANDSCAPING

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.

Response: The Preliminary Landscape Plan, prepared by a licensed landscape architect, is included in Exhibit A. Unpaved areas not occupied by structures are planned to be landscaped and maintained in accordance with the submitted plans, as applicable.

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.

Response: The Preliminary Landscape Plan (Exhibit A) shows a combination of trees, shrubs, and ground cover in all landscaped areas in compliance with the minimum standards of this section. These criteria are met.

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.

Response: Appropriate plant material has been selected to meet the applicable standards for the specific space and purpose. Irrigation will be provided by a fully automatic, underground system. Plants will cover the landscaping islands without overgrowth. Construction plans and specifications will be prepared to the required standards and show adequate plant health and topsoil preparation. Planting notes are provided on the landscaping plans. These criteria are met or will be met at the time of construction plan submittal.

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.

Response: The Existing Conditions Plan, included in Exhibit A, shows the trees currently on-site and the vegetation to be maintained. The Preliminary Landscape Plan reflects the applicable requirements in Section 16.142, which are addressed in the responses below. The applicable criteria are met.

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.

Response: Required landscaping will be planted with trees, ground cover, and shrubs. No non-vegetative features are planned. These standards are met.

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.

Response: The project site does not directly abut residential zones. The property abuts a residential zone southeast of the SW Oregon Street/SW Murdock Road roundabout. This area is the location of the Rock Creek corridor, a wetland and floodplain, and is not planned to be used for industrial development. This area is planned to remain as-is; therefore, these criteria do not apply.

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.

Response: A 10-foot or greater width landscaped strip is provided along the perimeter of the site. Along the southern and eastern edges of the site, this landscaped buffer is 10 feet in width. Along the northern and western edges of the site, this buffer is between 15 to +200 feet in width. This criterion is met.

- 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.

Response: The project site does not abut access drives within a residential zone. These criteria do not apply.

[...]

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:

$$\text{Canopy Factor} = \text{Mature Height (in feet)} \times \text{Canopy Spread (in feet)} \times \text{Growth Rate Factor} \times .01$$

(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.

Response: The Preliminary Site Plan shows 185 parking spaces, which require 8,325 square feet of landscaping. The Preliminary Landscape Plan shows greater than ±20,410 square feet of interior parking lot landscaping and greater than ±134,881 square feet of landscaping with the inclusion of the stormwater facility as specified below.

The proposed tree canopy at maturity has been estimated at ±185,105 square feet, exceeding 30 percent of the site (±104,256 square feet).

The Preliminary Landscape Plan is available as Sheet P13 of the Preliminary Plans (Exhibit A). Parking lot landscaping areas have been illustrated on Sheet EX-2 of Exhibit A. These criteria are met.

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.

Response: The Preliminary Landscape Plan (Exhibit A) shows 89 trees are proposed with a combination of large (Marshall's Green Ash, Austrian Pine, and Green Vase Sawleaf Zelkova) and small (Vine Maple) tree selections to meet the canopy factor required.

Based on the planned provision of 185 parking spaces and the following calculations, the parking lot canopy requirements are met:

Vine Maple is a small tree (Canopy Factor 10). There are 27 planned within the landscaped areas on the site. These trees provide canopy for 54 parking spaces (27 trees x (2 parking spaces/1 small tree) = 54 parking spaces).

Marshall's Green Ash is classified as a large tree (Canopy Factor 200) and provides canopy for 92 parking spaces (23 trees x (4 parking spaces/1 large tree) = 92 parking spaces).

Austrian Pine is classified as a large tree (Canopy Factor 100). The eight plantings provide canopy for 32 parking spaces (8 trees x (4 parking spaces/1 large tree) = 32 parking spaces).

Western Red Cedar is an evergreen species and nine are provided within the landscaping areas. These trees provide a mature canopy of up to 70 feet in diameter, classifying them as a large tree (Canopy Factor 105) and providing canopy for 36 parking spaces (9 trees x (4 parking spaces/1 large tree) = 36 parking spaces).

Green Vase Sawleaf Zelkova is another large tree with a Canopy Factor of 192. The 22 plantings will provide canopy for 88 parking spaces (22 trees x (4 parking spaces/1 large tree) = 88 parking spaces).

Street tree species proposed include Paperbark Maple (Canopy Factor 10 – Small) and American Linden (Canopy Factor 150 – Large). Thirty-one maples are planned, providing canopy for an additional 62 parking spaces at the small tree rate (2 parking spaces/1 small tree). Canopy for 164 parking spaces is provided by the American Linden plantings (41 trees x (4 parking spaces/1 large tree) = 164 parking spaces).

Per the above calculations, canopy is provided for 152 parking spaces on-site. Parking lot tree canopy is provided for 436 parking spaces; however, only 185 parking spaces are proposed. Therefore, the planned landscaping exceeds the canopy factor requirements.

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.

Response: Based on the planned provision of 185 parking spaces, minus 51 parking spaces abutting landscaped areas instead of paved areas, 319 shrubs are required, and 683 shrub plantings are proposed, 419 of which are adjacent to parking areas. The remainder of the parking area landscaping will be planted with ground cover. The selected plants are anticipated to cover their respective planting areas within three years of planting. These criteria are met.

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.

Response: The Preliminary Landscape Plan (Exhibit A) shows individual landscaped areas will be at least 90 square feet and have a minimum width of 5 feet. Islands contain at least one tree and will be curbed to protect landscaping. Islands are distributed as necessary to ensure there are no more than 12 contiguous parking spaces. These criteria are met.

- 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.

Response: The planted stormwater facility is generally adjacent to the parking area; therefore, the landscape area has been included as part of the calculation of required parking lot landscaping. This criterion is met.

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.

Response: Exceptions to the landscaping requirements are not anticipated as part of this application. These criteria do not apply.

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.

Response: The Preliminary Landscape Plan (Exhibit A) shows plantings near the planned access points have been designed not to obstruct minimum sight distances. The criterion is met.

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.

Response: The landscaping has not been planned to require alteration or reduction due to existing environmentally sensitive areas, trees, or woodlands.

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.

Response: Where the location of mechanical equipment, outdoor storage, and service and delivery areas are known, the Preliminary Plans (Exhibit A) demonstrate that they will be sited or sufficiently screened to restrict their visibility from public streets. Adjacent residential zones are located ±630 feet to the west, beyond both the site’s stormwater facility and the Rock Creek corridor, and are sufficiently screened. This criterion is met.

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.

Response: As the project site abuts two arterial streets, SW Oregon Street and SW Tonquin Road, visual corridors are required along those frontages. Fifteen-foot visual corridors have been illustrated on the Preliminary Site Plan and Preliminary Landscape Plan (Exhibit A). These criteria are met.

16.92.040 - Installation and Maintenance Standards

A. Installation

All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Clean Water Services storm water management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance and Mitigation of Landscaped Areas

1. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.
2. All landscaping shall be maintained in a manner consistent with the intent of the approved landscaping plan.
3. Any required landscaping trees removed must be replanted consistent with the approved landscaping plan and comply with § 16.142, (Parks, Trees and Open Space).

C. Irrigation

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in Option 1, 2, or 3.

1. Option 1: A permanent built-in irrigation system with an automatic controller installed.
2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.
3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one (1) year after final inspection to ensure that the landscaping has become established.

Response: The landscaping has been proposed to be planted in-ground and be permanently irrigated with an automatic controller. This criterion is met.

[...]

Chapter 16.94 - OFF-STREET PARKING AND LOADING

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.

B. Deferral of Improvements

Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred twenty five (125) percent of the cost of the parking and loading area is provided the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the parking or loading area is not completed within one (1) year, the security may be used by the City to complete the installation.

[...]

D. Prohibited Uses

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall

not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

Response: These standards, as applicable, are understood. Parking has been proposed and provided per the applicable code provisions. Deferral of improvements, shared parking, and prohibited uses have not been proposed.

E. Location

[...]

2. 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.

[...]

Response: The Preliminary Site Plan (Exhibit A) shows that required off-street parking for the planned industrial project can be accommodated entirely on-site. The project will accommodate greater than 40 employees. Therefore, a carpool/vanpool parking space is required and is illustrated on the Preliminary Site Plan (Exhibit A). These criteria are met.

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.

Response: All parking, loading, and maneuvering areas are planned to be marked, as shown on the preliminary plans. The planned markings will clearly show the direction of flow and maintain safety for vehicles and pedestrians. The criterion is met.

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.

Response: All parking and loading areas will be improved with a permanent hard surface such as asphalt pavement. Stormwater will be captured on-site and conveyed to the planned stormwater facility located at the western edge of the subject site. The criteria are met.

[...]

I. 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.

Response: The Preliminary Plans (Exhibit A) included with this application provide the information listed above. The criteria are met.

[...]

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 (Metro spaces are based on 1 per 1,000 sq ft of gross leasable area) | | | |
|--|--------------------------|---|---|
| | Minimum Parking Standard | Maximum Permitted Parking Zone A ¹ | Maximum Permitted Parking Zone B ² |
| Industrial | 1.6 | None | None |

¹ Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter (1/4) mile walking distance of bus transit stops, one-half (1/2) mile walking distance of light rail station platforms, or both, or that have a greater than twenty-minute peak hour transit service.

² Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located at a distance greater than one-quarter (1/4) mile walking distance of bus transit stops, one-half (1/2) mile walking distance of light rail station platforms, or both.

Response: Based on the planned ±115,170 square feet of gross floor area of the buildings, the planned uses, and the parking ratios listed above, 185 parking spaces are required. The Preliminary Site Plan (Exhibit A) shows 185 planned parking spaces. Maximum parking does not apply to industrial uses. These criteria are met.

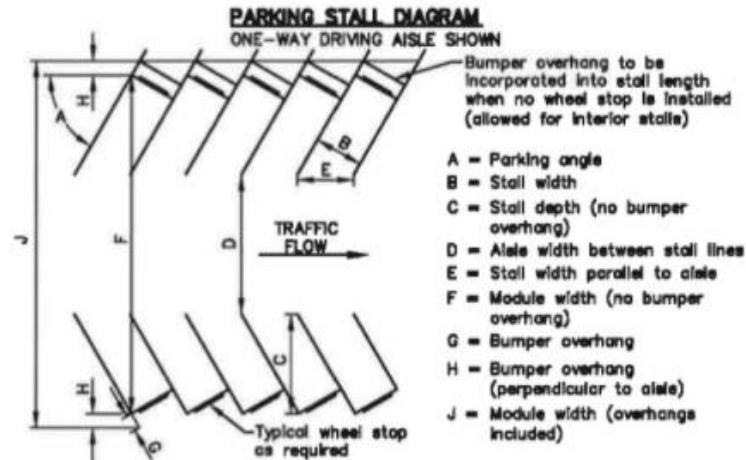
B. Dimensional and General Configuration Standards

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.

Response: The Preliminary Site Plan (Exhibit A) shows at least 75 percent of parking spaces are planned to be full size spaces, per the required dimensions above and Table 3, below. Compact parking spaces are not planned. These criteria are met.

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.



**Table 3: Two-Way Driving Aisle
(Dimensions in Feet)**

| A | B | C | D | E | F | G | H | J |
|-----|-----|------|------|------|------|-----|-----|------|
| 45° | 8.0 | 16.5 | 24.0 | 11.3 | 57.0 | 3.0 | 2.5 | 62.0 |
| | 9.0 | 18.5 | 24.0 | 12.7 | 61.0 | 3.0 | 2.5 | 66.0 |
| 60° | 8.0 | 17.0 | 24.0 | 9.2 | 58.0 | 3.0 | 2.5 | 63.0 |
| | 9.0 | 19.5 | 24.0 | 10.4 | 63.0 | 3.0 | 2.5 | 68.0 |
| 75° | 8.0 | 16.5 | 26.0 | 8.3 | 59.0 | 3.0 | 3.0 | 65.0 |
| | 9.0 | 19.0 | 24.0 | 9.3 | 62.0 | 3.0 | 3.0 | 68.0 |
| 90° | 8.0 | 15.0 | 26.0 | 8.0 | 56.0 | 3.0 | 3.0 | 62.0 |
| | 9.0 | 17.0 | 24.0 | 9.0 | 58.0 | 3.0 | 3.0 | 64.0 |

Response: The Preliminary Site Plan (Exhibit A) shows all parking spaces will be served by drive aisles that meet the applicable requirements for 90-degree parking. The criterion is met.

3. 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-swaales 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.

[...]

Response: Wheel stops are planned as shown on the Preliminary Site Plan (Exhibit A). As such, parking stalls are planned to have limited overhang onto sidewalks and landscaped areas. The applicable criteria are met.

6. Reduction in Required Parking Spaces

Developments utilizing Engineered storm water bio-swales or those adjacent to environmentally constrained or sensitive areas may reduce the amount of required parking spaces by ten (10) percent when twenty-five (25) through forty-nine (49) parking spaces are required, fifteen (15) percent when fifty (50) and seventy-four (74) parking spaces are required and twenty (20) percent when more than seventy-five (75) parking spaces are required, provided the area that would have been used for parking is maintained as a habitat area or is generally adjacent to an environmentally sensitive or constrained area.

Response: The proposed project provides the required number of parking spaces. Therefore, a decrease to the minimum number of parking stalls is not required. This standard does not apply.

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.

Response: Per the ratio of “2 or 1 per 40 spaces, whichever is greater” in Table 4, five bicycle parking spaces are required for the planned industrial use. The Preliminary Site Plan (Exhibit A) shows the planned bicycle parking location. Long-term spaces are neither planned nor required as the industrial development is required to provide less than eight bicycle parking spaces. The applicable criteria are met.

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.
- [...]
- (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.

Response: Planned bicycle parking has been located and designed to accommodate the design standards listed above. Per Table 4, five bicycle spaces are required for the planned industrial uses. The Preliminary Site Plan (Exhibit A) illustrates the planned bicycle parking locations distributed throughout the site. Per the submitted Preliminary Site Lighting Plan (Sheet P20 – Exhibit A), fixtures are planned to adequately light each bicycle parking space. Upon submittal of a final site plan review application, concurrent with a building permit submittal, a final photometric plan is anticipated to be submitted to demonstrate compliance with the bicycle parking lighting requirement. The applicable criteria are met.

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.

Response: The Preliminary Site Plan (Exhibit A) shows the planned location of short-term bicycle parking. Because building entrances are spread throughout the industrial campus, bicycle

racks are distributed throughout the site, but generally planned to be located within 30 feet of a building entrance. These criteria are met.

- 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.
- d. 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.

Table 4: Minimum Required Bicycle Parking Spaces

| Use Categories | Minimum Required Spaces |
|-----------------------|--|
| Industrial Categories | |
| Industrial | 2 or 1 per 40 spaces, whichever is greater |

Response: The Preliminary Site Plan (Exhibit A) shows the planned locations for five required bicycle parking spaces (±4.63 for 185 vehicle parking spaces). Long-term or covered spaces are neither planned nor required. The applicable criteria have been met.

16.94.030 - Off-Street Loading Standards

A. Minimum Standards

[...]

- 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.

Response: The Preliminary Site Plan (Exhibit A) illustrates loading areas meeting these minimum requirements. The loading areas are at least 10 feet in width by 25 feet in length with an unobstructed height of at least 14 feet. Greater than 50,000 square feet of gross floor area is planned; therefore, the additional minimum loading space of at least 750 square feet is planned to be provided. These criteria are met.

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.

Response: Areas designated for the maneuvering of delivery vehicles and loading areas are planned to be separated from off-street parking areas. These areas are designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Loading and unloading is not planned within required parking areas. These criteria are met.

[...]

Chapter 16.96 - ON-SITE CIRCULATION

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.

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.

Response: The proposed development will connect directly to public streets, SW Oregon Street and SW Laurelwood Way. Ingress and egress per SZCDC are planned, with private sidewalks extending from the ground floor entrances to the public sidewalk via connections to SW Oregon Street and SW Laurelwood Way. Therefore, these criteria are met.

E. Maintenance of Required Improvements

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

F. Access to Major Roadways

Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:

[...]

2. Other private ingress or egress from Highway 99W and arterial roadways shall be minimized. Where alternatives to Highway 99W or arterials exist or are proposed, any new or altered uses developed after the effective date of this Code shall be required to use the alternative ingress and egress.
3. All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Response: The proposed development is not required to provide greater than one driveway, per Section 16.96.030. Therefore, only one access to SW Laurelwood Way has been planned. The access to a local street meets the above requirements minimizing access to surrounding arterial streets. These criteria are met.

16.96.030 - Minimum Non-Residential Standards

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

A. Driveways

[...]

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

| Required | | Minimum Width | |
|----------------|-------------|---------------|---------|
| Parking Spaces | # Driveways | One-Way Pair | Two-Way |
| 1 – 249 | 1 | 15 feet | 24 feet |
| 250 & Above | 2 | 15 feet | 24 feet |

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

Response: The Preliminary Site Plan (Exhibit A) demonstrates that the driveway is planned to exceed the minimum 24-foot width requirement. Based on anticipated vehicle usage, pervious surfaces are not planned. These criteria are met.

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.

Response: The Preliminary Site Plan (Exhibit A) illustrates an accessible connection extending from the building entrances to other buildings on the site and extending to the multiuse path (Ice Age Trail) planned along SW Oregon Street and the public sidewalk planned along SW Laurelwood Way. Raised walkways with curbs are provided to separate vehicles and

pedestrians. Walkways are planned to be constructed of a durable and hard surface, meet applicable Americans with Disabilities Act (ADA) standards, and meet the applicable dimensional requirements. Driveway crossings will be marked, as applicable. These criteria, where applicable, are met.

16.96.040 - On-Site Vehicle Circulation

[...]

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.

[...]

Response: On-site vehicular circulation and direct vehicular access are planned to be provided to SW Laurelwood Way. Private sidewalks will connect ground floor entrances of each building to the multiuse path planned on SW Oregon Street and public sidewalk planned on SW Laurelwood Way. These criteria are met.

Chapter 16.98 - ON-SITE STORAGE*

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.

Response: Trash and recycling enclosures have been planned throughout the site for ease of access by tenants of the industrial space. The enclosures consist of 6-foot-tall masonry walls to provide screening. The final location and orientation of the trash enclosures will be coordinated with Pride Disposal Company. These criteria are met.

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.

- C. Hazardous Materials. Storage of hazardous, corrosive, flammable, or explosive materials, if such storage is otherwise permitted by this Code, shall comply with all local fire codes, and Federal and State regulations.

Response: Material storage has not been proposed. Any material storage which does take place on-site will meet the above standards. These criteria are met.

Division VI. - PUBLIC INFRASTRUCTURE

Chapter 16.106 - TRANSPORTATION FACILITIES

16.106.010 – Generally

A. Creation

Public streets shall be created in accordance with provisions of this Chapter. Except as otherwise provided, all street improvements and rights-of-way shall conform to standards for the City's functional street classification, as shown on the Transportation System Plan (TSP) Map (Figure 17) and other applicable City standards. The following table depicts the guidelines for the street characteristics.

| Type of Street | Right of Way Width | Number of Lanes | Minimum Lane Width | On Street Parking Width | Bike Lane Width | Sidewalk Width | Landscape Strip (exclusive of Curb) | Median Width |
|--|--------------------|-----------------|--------------------|-------------------------|-----------------|----------------|-------------------------------------|-----------------|
| Arterial | 60-102' | 2-5 | 12' | Limited | 6 feet | 6-8' | 5' | 14' if required |
| 40' Commercial/Industrial Not Exceeding 3000 vehicles per day | 64' | 2 | 20' | 8' | None | 6' | 5' | none |

Response: The site abuts two arterial streets (SW Oregon Street and SW Tonquin Road) and one industrial street not exceeding 3,000 vehicles per day (SW Laurelwood Way). The planned streets meet the requirements listed above. Cross sections and other details are included within Exhibit A. With the addition of SW Laurelwood Way, these criteria are met.

B. Street Naming

1. All streets created by subdivision or partition will be named prior to submission of the final plat.
2. Any street created by a public dedication shall be named prior to or upon acceptance of the deed of dedication.
3. An action to name an unnamed street in the City may be initiated by the Council or by a person filing a petition as described in this Section.
4. All streets named shall conform to the general requirements as outlined in this Section. 5. At the request of the owner(s), the City may approve a private street name and address. Private streets are subject to the same street name standards as are public streets. All private street signs will be provided at the owner(s) expense.

-
- C. Street Name Standards
1. All streets named or renamed shall comply with the following criteria:
 - a. Major streets and highways shall maintain a common name or number for the entire alignment.
 - b. Whenever practicable, names as specified in this Section shall be utilized or retained.⁵¹ {00785312; 1 } 65
 - c. Hyphenated or exceptionally long names shall be avoided.
 - d. Similar names such as Farview and Fairview or Salzman and Saltzman shall be avoided.
 - e. Consideration shall be given to the continuation of the name of a street in another jurisdiction when it is extended into the City.
 2. The following classifications (suffixes) shall be utilized in the assignment of all street names:

[...]

 - d. Streets: Continuous, east-west collectors or extensions thereof.
 3. Except as provided for by this section, no street shall be given a name that is the same as, similar to, or pronounced the same as any other street in the City unless that street is an extension of an already-named street.
 4. All proposed street names shall be approved, prior to use, by the City.
- D. Preferred Street Names Whenever practicable, historical names will be considered in the naming or renaming of public roads. Historical factors to be considered shall include, but not be limited to the following:
- [...]

Response: SW Laurelwood Way is a new street. The street name was proposed by City of Sherwood staff as a reference to site soils (Laurelwood Silt Loam). The criteria are met.

16.106.020 - Required Improvements

A. Generally

Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits. Right-of-way requirements are based on functional classification of the street network as established in the Transportation System Plan, Figure 17.

B. Existing Streets

Except as otherwise provided, when a development abuts an existing street, the improvements requirement shall apply to that portion of

the street right-of-way located between the centerline of the right-of-way and the property line of the lot proposed for development. In no event shall a required street improvement for an existing street exceed a pavement width of thirty (30) feet.

D. Extent of Improvements

1. Streets required pursuant to this Chapter shall be dedicated and improved consistent with Chapter 6 of the Community Development Plan, the TSP and applicable City specifications included in the City of Sherwood Construction Standards. Streets shall include curbs, sidewalks, catch basins, street lights, and street trees. Improvements shall also include any bikeways designated on the Transportation System Plan map. Applicant may be required to dedicate land for required public improvements only when the exaction is directly related to and roughly proportional to the impact of the development, pursuant to Section 16.106.090.
2. If the applicant is required to provide street improvements, the City Engineer may accept a future improvements guarantee in lieu of street improvements if one or more of the following conditions exist, as determined by the City:
 - a. A partial improvement is not feasible due to the inability to achieve proper design standards;
 - b. A partial improvement may create a potential safety hazard to motorists or pedestrians.
 - c. Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;
 - d. The improvement would be in conflict with an adopted capital improvement plan;
 - e. The improvement is associated with an approved land partition on property zoned residential use and the proposed land partition does not create any new streets; or
 - f. Additional planning work is required to define the appropriate design standards for the street and the application is for a project that would contribute only a minor portion of the anticipated future traffic on the street.

Response: The subject property fronts SW Oregon Street, SW Tonquin Road, future SW Laurelwood Way along the eastern property boundary, and an unnamed right-of-way to the south of the site. Access to the site is currently gained from SW Oregon Street, which requires a dedication of right-of-way to reach the desired 45 feet from the centerline.

Future access to the site will be obtained from the soon-to-be constructed SW Laurelwood Way. Appropriate dedication of right-of-way has been proposed to allow construction of this new local street.

A dedication of right-of-way was also required along SW Tonquin Road and additional right-of-way allocated for a Transportation System Plan/Capital Improvement Plan-identified roundabout at the intersection of SW Oregon Street and SW Tonquin Road (Project No. D3).

Improvements have not been proposed for the unnamed street south of the site. As the intersecting street in this location does not meet Washington County spacing standards from the SW Tonquin Road/SW Oregon Street intersection and the development will not gain access from this street, improvement of this street has not been considered.

With these improvements, the applicable criteria are met.

16.106.030 - Location

A. Generally

The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent with solar access requirements as per Chapter 16.156, and topographical considerations.

B. Street Connectivity and Future Street Systems

1. **Future Street Systems.** The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 16).

Response: The proposed plans demonstrate compliance with the Sherwood Transportation System Plan (TSP), namely Figure 18 (the appropriate TSP figure); the Tonquin Employment Area (TEA) Concept Plan; and the Oregon Street Access Management Plan (AMP). This criterion is met.

2. **Connectivity Map Required.** New residential, commercial, and mixed use development involving the construction of new streets shall be submitted with a site plan that implements, responds to and expands on the Local Street Connectivity map contained in the TSP.

a. A project is deemed to be consistent with the Local Street Connectivity map when it provides a street connection in the general vicinity of the connection(s) shown on the map, or where such connection is not practicable due to topography or other physical constraints; it shall provide an alternate connection approved by the decision-maker.

b. Where a developer does not control all of the land that is necessary to complete a planned street connection, the development shall provide for as much of the designated connection as practicable

and not prevent the street from continuing in the future.

- c. Where a development is disproportionately impacted by a required street connection, or it provides more than its proportionate share of street improvements along property line (i.e., by building more than 3/4 width street), the developer shall be entitled to System Development charge credits, as determined by the City Engineer.
- d. Driveways that are more than 24 feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.

Response: The project demonstrates the build-out of SW Laurelwood Way to the southern property boundary. The street illustrated is consistent with the Oregon Street AMP and plans approved as part of the adjacent Sherwood Commerce Center project (LU2021-012 SP/CUP/VAR). The proposed driveway is greater than 24 feet in width; however, existing or planned streets are not located opposite the driveway on SW Laurelwood Way. Therefore, this standard does not apply.

- 3. **Block Length.** For new streets except arterials, block length shall not exceed 530 feet. The length of blocks adjacent to arterials shall not exceed 1,800 feet.

Response: The Applicant has not proposed a street over 530 feet in length. SW Laurelwood Way is a new street that exceeds 530 feet; however, this street was approved as part of a previous project on an adjacent site.

- 4. Where streets must cross water features identified in Title 3 of the Urban Growth Management Functional Plan (UGMFP), provide crossings at an average spacing of 800 to 1,200 feet, unless habitat quality or length of crossing prevents a full street connection.
- 5. Where full street connections over water features identified in Title 3 of the UGMFP cannot be constructed in centers, main streets and station communities (including direct connections from adjacent neighborhoods), or spacing of full street crossings exceeds 1,200 feet, provide bicycle and pedestrian crossings at an average spacing of 530 feet, unless exceptional habitat quality or length of crossing prevents a connection.

Response: The proposed project does not involve a water crossing. These standards do not apply.

- 6. **Pedestrian and Bicycle Connectivity.** Paved bike and pedestrian accessways consistent with cross section standards in Figure 8-6 of the TSP shall be provided on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall

be built according to the Pedestrian and Bike Master Plans in the adopted TSP.

Response: The proposed full street connections are feasible; therefore, pedestrian and bicycle easements have not been proposed. The Ice Age Trail multiuse path has been illustrated as required by the City’s TSP. This criterion is met.

7. Exceptions. Streets, bike, and pedestrian connections need not be constructed when any of the following conditions exists:
 - a. Physical or topographic conditions make a street or accessway connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided.
 - b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or
 - c. Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.

Response: Exceptions to these standards have not been proposed. These standards do not apply.

C. Underground Utilities

All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

Response: This standard is understood and, if required, undergrounding of utilities will be accomplished with as little disturbance of the street as feasible. Where a new street has been planned and utilities and connections required, those improvements will be constructed prior to street surfacing. These standards are met.

D. Additional Setbacks

Generally additional setbacks apply when the width of a street right-of-way abutting a development is less than the standard width under the functional classifications in Section VI of the Community Development Plan. Additional setbacks are intended to provide unobstructed area for future street right-of-way dedication and improvements, in conformance with Section VI. Additional setbacks shall be measured at right angles from the centerline of the street.

| | Classification | Additional Setback |
|----|----------------|--------------------|
| 2. | Arterial | 37 feet |
| 5. | Local | 26 feet |

Response: The site is located adjacent to two arterial streets and one planned local (industrial) street. Greater than the minimum 37-foot setback is planned from the roadway centerline

along the SW Oregon Street and SW Tonquin Road frontages. Greater than the minimum 26-foot setback is planned from the roadway centerline along the SW Laurelwood Way frontage. This requirement is satisfied.

16.106.040 – Design

Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood's Engineering Design Manual.

[...]

A. Reserve Strips

Reserve strips or street plugs controlling access or extensions to streets are not allowed unless necessary for the protection of the public welfare or of substantial property rights. All reserve strips shall be dedicated to the appropriate jurisdiction that maintains the street.

B. Alignment

All proposed streets shall, as far as practicable, be in alignment with existing streets. In no case shall the staggering of streets create a "T" intersection or a dangerous condition. Street offsets of less than one hundred (100) feet are not allowed.

C. Future Extension

Where necessary to access or permit future subdivision or development of adjoining land, streets must extend to the boundary of the proposed development and provide the required roadway width. Dead-end streets less than 100' in length must comply with the Engineering Design Manual. A durable sign must be installed at the applicant's expense. The sign is required to notify the public of the intent to construct future streets. The sign must read as follows: "This road will be extended with future development. For more information contact the City of Sherwood Engineering Department."

Response: The creation of SW Laurelwood Way has been proposed to serve this subarea of the Tonquin Employment Area. As such, the future street system shown within this application is consistent with plans for the area. Reserve strips are not required or planned, the street alignment meets City requirements for SW Laurelwood Way, and where appropriate, future street extension signage will be made available. These criteria are met.

D. Intersection Angles

Streets shall intersect as near to ninety (90) degree angles as practical, except where topography requires a lesser angle. In all cases, the applicant shall comply with the Engineering Design Manual.

Response: SW Laurelwood Way will connect to SW Oregon Street at a 90-degree angle and follow the predetermined alignment for this new street. This criterion is met.

E. Cul-de-sacs

1. All cul-de-sacs shall be used only when exceptional topographical constraints, existing development patterns, or compliance with other standards in this code preclude a street extension and circulation. A cul-de-sac shall not be more than two hundred (200) feet in length and shall not provide access to more than 25 dwelling units.

2. All cul-de-sacs shall terminate with a turnaround in accordance with the specifications in the Engineering Design Manual. The radius of circular turnarounds may be larger when they contain a landscaped island, parking bay in their center, Tualatin Valley Fire and Rescue submits a written request, or an industrial use requires a larger turnaround for truck access.
3. Public easements, tracts, or right-of-way shall provide paved pedestrian and bicycle access ways at least 6 feet wide where a cul-de-sac or dead-end street is planned, to connect the ends of the streets together, connect to other streets, or connect to other existing or planned developments in accordance with the standards of this Chapter, the TSP, the Engineering Design Manual or other provisions identified in this Code for the preservation of trees.

Response: No cul-de-sacs have been proposed. These standards do not apply.

F. Grades and Curves

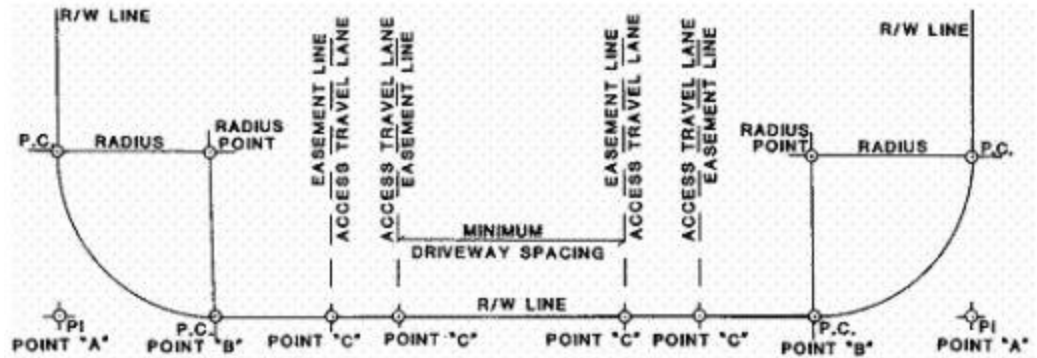
Grades shall be evaluated by the City Engineer and comply with the Engineering Design Manual.

Response: Grades and curves have been designed to meet the requirements of the City Engineer and comply with the Engineering Design Manual. This criterion is met.

M. Vehicular Access Management

All developments shall have legal access to a public road. Access onto public streets shall be permitted upon demonstration of compliance with the provisions of adopted street standards in the Engineering Design Manual.

1. Measurement: See the following access diagram where R/W = Right-of-Way; and P.I. = Point-of-Intersection where P.I. shall be located based upon a 90 degree angle of intersection between ultimate right-of-way lines.
 - a. Minimum right-of-way radius at intersections shall conform to City standards.
 - b. All minimum distances stated in the following sections shall be governed by sight distance requirements according to the Engineering Design Manual.
 - c. All minimum distances stated in the following sections shall be measured to the nearest easement line of the access or edge of travel lane of the access on both sides of the road.
 - d. All minimum distances between accesses shall be measured from existing or approved accesses on both sides of the road.
 - e. Minimum spacing between driveways shall be measured from Point "C" to Point "C" as shown below:



Response: The Preliminary Site Plan attached as part of Exhibit A demonstrates that the project will be served by a driveway that conforms to all applicable geometric requirements to establish legal access to SW Laurelwood Way. These criteria are met.

2. Roadway Access

No use will be permitted to have direct access to a street or road except as specified below. Access spacing shall be measured from existing or approved accesses on either side of a street or road. The lowest functional classification street available to the legal lot, including alleys within a public easement, shall take precedence for new access points.

- a. Local Streets: Minimum right-of-way radius is fifteen (15) feet. Access will not be permitted within ten (10) feet of Point "B," if no radius exists, access will not be permitted within twenty-five (25) feet of Point "A." Access points near an intersection with a Neighborhood Route, Collector or Arterial shall be located beyond the influence of standing queues of the intersection in accordance with AASHTO standards. This requirement may result in access spacing greater than ten (10) feet.

Response: Access to arterial streets has not been proposed. Only one access is required for a development of this type and area; therefore, only one access is planned to SW Laurelwood Way. The driveway is proposed greater than 15 feet from "Point B" per the above drawing and will be located outside of the influence of queuing areas at nearby intersections. Therefore, these criteria are met.

16.106.060 – Sidewalks

A. Required Improvements

1. Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.
2. For Highway 99W, arterials, or in special industrial districts, the City Manager or designee may approve a development without sidewalks if alternative pedestrian routes are available.

B. Design Standards

1. Arterial and Collector Streets

Arterial and collector streets shall have minimum six (6) or eight (8) foot wide sidewalks/multi-use paths, located as required by this Code. Residential areas shall have a minimum of a six (6) foot wide sidewalk and commercial industrial areas shall have a minimum of an eight (8) foot wide sidewalk.

C. Pedestrian and Bicycle Paths

Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography, barriers such as railroads or highways, or environmental constraints such as rivers and streams.

Response: The Preliminary Plans (Exhibit A) demonstrate sidewalks along SW Tonquin Road, SW Oregon Street, and SW Laurelwood Way. Planned sidewalks are 12 feet in width adjacent to arterial streets to accommodate the planned Ice Age Trail. Sidewalks along SW Laurelwood Way are shown at 6 feet in width. These criteria are met.

16.106.070 - Bike Lanes

If shown in Figure 13 of the Transportation System Plan, bicycle lanes shall be installed in public rights-of-way, in accordance with City specifications. Bike lanes shall be installed on both sides of designated roads, should be separated from the road by a twelve-inch stripe or other means approved by Engineering Staff, and should be a minimum of five (5) feet wide.

Response: Bicycle lanes are currently provided along both sides of SW Oregon Street. Bicycle lanes are not currently provided along both sides of SW Tonquin Road. Right-of-way is planned for dedication along SW Tonquin Road to provide for future improvements related to the SW Oregon Street/SW Tonquin Road roundabout and bicycle lanes leading to the intersection. SW Laurelwood Way is not planned to provide bicycle lanes. This criterion is met.

16.106.080 - Traffic Impact Analysis (TIA)

A. Purpose

The purpose of this section is to implement Sections 660-012-0045(2)(b) and -0045(2)(e) of the State Transportation Planning Rule (TPR), which require the City to adopt performance standards and a process to apply conditions to land use proposals in order to minimize impacts on and protect transportation facilities. This section establishes requirements for when a traffic impact analysis (TIA) must be prepared and submitted; the analysis methods and content involved in a TIA; criteria used to review the TIA; and authority to attach conditions of approval to minimize the impacts of the proposal on transportation facilities.

This section refers to the TSP for performance standards for transportation facilities as well as for projects that may need to be constructed as mitigation measures for a proposal's projected impacts. This section also relies on the City's Engineering Design Manual to provide street design standards and construction specifications for improvements and projects that may be constructed as part of the proposal and mitigation measures approved for the proposal.

B. Applicability

A traffic impact analysis (TIA) shall be required to be submitted to the City with a land use application at the request of the City Engineer or if the proposal is expected to involve one (1) or more of the following:

1. An amendment to the Sherwood Comprehensive Plan or zoning map.
2. A new direct property approach road to Highway 99W is proposed.
3. The proposed development generates fifty (50) or more PM peak-hour trips on Highway 99W, or one hundred (100) PM peak-hour trips on the local transportation system.
4. An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight.
5. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
6. A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.

C. Requirements

The following are typical requirements that may be modified in coordination with Engineering Staff based on the specific application.

1. **Pre-application Conference.** The applicant shall meet with the City Engineer prior to submitting an application that requires a TIA. This meeting will be coordinated with Washington County and ODOT when an approach road to a County road or Highway 99W serves the property, so that the TIA will meet the requirements of all relevant agencies.
2. **Preparation.** The TIA shall be prepared by an Oregon Registered Professional Engineer qualified to perform traffic Engineering analysis and will be paid for by the applicant.
3. **Typical Average Daily Trips and Peak Hour Trips.** The latest edition of the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE), shall be used to gauge PM peak hour vehicle trips, unless a specific trip generation study that is approved by the City Engineer indicates an alternative trip generation rate is appropriate.
4. **Intersection-level Analysis.** Intersection-level analysis shall occur at every intersection where the analysis shows that fifty (50) or more peak hour vehicle trips can be expected to result from the development.
5. **Transportation Planning Rule Compliance.** The requirements of OAR 660-012-0060 shall apply to those land

use actions that significantly affect the transportation system, as defined by the Transportation Planning Rule.

D. Study Area

The following facilities shall be included in the study area for all TIAs:

1. All site-access points and intersections (signalized and unsignalized) adjacent to the proposed development site. If the site fronts an arterial or collector street, the analysis shall address all intersections and driveways along the site frontage and within the access spacing distances extending out from the boundary of the site frontage.
2. Roads and streets through and adjacent to the site.
3. All intersections needed for signal progression analysis.
4. In addition to these requirements, the City Engineer may require analysis of any additional intersections or roadway links that may be adversely affected as a result of the proposed development.

E. Analysis Periods

To adequately assess the impacts of a proposed land use action, the following study periods, or horizon years, should be addressed in the transportation impact analysis where applicable:

1. Existing Year.
2. Background Conditions in Project Completion Year. The conditions in the year in which the proposed land use action will be completed and occupied, but without the expected traffic from the proposed land use action. This analysis should account for all City-approved developments that are expected to be fully built out in the proposed land use action horizon year, as well as all planned transportation system improvements.
3. Full Buildout Conditions in Project Completion Year. The background condition plus traffic from the proposed land use action assuming full build-out and occupancy.
4. Phased Years of Completion. If the project involves construction or occupancy in phases, the applicant shall assess the expected roadway and intersection conditions resulting from major development phases. Phased years of analysis will be determined in coordination with City staff.
5. Twenty-Year or TSP Horizon Year. For planned unit developments, comprehensive plan amendments or zoning map amendments, the applicant shall assess the expected future roadway, intersection, and land use conditions as compared to approved comprehensive planning documents.

F. Approval Criteria

When a TIA is required, a proposal is subject to the following criteria, in addition to all criteria otherwise applicable to the underlying land use proposal:

1. The analysis complies with the requirements of 16.106.080.C;

2. The analysis demonstrates that adequate transportation facilities exist to serve the proposed development or identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the City Engineer and, when County or State highway facilities are affected, to Washington County and ODOT;
3. For affected non-highway facilities, the TIA demonstrates that mobility and other applicable performance standards established in the adopted City TSP have been met; and
4. Proposed public improvements are designed and will be constructed to the street standards specified in Section 16.106.010 and the Engineering Design Manual, and to the access standards in Section 16.106.040.
5. Proposed public improvements and mitigation measures will provide safe connections across adjacent right-of-way (e.g., protected crossings) when pedestrian or bicycle facilities are present or planned on the far side of the right-of-way.

G. Conditions of Approval

The City may deny, approve, or approve a development proposal with conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to ensure consistency with the future planned transportation system. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities, pursuant to Section 16.106.090. Findings in the development approval shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development.

Response: A Traffic Impact Analysis (TIA) has been prepared for the project and is attached to this application as Exhibit G. The TIA meets the applicable requirements listed above.

16.106.090 - Rough Proportionality

A. Purpose

The purpose of this section is to ensure that required transportation facility improvements are roughly proportional to the potential impacts of the proposed development. The rough proportionality requirements of this section apply to both frontage and non-frontage improvements. A proportionality analysis will be conducted by the City Engineer for any proposed development that triggers transportation facility improvements pursuant to this chapter. The City Engineer will take into consideration any benefits that are estimated to accrue to the development property as a result of any required transportation facility improvements. A proportionality determination can be appealed pursuant to Chapter 16.76. The following general provisions apply whenever a proportionality analysis is conducted.

- B. Mitigation of impacts due to increased demand for transportation facilities associated with the proposed development shall be provided in rough proportion to the transportation impacts of the proposed development. When applicable, anticipated impacts will be**

determined by the TIA in accordance with Section 16.106.080. When no TIA is required, anticipated impacts will be determined by the City Engineer.

- C. The following shall be considered when determining proportional improvements:
1. Condition and capacity of existing facilities within the impact area in relation to City standards. The impact area is generally defined as the area within a one-half-mile radius of the proposed development. If a TIA is required, the impact area is the TIA study area.
 2. Existing vehicle, bicycle, pedestrian, and transit use within the impact area.
 3. The effect of increased demand on transportation facilities and other approved, but not yet constructed, development projects within the impact area that is associated with the proposed development.
 4. Applicable TSP goals, policies, and plans.
 5. Whether any route affected by increased transportation demand within the impact area is listed in any City program including school trip safety; neighborhood traffic management; capital improvement; system development improvement, or others.
 6. Accident history within the impact area.
 7. Potential increased safety risks to transportation facility users, including pedestrians and cyclists.
 8. Potential benefit the development property will receive as a result of the construction of any required transportation facility improvements.
 9. Other considerations as may be identified in the review process pursuant to Chapter 16.72.

Response: Proportionate share is reviewed as part of the attached Traffic Impact Analysis (Exhibit G). Proportionate share in the amount of \$45,833.33 was determined as an appropriate contribution to City TSP Project Number D33 (Construct Northbound Left Turn Lane & Southbound Right Turn Lane).

Appropriate mitigation for Project D3 (SW Oregon Street/SW Tonquin Road roundabout) was determined to be the dedication of the necessary right-of-way.

Further details are available within the Oregon Street Business Park Transportation Impact Analysis (Exhibit G). These criteria are met.

Chapter 16.108 - IMPROVEMENT PLAN REVIEW

16.108.010 - Preparation and Submission

An improvement plan shall be prepared and stamped by a Registered Civil Engineer certifying compliance with City specifications. Two (2) sets of the plan shall be submitted to the City for review. An improvements plan shall be accompanied by a review fee as per this Section.

- A. Review Fee

Plan review fees are calculated as a percentage of the estimated total cost of improvements and are set by the "Schedule of Development and Business Fees" adopted by Resolution of the Council. This schedule is included herein for the purposes of information, but is deemed to be separate from and independent of this Code.

B. Engineering Agreement

A copy of an agreement or contract between the applicant and Registered Civil Engineer for:

1. Surveying sufficient to prepare construction plans.
2. Preparation of construction plans and specifications.
3. Construction staking, and adequate inspection.
4. Construction notes sufficient to develop accurate as-built plans.
5. Drawing of accurate as-built plans and submission of reproducible mylars for finals to the City.
6. Certificate stating that construction was completed in accordance with required plans and specifications.

Response: The project proposes the construction of new public facilities. Plans prepared by a registered Civil Engineer certifying compliance with City specifications will be submitted as part of construction permit submittal. These criteria are met.

Chapter 16.110 - SANITARY SEWERS

16.110.010 - Required Improvements

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary system meets all other applicable City, Clean Water Services, Washington County and State sewage disposal standards.

16.110.020 - Design Standards

A. Capacity

Sanitary sewers shall be constructed, located, sized, and installed at standards consistent with this Code, the Sanitary Sewer Service Plan Map in the Sanitary Sewer Master Plan, and other applicable Clean Water Services and City standards, in order to adequately serve the proposed development and allow for future extensions.

B. Over-Sizing

1. When sewer facilities will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.
2. Reimbursement shall be in an amount estimated by the City to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the development, for a period of ten (10) years from the time of installation of the sewers. The boundary of the reimbursement area and the method of determining proportionate shares shall be determined by the City.

Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.

16.110.030 - Service Availability

Approval of construction plans for new facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing sewer systems shall include certification by the City that existing or proposed sewer facilities are adequate to serve the development.

Response: Planned improvements related to sanitary sewer are shown on the Preliminary Sanitary and Water Plan in Exhibit A. The project proposes to route the site's private sanitary system to a public sanitary main, constructed by others under separate permit, within the no-name right-of-way south of the site. This main line then routes the sanitary sewer to an existing line northwest of the SW Oregon Street/SW Tonquin Road intersection. These criteria are met.

Chapter 16.112 - WATER SUPPLY*

16.112.010 - Required Improvements

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains or shall construct new mains appropriately sized and located in accordance with the Water System Master Plan.

16.112.020 - Design Standards

A. Capacity

Water lines providing potable water supply shall be sized, constructed, located and installed at standards consistent with this Code, the Water System Master Plan, the City's Design and Construction Manual, and with other applicable City standards and specifications, in order to adequately serve the proposed development and allow for future extensions.

B. Fire Protection

All new development shall comply with the fire protection requirements of Chapter 16.116, the applicable portions of Chapter 7 of the Community Development Plan, and the Fire District.

C. Over-Sizing

1. When water mains will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.
2. Reimbursement shall be in an amount estimated by the City to be the proportionate share of the cost of each connection made to the water mains by property owners outside the development, for a period of ten (10) years from the time of installation of the mains. The boundary of the reimbursement area and the method of determining proportionate shares shall be determined by the City. Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.

3. When over-sizing is required in accordance with the Water System Master Plan, it shall be installed per the Water System Master Plan. Compensation for over-sizing may be provided through direct reimbursement, from the City, after mainlines have been accepted. Reimbursement of this nature would be utilized when the cost of over-sizing is for system wide improvements.

16.112.030 - Service Availability

Approval of construction plans for new water facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing water systems shall include certification by the City that existing or proposed water systems are adequate to serve the development.

Response: According to comments provided by the City's Engineering Department in conjunction with the pre-application conference (PAC 20-10), there are currently a 24-inch and a 12-inch diameter public water line within SW Oregon Street adjacent to the site. Planned improvements related to water lines are shown on the Preliminary Sanitary and Water Plan in Exhibit A. The applicable standards are met.

Chapter 16.114 - STORM WATER*

16.114.010 - Required Improvements

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

16.114.020 - Design Standards

A. Capacity

Storm water drainage systems shall be sized, constructed, located, and installed at standards consistent with this Code, the Storm Drainage Master Plan Map, attached as Exhibit E, Chapter 7 of the Community Development Plan, other applicable City standards, the Clean Water Services Design and Construction standards R&O 04-9 or its replacement, and hydrologic data and improvement plans submitted by the developer.

B. On-Site Source Control

Storm water detention and groundwater recharge improvements, including but not limited to such facilities as dry wells, detention ponds, and roof top ponds shall be constructed according to Clean Water Services Design and Construction Standards.

C. Conveyance System

The size, capacity and location of storm water sewers and other storm water conveyance improvements shall be adequate to serve the development and accommodate upstream and downstream flow. If an upstream area discharges through the property proposed for development, the drainage system shall provide capacity to the receive storm water discharge from the upstream area. If downstream drainage systems are not sufficient to receive an increase in storm water caused by new development, provisions shall be made by the developer to increase the downstream capacity or to provide

detention such that the new development will not increase the storm water caused by the new development.

16.114.030 - Service Availability

Approval of construction plans for new storm water drainage facilities pursuant to Chapter 16.106, and the issuance of building permits for new development to be served by existing storm water drainage systems shall include certification by the City that existing or proposed drainage facilities are adequate to serve the development.

Response: Planned improvements related to stormwater are shown on the Preliminary Sanitary and Water Plan in Exhibit A. A Preliminary Stormwater Report is attached as Exhibit D. A CWS Service Provider Letter is attached as Exhibit J. The applicable standards are or will be met.

Chapter 16.116 - FIRE PROTECTION*

16.116.010 - Required Improvements

When land is developed so that any commercial or industrial structure is further than two hundred and fifty (250) feet or any residential structure is further than five hundred (500) feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety.

16.116.020 - Standards

A. Capacity

All fire protection facilities shall be approved by and meet the specifications of the Fire District, and shall be sized, constructed, located, and installed consistent with this Code, Chapter 7 of the Community Development Plan, and other applicable City standards, in order to adequately protect life and property in the proposed development.

B. Fire Flow

Standards published by the Insurance Services Office, entitled "Guide for Determination of Required Fire Flows" shall determine the capacity of facilities required to furnish an adequate fire flow. Fire protection facilities shall be adequate to convey quantities of water, as determined by ISO standards, to any outlet in the system, at no less than twenty (20) pounds per square inch residual pressure. Water supply for fire protection purposes shall be restricted to that available from the City water system. The location of hydrants shall be taken into account in determining whether an adequate water supply exists.

C. Access to Facilities

Whenever any hydrant or other appurtenance for use by the Fire District is required by this Chapter, adequate ingress and egress shall be provided. Access shall be in the form of an improved, permanently maintained roadway or open paved area, or any combination thereof, designed, constructed, and at all times maintained, to be clear and unobstructed. Widths, height clearances, ingress and egress shall be adequate for District firefighting equipment. The Fire District, may further prohibit vehicular parking along private accessways in order

to keep them clear and unobstructed, and cause notice to that effect to be posted.

D. Hydrants

Hydrants located along private, accessways shall either have curbs painted yellow or otherwise marked prohibiting parking for a distance of at least fifteen (15) feet in either direction, or where curbs do not exist, markings shall be painted on the pavement, or signs erected, or both, given notice that parking is prohibited for at least fifteen (15) feet in either direction.

Response: Adequate water supply consisting of a 12-inch-diameter public water main within SW Oregon Street is available along the property frontage. Fire hydrants will be placed at locations approved by the City and Tualatin Valley Fire & Rescue to ensure adequate access and flows for the proposed structures. No deficiencies have been identified. Tualatin Valley Fire & Rescue provided comments which will be addressed with building permit applications and prior to occupancy of the structures. The applicable criteria are met.

16.116.030 - Miscellaneous Requirements

A. Timing of Installation

When fire protection facilities are required, such facilities shall be installed and made serviceable prior to or at the time any combustible construction begins on the land unless, in the opinion of the Fire District, the nature or circumstances of said construction makes immediate installation impractical.

B. Maintenance of Facilities

All on-site fire protection facilities, shall be maintained in good working order. The Fire District may conduct periodic tests and inspection of fire protection and may order the necessary repairs or changes be made within ten (10) days.

C. Modification of Facilities

On-site fire protection facilities, may be altered or repaired with the consent of the Fire District; provided that such alteration or repairs shall be carried out in conformity with the provisions of this Chapter.

Response: These standards are understood, and fire protection installation will be timed so as to be serviceable prior to or at the time that combustible construction begins on the project site. These criteria are met or will be met as applicable.

Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES

16.118.010 - Purpose

Public telecommunication conduits as well as conduits for franchise utilities including, but not limited to, electric power, telephone, natural gas, lighting, and cable television shall be installed to serve all newly created lots and developments in Sherwood.

16.118.020 - Standard

A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, and applicable utility company and City standards.

- B. Public utility easements shall be a minimum of eight (8) feet in width unless a reduced width is specifically exempted by the City Engineer. An eight-foot wide public utility easement (PUE) shall be provided on private property along all public street frontages. This standard does not apply to developments within the Old Town Overlay.
- C. Where necessary, in the judgment of the City Manager or his designee, to provide for orderly development of adjacent properties, public and franchise utilities shall be extended through the site to the edge of adjacent property(ies).
- D. Franchise utility conduits shall be installed per the utility design and specification standards of the utility agency.
- E. Public Telecommunication conduits and appurtenances shall be installed per the City of Sherwood telecommunication design standards.
- F. Exceptions: Installation shall not be required if the development does not require any other street improvements. In those instances, the developer shall pay a fee in lieu that will finance installation when street or utility improvements in that location occur.

Response: The required 8-foot PUE is shown on the Preliminary Plans attached as Exhibit A. Franchise utilities are anticipated to be located and installed consistent with the SZCDC, City, and utility company standards. These criteria are met.

16.118.030 - Underground Facilities

Except as otherwise provided, all utility facilities, including but not limited to, electric power, telephone, natural gas, lighting, cable television, and telecommunication cable, shall be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the City.

16.118.040 - Exceptions

Surface-mounted transformers, surface-mounted connection boxes and meter cabinets, temporary utility service facilities during construction, high capacity electric and communication feeder lines, and utility transmission lines operating at fifty thousand (50,000) volts or more may be located above ground. The City reserves the right to approve location of all surface-mounted transformers.

Response: A number of overhead utilities are currently located along the SW Oregon Street and SW Tonquin Road frontages. These utilities will be placed underground where appropriate and required. The location of surface-mounted transformers, connection boxes, and meter cabinets are planned to be determined with construction plans. These criteria are met.

Division VIII. - ENVIRONMENTAL RESOURCES

Chapter 16.134 - FLOODPLAIN (FP) OVERLAY

16.134.010 - Generally

Special resource zones are established to provide for preservation, protection, and management of unique natural and environmental resources in the City that are deemed to require additional standards beyond those contained elsewhere in this Code. Special resource zones may be implemented as

underlying or overlay zones depending on patterns of property ownership and the nature of the resource. A property or properties may be within more than one resource zone. In addition, the City may identify special resource areas and apply a PUD overlay zone in advance of any development in order to further protect said resources.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled, "The Flood Insurance Study for Washington County, Oregon and Incorporated Areas," (flood insurance study) dated October 19, 2018, with accompanying Flood Insurance Maps are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file with the Sherwood City Engineer at Sherwood City Hall.

16.134.020 - Purpose

The purpose of this ordinance is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by complying with the provisions of this chapter.

- A. The FP zoning district is an overlay district that controls and regulates flood hazard areas in order to protect the public health, safety and general welfare; to reduce potential flood damage losses; and to protect floodways and natural drainageways from encroachment by uses which may adversely affect water quality and water flow and subsequent upstream or downstream flood levels. The FP zone shall be applied to all areas within the base flood, and shall supplement the regulations of the underlying zoning district.
- B. FP zoning districts are areas within the base flood as identified by the Federal Emergency Management Agency (FEMA) in a Flood Insurance Study (FIS) and in Flood Insurance Rate Maps (FIRM) published for the City and surrounding areas, or as otherwise identified in accordance with Section 16.134.020C. These FEMA documents are adopted by reference as part of this Code, and are on file at the City.
- C. When base flood elevation data is not available from the FIS or FIRM, the City shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, and standards developed by the FEMA, in order to administer the provisions of this Code.
- D. In areas where a regulatory floodway has not been designated, and where the Flood Insurance Study indicates that it is possible to calculate a floodway, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

16.134.030 - Greenways

The FP zoning districts overlaying the Rock Creek and Cedar Creek floodplains are designated greenways in accordance with Chapter 5 of the Community Development Plan. All development in these two floodplains shall be governed by the policies in Division V, Chapter 16.142 of this Code, in addition to the requirements of this Section and the Clean Water Services Design and Construction Standards R&O 07-20, or its replacement.

Response: The western portion of the site nearest the intersection of SW Oregon Street and SW Tonquin Road has been designated a floodplain. This portion of the site is not planned to be improved for structures. Part of the area will be dedicated as right-of-way for the eventual construction of a roundabout. The remainder of the floodplain area is planned to be used as a stormwater facility for the management of stormwater runoff from the project site.

16.134.040 - Development Review and Floodplain Administrator Duties

- A. The City Engineer is the designated local Floodplain Administrator and is responsible for maintaining local floodplain management records for the City.
- B. Provided land is not required to be dedicated as per Section 16.134.030, a conditional use permit (CUP) is required before any use, construction, fill, or alteration of a floodplain, floodway, or watercourse, or any other development begins within any FP zone, except as provided in Section 16.134.050.
- C. Application for a CUP for development in a floodplain shall conform to the requirements of Chapter 16.82 and may include, but is not limited to, plans and scale drawings showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, and drainage facilities.
- D. The following specific information is required in a floodplain CUP application and shall be certified and verified by a registered civil engineer or architect. The City shall maintain such certifications as part of the public record. All certifications shall be based on the as-built elevations of lowest building floors.
 - 1. Elevations in relation to the current FIRM and FIS of the lowest floor (including basement) of all structures;
 - 2. Elevations in relation to the current FIRM and FIS to which any structure has been flood proofed.
 - 3. That the flood proofing methods for any structure meet the requirements of this section, Floodplain Structures.
 - 4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
 - 5. A base flood survey and impact study made by a registered civil engineer.
 - 6. Proof all necessary notifications have been sent to, and permits have been obtained from, those federal, state, or other local government agencies for which prior approval of the proposed development is required.
 - 7. Any other information required by this section, by any applicable federal regulations, or as otherwise determined by the City to be necessary for the full and proper review of the application.
- E. The floodplain administrator shall review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 16.134.070.F are met.

-
- F. Where base flood elevation data is provided through the Flood Insurance Study, FIRM or required under Section 16.134.020.C the local Floodplain Administrator shall:
1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and
 2. If the structure has been floodproofed in accordance with Sections 16.134.090.A.3 and D.1.a, then obtain the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 3. Maintain all elevation and floodproofing certificates required under Section 16.134.040.D, and
 4. Maintain for public inspection all records pertaining to the provisions of this ordinance.
- G. Where elevation data is not available as per subsection D of this section, or from other sources as per Section 16.134.020.C, a floodplain CUP shall be reviewed using other relevant data, as determined by the City, such as historical information, high water marks, and other evidence of past flooding. The City may require utility structures and habitable building floor elevations, and building flood proofing, to be at least two feet above the probable base flood elevation, in such circumstances where more definitive flood data is not available.
- H. The floodplain administrator shall:
1. Notify adjacent communities, the Department of Land Conservation and Development and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration as required in Section 16.134.100.C.
 2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- I. The floodplain administrator shall make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).
- J. Variances to any standard within the floodplain overlay shall comply with the provisions of the Code of Federal Regulations (CFR) section 44 CFR 60.6(a)(1)—(7).

16.134.050 - Permitted Uses

In the FP zone the following uses are permitted outright, and do not require a CUP, provided that floodway flow, or floodplain capacity, will not be impeded, as determined by the City, and when greenway dedication is not required as per Section 16.134.030.

- A. Agricultural uses, provided that associated structures are not allowed, except for temporary building and boundary fences that do not impede the movement of floodwaters and flood-carried materials.
- B. Open space, park and recreational uses, and minor associated structures, if otherwise allowed in the underlying zoning district that do not impede the movement of floodwaters and flood-carried materials.
- C. Public streets and appurtenant structures, and above and underground utilities, subject to the provisions of Sections 16.134.080 and 16.134.090.
- D. Other accessory uses allowed in the underlying zoning district that do not involve structures, and will not, in the City's determination, materially alter the stability or storm drainage absorption capability of the floodplain.

Response: The project does not plan industrial development within the floodplain zones present on the property. The provision of public streets, sidewalks, and underground utilities, if required, is planned within the FP-zoned areas of the property. These uses are permitted outright through Sections C and D, above; therefore, these criteria are met.

16.134.060 - Conditional Uses

In the FP zone the following uses are permitted as conditional uses, subject to the provisions of this Section and Chapter 16.82, when greenway dedication is not required as per this Section.

Greenways:

- A. Any permitted or conditional use allowed in the underlying zoning district, when located in the flood fringe only, as specifically defined by this Code.

16.134.070 - Prohibited Uses

In the FP zone the following uses are expressly prohibited:

- A. The storage or processing of materials that are buoyant, flammable, contaminants, explosive, or otherwise potentially injurious to human, animal or plant life.
- B. Public and private sewerage treatment systems, including drainfields, septic tanks and individual package treatment plants.
- C. Any use or activity not permitted in the underlying zoning district.
- D. Any use or activity that, in the City's determination, will materially alter the stability or storm drainage absorption capability of the floodplain.
- E. Any use or activity that, in the City's determination, could create an immediate or potential hazard to the public health, safety and welfare, if located in the floodplain.
- F. Any use, activity, or encroachment located in the floodway, including fill, new construction, improvements to existing developments, or other development, except as otherwise allowed by Section 16.134.050 and unless certification by a registered professional engineer or architect is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the use, activity, or encroachment will not

result in any increase to flood levels during the occurrence of the base flood discharge.

- a. If paragraph F of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard provisions of Sections 16.134.080 and .090, or ASCE 24, whichever is more stringent.
- G. The storage of recreational vehicles. This is the most restrictive provision wherein.

Response: Prohibited activities have not been proposed within the floodplain areas. These criteria are met.

16.134.080 - Floodplain Development

A. Floodplain Alterations

1. Floodplain Survey

The floodplain, including the floodway and flood fringe areas, shall be surveyed by a registered land surveyor or civil engineer, and approved by the City, based on the findings of the flood insurance study and other available data. Such delineation shall be based on the current FIRM and FIS data and be field-located from recognized valid benchmarks.

2. Grading Plan

Alteration of the existing topography of floodplain areas may be made upon approval of a grading plan by the City. The plan shall include both existing and proposed topography and a plan for alternate drainage. Contour intervals for existing and proposed topography shall be included and shall be not more than one foot for ground slopes up to five percent (5%) and for areas immediately adjacent to a stream or drainage way, two feet for ground slopes between five and ten percent (5% to 10%), and five feet for greater slopes.

3. Fill and Diked Lands

- a. Proposed floodplain fill or diked lands may be developed if a site plan for the area to be altered within the floodplain is prepared and certified by a registered civil engineer and approved by the Commission pursuant to the applicable provisions of this Code.
- b. Vehicular access shall be provided from a street above the elevation of the base flood to any proposed fill or dike area if the area supports structures for human occupancy. Unoccupied fill or dike areas shall be provided with emergency vehicle access.

4. Alteration Site Plan

- a. The certified site plan prepared by a registered civil engineer or architect for an altered floodplain area shall show that:
 - (1) Proposed improvements will not alter the flow of surface water during flooding such

as to cause a compounding of flood hazards or changes in the direction or velocity of floodwater flow.

- (2) No structure, fill, storage, impervious surface or other uses alone, or in combination with existing or future uses, will materially reduce the capacity of the floodplain or increase in flood heights.
- (3) Proposed floodplain fill or diked areas will benefit the public health, safety and welfare and incorporate adequate erosion and storm drainage controls, such as pumps, dams and gates.
- (4) No serious environmental degradation shall occur to the natural features and existing ecological balance of upstream and downstream areas.
- (5) On-going maintenance of altered areas is provided so that flood-carrying capacity will not be diminished by future erosion, settling, or other factors.

- b. Applicants must obtain a conditional letter of map revision (CLOMR) from FEMA before any encroachment, including fill, new construction, substantial improvement, or other development, in the regulatory floodway is permitted. Applicants are responsible for preparing technical data to support the CLOMR application and paying any processing or application fees to FEMA.

Response: Encroachment into floodplain areas has not been planned as these areas are generally located within the bisected portion of the lot on the west side of SW Tonquin Road or within areas to be dedicated as right-of-way. These criteria do not apply.

Chapter 16.136 – PROCEDURES

16.136.010 – Applicability

The standards of this Chapter, and applicable portions of Chapter 5 of the Community Development Plan, shall apply to any new uses or changes to existing uses in commercial, industrial and institutional zones, except as per Section 16.136.050.

16.136.020 – Conformance

Conformance with the standards of this Chapter shall, at a minimum, be certified in writing by a professional engineer and submitted with the application for site plan review required by Chapter 16.90, except as per Section 16.136.050. The written certification shall include:

- A. Statement certifying that the proposed commercial, industrial or institutional use, if properly managed and operated, will comply with City environmental performance standards, and citing evidence supporting the certification.

- B. Copies of any applicable State permits or recent test results, if available, which would indicate compliance with City environmental performance standards.

16.136.030 - Additional Information

- A. Prior to accepting any land use application to which this Chapter applies, the City Manager or his or her designee, may determine that additional expertise in evaluating the application, due to the complexity of its impact on environmental resources, is warranted. Under such circumstances, the City may contract with a professional engineer or other qualified consultant to evaluate and make recommendations on specific application elements relative to City environmental resource standards.
- B. Upon the City's determination that additional expertise is needed, the applicant shall deposit a sum equal to the estimated cost, as determined by the City, of such professional services. If the actual cost of such services is more than estimated, the applicant shall be responsible for the difference, provided however, that the applicant's financial responsibilities will not exceed ten percent (10%) of the estimate without prior written authorization. If the cost of such services is less than the estimate, the balance of the deposit shall be returned to the applicant upon final action on their land use application.

16.136.040 - Referenced Statutes and Rules

The Federal, State or regional statutes and rules cited in this Chapter are made part of this Code by reference. The statutes and rules cited are as current at the time of adoption of this Code. If a referenced statute or rule is amended by Federal, State or regional agencies, this Code must be amended for the new statute or rule to take precedence.

16.136.050 - Exceptions

The City shall make an initial determination whether a proposed development is subject to any of the standards of this Chapter, or whether the development is exempt. The City Manager or his or her designee is authorized to waive all or some of these standards when a proposed development clearly does not represent a substantial impact on the City's environmental resource standards as per this Chapter. The findings of the City Manager or his or her designee shall be made in writing, and copies shall be forwarded to the applicant and the Commission. The action of the City Manager or his or her designee may be appealed as per Chapter 16.76.

Response: Encroachment into floodplain areas has not been planned as these areas are generally located within the bisected portion of the lot on the west side of SW Tonquin Road or within areas to be dedicated as right-of-way. These criteria do not apply.

Chapter 16.140 - SOLID WASTE

16.140.030 - Accessory Use Solid Waste Facilities

- A. The following solid waste facilities are permitted, subject to the applicable regulations of the zone, as an accessory use to a permitted

or conditional use without being subject to the conditional use review:

1. Household hazardous waste depot, provided the facility is accessory to a public facility or to a use in an industrial zone.
2. Small scale specialized incinerator, provided the facility complies with Section 16.140.020 and does not accept more than two-hundred twenty (220) pounds per day of waste from off-site.
3. Recycling drop boxes, provided they also comply with Section 16.140.090.E.5.

Response: The aforementioned uses are not planned for the project at this time. Solid waste uses outlined within Chapter 16.140 are not proposed; therefore, these criteria are not applicable.

Chapter 16.142 - PARKS, TREES AND OPEN SPACES

16.142.040 - Visual Corridors

A. Corridors Required

New developments located outside of the Old Town Overlay with frontage on Highway 99W, or arterial or collector streets designated on Figure 8-1 of the Transportation System Plan shall be required to establish a landscaped visual corridor according to the following standards:

| | Category | Width |
|---|----------|---------|
| 2 | Arterial | 15 feet |

In residential developments where fences are typically desired adjoining the above described major street the corridor may be placed in the road right-of-way between the property line and the sidewalk. In all other developments, the visual corridor shall be on private property adjacent to the right-of-way.

Response: The project site is located outside of the Old Town Overlay district with frontage on two arterial streets, SW Oregon Street and SW Tonquin Road; therefore, a 15-foot-wide landscaped visual corridor is required adjacent to the arterial rights-of-way. These corridors are shown on the Preliminary Site Plan and Preliminary Landscape Plan contained within Exhibit A. These criteria are met.

B. Landscape Materials

The required visual corridor areas shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between major streets and developed uses. Except as provided for above, fences and walls shall not be substituted for landscaping within the visual corridor. Uniformly planted, drought resistant street trees and ground cover, as specified in Section 16.142.060, shall be planted in the corridor by the developer. The improvements shall be included in the compliance agreement. In no case shall trees be removed from the required visual corridor.

Response: Landscaping materials within the required visual corridors are planned to be planted in order to provide a continuous visual and acoustical buffer between major streets and the project site. Fences and walls have not been substituted for landscaping within the planned visual corridor. Uniformly planted, drought-resistant street trees and ground

cover, as specified by Section 16.142.060, have been planned within these areas. These criteria are met.

C. Establishment and Maintenance

Designated visual corridors shall be established as a portion of landscaping requirements pursuant to Chapter 16.92. To assure continuous maintenance of the visual corridors, the review authority may require that the development rights to the corridor areas be dedicated to the City or that restrictive covenants be recorded prior to the issuance of a building permit.

Response: These standards are understood, and visual corridor areas are planned to be maintained as a portion of site landscaping. These criteria are met.

D. Required Yard

Visual corridors may be established in required yards, except that where the required visual corridor width exceeds the required yard width, the visual corridor requirement shall take precedence. In no case shall buildings be sited within the required visual corridor, with the exception of front porches on townhomes, as permitted in Section 16.44.010(E)(4)(c).

Response: The Preliminary Landscape and Site Plans attached show the planned visual corridors, required yards, or yards for which a variance is requested, meeting the applicable requirements of this section. These criteria are met.

16.142.060 - Street Trees

A. Installation of Street Trees on New or Redeveloped Property.

Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.

1. **Location:** Trees shall be planted within the planter strip along a newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines or as required by the City.

Response: Street trees are illustrated on the attached Preliminary Landscape Plan (Exhibit A) within the planter strips adjacent to SW Oregon Street, SW Tonquin Road, and SW Laurelwood Way. These criteria are met.

2. **Size:** Trees shall have a minimum trunk diameter of two (2) caliper inches, which is measured six inches above the soil line, and a minimum height of six (6) feet when planted.

3. **Types:** Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in 16.142.080 of this Code.

Response: Street trees have been specified to meet the minimum specifications at planting. Varieties have been chosen from those listed in SZCDC 16.142.080. These criteria are met.

4. Required Street Trees and Spacing:

- a. The minimum spacing is based on the maximum canopy spread identified in the recommended street tree list in section 16.142.080 with the intent of providing a continuous canopy without openings between the trees. For example, if a tree has a canopy of forty (40) feet, the spacing between trees is forty (40) feet. If the tree is not on the list, the mature canopy width must be provided to the planning department by a certified arborist.
- b. All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree and the spacing standards described in a. above and considering driveways, street light locations and utility connections. Unless exempt per c. below, trees shall not be spaced more than forty (40) feet apart in any development.
- c. A new development may exceed the forty-foot spacing requirement under section b. above, under the following circumstances:
 - (1) Installing the tree would interfere with existing utility lines and no substitute tree is appropriate for the site; or
 - (2) There is not adequate space in which to plant a street tree due to driveway or street light locations, vision clearance or utility connections, provided the driveways, street light or utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and
 - (3) The street trees are spaced as close as possible given the site limitations in (1) and (2) above.
 - (4) The location of street trees in an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County and are subject to the relevant state or county standards.
 - (5) For arterial and collector streets, the City may require planted medians in lieu of paved twelve-foot wide center turning lanes, planted with trees to the specifications of this subsection.

Response: Street trees have been spaced per the above standards of SZCDC and based upon the maximum canopy spread of the selected tree variety. Since both SW Oregon Street and SW Tonquin Road are Washington County roadways, the placement of street trees must meet their standards and will be accomplished with right-of-way permitting. These

streets are arterial streets; however, these street sections are not planned to provide planted medians in lieu of turning lanes or planter strips. These standards have been met.

16.142.070 - Trees on Property Subject to Certain Land Use Applications

A. Generally

The purpose of this Section is to establish processes and standards which will minimize cutting or destruction of trees and woodlands within the City. This Section is intended to help protect the scenic beauty of the City; to retain a livable environment through the beneficial effect of trees on air pollution, heat and glare, sound, water quality, and surface water and erosion control; to encourage the retention and planting of tree species native to the Willamette Valley and Western Oregon; to provide an attractive visual contrast to the urban environment, and to sustain a wide variety and distribution of viable trees and woodlands in the community over time.

B. Applicability

All applications including a Type II - IV land use review, shall be required to preserve trees or woodlands, as defined by this Section to the maximum extent feasible within the context of the proposed land use plan and relative to other codes, policies, and standards of the City Comprehensive Plan.

C. Inventory

1. To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:
 - a. Tree size (in DBH and canopy area)
 - b. Tree species
 - c. The condition of the tree with notes as applicable explaining the assessment
 - d. The location of the tree on the site
 - e. The location of the tree relative to the planned improvements
 - f. Assessment of whether the tree must be removed to accommodate the development
 - g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.

Response: The required materials, prepared by an arborist, are attached as part of Exhibit A. The required items have been inventoried for all trees on-site. These criteria are met.

2. In addition to the general requirements of this Section, the tree and woodland inventory's mapping and report shall also include, but is not limited to, the specific information outlined in the appropriate land use application materials packet.

Response: The attached materials contain the Preliminary Tree Preservation and Removal Plan (Exhibit A), illustrating trees that are marked for preservation and removal with the listed required information. These criteria are met.

3. Definitions for the inventory purposes of this Section

- a. A tree is a living woody plant having a trunk diameter as specified below at Diameter at Breast Height (DBH). Trees planted for commercial agricultural purposes, and/or those subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition and from regulation under this Section, as are any living woody plants under six (6) inches at DBH. All trees six (6) inches or greater shall be inventoried.
- b. A woodland is a biological community dominated by trees covering a land area of 20,000 square feet or greater at a density of at least fifty (50) trees per every 20,000 square feet with at least fifty percent (50%) of those trees of any species having a six (6) inches or greater at DBH. Woodlands planted for commercial agricultural purposes and/or subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition, and from regulation under this Section.
- c. A large stature tree is over 20 feet tall and wide with a minimum trunk diameter of 30 inches at DBH.

D. Retention requirements

1. Trees may be considered for removal to accommodate the development including buildings, parking, walkways, grading etc., provided the development satisfies of D.2 or D.3, below.

Response: Trees have been considered for removal based on the need to accommodate the construction of buildings, parking, walkways, and grading on the site. The tree canopy requirements are addressed below. This criterion is met.

[...]

3. Required Tree Canopy - Non-Residential and Multi-family Developments

Each net development site shall provide a variety of trees to achieve a minimum total tree canopy of 30 percent. The canopy percentage is based on the expected mature canopy of each tree by using the equation πr^2 to calculate the expected square footage of each tree. The expected mature canopy is counted for each tree even if there is an overlap of multiple tree canopies.

The canopy requirement can be achieved by retaining existing trees or planting new trees. Required landscaping trees can be used toward the total on site canopy required to meet this standard. The expected mature canopy spread of the new trees will be counted toward the required canopy

cover. A certified arborist or other qualified professional shall provide an estimated tree canopy for all proposed trees to the planning department for review as a part of the land use review process.

| | Commercial, Industrial, Institutional Public, and Multi-Family |
|---|--|
| Canopy Requirement | 30% |
| Counted Toward the Canopy Requirement | |
| Street trees included in canopy requirement | No |
| Landscaping requirements included in canopy requirement | Yes |
| Existing trees onsite | Yes x2 |
| Planting new trees onsite | Yes |
| <p>Mature Canopy in Square Feet Equation πr^2 or $(3.14159 * \text{radius}^2)$ (This is the calculation to measure the square footage of a circle. The Mature Canopy is given in diameter. In gardening and horticulture reference books, therefore to get the radius you must divide the diameter in half.</p> <p>Canopy Calculation Example: Pin Oak Mature canopy = 35' $(3.14159 * 17.5^2) = 962$ square feet</p> | |

Response: The subject property contains existing trees that must be removed for site development because of planned building and improvement locations and grading requirements. Trees that do not interfere with the development of the site are planned to be preserved. The Preliminary Landscape Plan (Exhibit A) shows 89 new trees are planned in order to comply with the 30 percent tree canopy requirement. Therefore, these criteria are met to the extent that they apply.

The Preliminary Landscape Plan (Exhibit A) shows, paired with the calculations above, an expected tree canopy coverage of ±180,082 square feet, ±51.8 percent of the total site area. The criteria applicable to this industrial project are met.

4. The City may determine that, regardless of D.1 through D.3, that certain trees or woodlands may be required to be retained. The basis for such a decision shall include; specific findings that retention of said trees or woodlands furthers the purposes and goals of this Section, is feasible and practical both within the context of the proposed land use plan and relative to other policies and standards of the City Comprehensive Plan, and are:
 - a. Within a Significant Natural Area, 100-year floodplain, City greenway, jurisdictional wetland or other existing or future public park or natural area designated by the City Comprehensive Plan, or
 - b. A landscape or natural feature as per applicable policies of the City Comprehensive Plan, or are necessary to keep other identified trees or woodlands on or near the site from being damaged or destroyed due to windfall, erosion, disease or other natural processes, or

- c. Necessary for soil stability and the control of erosion, for managing and preserving surface or groundwater quantities or quality, or for the maintenance of a natural drainageway, as per Clean Water Services stormwater management plans and standards of the City Comprehensive Plan, or
- d. Necessary in required buffers between otherwise incompatible land uses, or from natural areas, wetlands and greenways, or
- e. Otherwise merit retention because of unusual size, size of the tree stand, historic association or species type, habitat or wildlife preservation considerations, or some combination thereof, as determined by the City.

Response: These standards are understood. These situations are not anticipated on the project site.

[...]

- 7. All trees, woodlands, and vegetation located on any private property accepted for dedication to the City for public parks and open space, greenways, Significant Natural Areas, wetlands, floodplains, or for storm water management or for other purposes, as a condition of a land use approval, shall be retained outright, irrespective of size, species, condition or other factors. Removal of any such trees, woodlands, and vegetation prior to actual dedication of the property to the City shall be cause for reconsideration of the land use plan approval.

Response: This standard is understood, but not applicable to this project.

E. Tree Preservation Incentive

Retention of existing native trees on site which are in good health can be used to achieve the required mature canopy requirement of the development. The expected mature canopy can be calculated twice for existing trees. For example, if one existing tree with an expected mature canopy of 10 feet (78.5 square feet) is retained it will count as twice the existing canopy (157 square feet).

Response: Trees designated for preservation have been calculated, where applicable, towards the mature canopy requirements for the proposed development at the specified rate.

F. Additional Preservation Incentives

- 1. **General Provisions.** To assist in the preservation of trees, the City may apply one or more of the following flexible standards as part of the land use review approval. To the extent that the standards in this section conflict with the standards in other sections of this Title, the standards in this section shall apply except in cases where the City determines there would be an unreasonable risk to public health, safety, or welfare. Flexibility shall be requested by the applicant with justification provided within the tree preservation and protection report as part of the land use review process and is only applicable to trees that are eligible for credit towards the effective tree canopy cover of the site. A separate

adjustment application as outlined in Section 16.84.030.A is not required.

2. Flexible Development Standards. The following flexible standards are available to applicants in order to preserve trees on a development site. These standards cannot be combined with any other reductions authorized by this code.
 - a. Lot size averaging. To preserve existing trees in the development plan for any Land Division under Division VII, lot size may be averaged to allow lots less than the minimum lot size required in the underlying zone as long as the average lot area is not less than that allowed by the underlying zone. No lot area shall be less than 80 percent of the minimum lot size allowed in the zone;

Response: Land division is not planned as part of this project; therefore, these criteria do not apply.

- b. Setbacks. The following setback reductions will be allowed for lots preserving existing trees using the criteria in subsection (1) below. The following reductions shall be limited to the minimum reduction necessary to protect the tree.

(1) Reductions allowed:

- (a.) Front yard - up to a 25 percent reduction of the dimensional standard for a front yard setback required in the base zone. Setback of garages may not be reduced by this provision.
- (b.) Interior setbacks - up to a 40 percent reduction of the dimensional standards for an interior side and/or rear yard setback required in the base zone.
- (c.) Perimeter side and rear yard setbacks shall not be reduced through this provision.

Response: Preservation of many of the trees currently on-site is not possible due to their location within future rights-of-way or where future improvement is needed. Therefore, these criteria do not apply.

c. Approval criteria:

- (1.) A demonstration that the reduction requested is the least required to preserve trees; and
- (2.) The reduction will result in the preservation of tree canopy on the lot with the modified setbacks; and
- (3.) The reduction will not impede adequate emergency access to the site and structure.

Response: A setback reduction to preserve trees has not been sought; therefore, these criteria do not apply.

3. Sidewalks. Location of a public sidewalk may be flexible in order to preserve existing trees or to plant new large stature street trees. This flexibility may be accomplished through a curb-tight sidewalk or a meandering public sidewalk easement recorded over private property and shall be reviewed on a case by case basis in accordance with the provisions of the Engineering Design Manual, Street and Utility Improvement Standards. For preservation, this flexibility shall be the minimum required to achieve the desired effect. For planting, preference shall be given to retaining the planter strip and separation between the curb and sidewalk wherever practicable. If a preserved tree is to be utilized as a street tree, it must meet the criteria found in the Street Tree section, 16.142.060.

Response: Existing large trees and utilities are not within locations compatible for preservation with the use of curb-tight sidewalks; therefore, these sidewalks are not planned to be curb-tight or meandering. Plantings have been planned for the planter strip where practicable. These criteria are met.

4. Adjustments to Commercial and Industrial development Standards. Adjustments to Commercial or Industrial Development standards of up to 20 feet additional building height are permitted provided;
 - a. At least 50% of a Significant Tree stand's of canopy within a development site (and not also within the sensitive lands or areas that areas dedicated to the City) is preserved;
 - b. The project arborist or qualified professional certifies the preservation is such that the connectivity and viability of the remaining significant tree stand is maximized;
 - c. Applicable buffering and screening requirements are met;
 - d. Any height adjustments comply with state building codes;
 - e. Significant tree stands are protected through an instrument or action subject to approval by the City Manager or the City manager's designee that demonstrates it will be permanently preserved and managed as such;
 - (1.) A conservation easement;
 - (2.) An open space tract;
 - (3.) A deed restriction; or
 - (4.) Through dedication and acceptance by the City.

Response: Adjustments to industrial building height have not been planned. These criteria do not apply.

G. Tree Protection During Development

The applicant shall prepare and submit a final Tree and Woodland Plan prior to issuance of any construction permits, illustrating how identified trees and woodlands will be retained, removed or protected as per the Notice of Decision. Such plan shall specify how trees and woodlands will be protected from damage or destruction by construction activities, including protective fencing, selective pruning and root treatments, excavation techniques, temporary drainage systems, and like methods. At a minimum, trees to be protected shall have the area within the drip line of the tree protected from grading, stockpiling, and all other construction related activity unless specifically reviewed and recommended by a certified arborist or other qualified professional. Any work within the dripline of the tree shall be supervised by the project arborist or other qualified professional onsite during construction.

Response: Trees that have been planned for preservation are illustrated on the Preliminary Tree Preservation and Removal Table (Exhibit A). This plan specifies how trees and woodlands, where applicable, will be protected from damage by construction activities by methods such as those listed. These criteria are met.

16.142.090 - Recommended Street Trees

A. Recommended Street Trees:

[Section table skipped for brevity.]

B. Recommended Street Trees under Power Lines:

[Section text skipped for brevity.]

C. Prohibited Street Trees:

Acer, Silver Maple

Acer, Boxelder

Ailanthus, gladiolosa - Tree-of-heaven

Betula; common varieties of Birch

Ulmus; common varieties of Elm

Morus; common varieties of Mulberry

Salix; common varieties of willow

Coniferous Evergreen (Fir, Pine, Cedar, etc.)

Populus; common varieties of poplar, cottonwood and aspen

Female Ginkgo

D. Alternative Street Trees: Trees that are similar to those on the recommended street tree list can be proposed provided that they are non-fruit bearing, non-invasive and not listed on the prohibited street tree list. A letter from a certified arborist must be submitted, explaining why the tree is an equivalent or better street tree than the recommended street trees that are identified in this section.

Response: The required street trees have been selected from the Recommended Street Trees list and do not include varieties from the Prohibited Street Trees list as demonstrated on the Preliminary Landscape Plan (Exhibit A). Existing trees adjacent to SW Oregon Street

planned for removal are Fir trees, which are not appropriate street trees. These standards are met.

Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS

16.144.010 - Generally

Unless otherwise permitted, residential, commercial, industrial, and institutional uses in the City shall comply with the following wetland, habitat and natural area standards if applicable to the site as identified on the City's Wetland Inventory, the Comprehensive Plan Natural Resource Inventory, the Regionally Significant Fish and Wildlife Habitat Area map adopted by Metro, and by reference into this Code and the Comprehensive Plan. Where the applicability of a standard overlaps, the more stringent regulation shall apply.

Response: Metro Regional Services' (Metro's) Regionally Significant Fish and Wildlife Habitat Map shows this property as having Class I Riparian Habitat and Class A Upland Habitat.

16.144.020 - Standards

A. The applicant shall identify and describe the significance and functional value of wetlands on the site and protect those wetlands from adverse effects of the development. A facility complies with this standard if it complies with the criteria of subsections A.1.a and A.1.b, below:

1. The facility will not reduce the area of wetlands on the site, and development will be separated from such wetlands by an area determined by the Clean Water Services Design and Construction Standards R&O 00-7 or its replacement provided Section 16.140.090 does not require more than the requested setback.

Response: Wetlands were identified on the project site, located at the southwest corner adjacent to the SW Tonquin Road/SW Oregon Street intersection. The functional value of these areas was determined, and a plan created to address the protection of these areas. The Wetland Delineation Report (Exhibit E) outlines the two wetland areas—Wetland A, which is nearest the project site on the east side of SW Tonquin Road, and Wetland B, which is located on the bifurcated portion of the site west of SW Tonquin Road, and which extends along the Rock Creek corridor. Wetland A is planned for removal, while Wetland B is planned to remain. The project plans to enhance vegetative corridors and purchase mitigation bank credits for permanent impacts to the wetlands.

The planned site improvements are planned to comply with the prescribed Clean Water Services Design and Construction Standards. Additional details can be found in the project Wetland Delineation Report (Exhibit E) and CWS Service Provider Letter (Exhibit J). These criteria are met.

- a. A natural condition such as topography, soil, vegetation or other feature isolates the area of development from the wetland.

Response: The project site features topography and vegetation that isolate the site improvements from Wetland B. Plans have been created to reflect and preserve this separation. Additional details can be found in the project Wetland Delineation Report (Exhibit E). This criterion is met.

- b. Impact mitigation measures will be designed, implemented, and monitored to provide effective protection against harm to the wetland from sedimentation, erosion, loss of surface or ground water supply, or physical trespass.

Response: The project has been designed to provide the wetland protection from sedimentation, erosion, loss of surface or ground water supply, and physical trespass, including implementation and monitoring. Additional details can be found in the project Wetland Delineation Report (Exhibit E) and CWS Service Provider Letter (Exhibit J). These criteria are met.

- c. A lesser setback complies with federal and state permits, or standards that will apply to state and federal permits, if required.

Response: A lesser setback has not been requested. This criterion does not apply.

2. If existing wetlands are proposed to be eliminated by the facility, the applicant shall demonstrate that the project can, and will develop or enhance an area of wetland on the site or in the same drainage basin that is at least equal to the area and functional value of wetlands eliminated.

Response: Existing wetlands are planned to be replaced by a stormwater facility. Conditions have been issued by CWS (Exhibit J) for the stormwater facility and work within wetlands. Mitigation for the loss of Wetland A is planned through the purchase of ±0.26 acres of credits from the Tualatin Valley Environmental Bank. This criterion is met.

- B. The applicant shall provide appropriate plans and text that identify and describe the significance and functional value of natural features on the site (if identified in the Community Development Plan, Part 2) and protect those features from impacts of the development or mitigate adverse effects that will occur. A facility complies with this standard if:

Response: The appropriate plans and text have been provided, and additional details can be found in the attached Wetland Delineation Report (Exhibit E) and CWS Service Provider Letter (Exhibit J). These documents identify and describe the significance and functional value of the site's natural features and describe the measures for protection of the resource and the prevention of adverse effects. These criteria are met.

1. The site does not contain an endangered or threatened plant or animal species or a critical habitat for such species identified by Federal or State government (and does not contain significant natural features identified in the Community Development Plan, Part 2, Natural Resources and Recreation Plan).

Response: Endangered or threatened plant or animal species or their critical habitats were not identified within the site's natural resource areas. These criteria do not apply.

2. The facility will comply with applicable requirements of the zone.

Response: The planned improvements comply with all applicable requirements of the zone; therefore, this criterion is met.

3. The applicant will excavate and store topsoil separate from subsurface soil, and shall replace the topsoil over disturbed areas of the site not covered by buildings or pavement or provide other appropriate medium for re-vegetation of those areas, such as yard debris compost.

Response: Where applicable, these standards are planned to be met.

4. The applicant will retain significant vegetation in areas that will not be covered by buildings or pavement or disturbed by excavation for the facility; will replant areas disturbed by the development and not covered by buildings or pavement with native species vegetation unless other vegetation is needed to buffer the facility; will protect disturbed areas and adjoining habitat from potential erosion until replanted vegetation is established; and will provide a plan or plans identifying each area and its proposed use.

Response: Where possible, significant vegetation has been planned to be retained. These areas are largely within the natural areas at the southwestern bifurcated portion of the site. Other areas of the site are planned to be revegetated as needed with native species. The project plans to protect disturbed areas and their adjoining habitats from potential erosion until vegetation is established. Plans have been provided identifying each area, the preservation of the resources on-site, and the plantings planned. These criteria are met.

5. Development associated with the facility will be set back from the edge of a significant natural area by an area determined by the Clean Water Services Design and Construction standards R&O 00-7 or its replacement, provided Section 16.140.090A does not require more than the requested setback. Lack of adverse effect can be demonstrated by showing the same sort of evidence as in subsection A.1 above.

Response: Site improvements are not expected to reduce the area of wetlands planned to remain and are planned to comply with the prescribed Clean Water Services Design and Construction Standards. Additional details can be found in the project Wetland Delineation Report (Exhibit E) and the CWS Service Provider Letter (Exhibit J). These criteria are met.

- C. When the Regionally Significant Fish and Wildlife Habitat map indicates there are resources on the site or within 50 feet of the site, the applicant shall provide plans that show the location of resources on the property. If resources are determined to be located on the property, the plans shall show the value of environmentally sensitive areas using the methodologies described in Sections 1 and 2 below.

The Metro Regionally Significant Fish and Wildlife Habitat map shall be the basis for determining the location and value of environmentally sensitive habitat areas. In order to specify the exact locations on site, the following methodology shall be used to determine the appropriate boundaries and habitat values:

1. Verifying boundaries of inventoried riparian habitat. Locating habitat and determining its riparian habitat class is a four-step process:
 - a. Located the Water Feature that is the basis for identifying riparian habitat.
 1. Locate the top of bank of all streams, rivers, and open water within 200 feet of the property.
 2. Locate all flood areas within 100 feet of the property.
 3. Locate all wetlands within 150 feet of the property based on the Local Wetland Inventory map and on the Metro 2002 Wetland Inventory map (available from the Metro Data Resource Center, 600 NE Grand Ave., Portland, OR 97232). Identified wetlands shall be further delineated consistent with methods currently accepted by the Oregon Division of State Lands and the US Army Corps of Engineers.
 - b. Identify the vegetative cover status of all areas on the property that are within 200 feet of the top of bank of streams, rivers, and open water, are wetlands or are within 150 feet of wetlands, and are flood areas or are within 100 feet of flood areas. Vegetative cover status shall be as identified on the Metro Vegetative Cover map. In the event of a discrepancy between the Metro Vegetative Cover map and the existing site conditions, document the actual vegetative cover based on the following definitions along with a 2002 aerial photograph of the property;
 1. Low structure vegetation or open soils — Areas that are part of a contiguous area one acre or larger of grass, meadow, crop-lands, or areas of open soils located within 300 feet of a surface stream (low structure vegetation areas may include areas of shrub vegetation less than one acre in size if they are contiguous with areas of grass, meadow, crop-lands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 feet of a surface stream and together form an area of one acre in size or larger).
 2. Woody vegetation — Areas that are part of a contiguous area one acre or larger of shrub or open or scattered forest canopy (less than 60% crown-closure) located within 300 feet of a surface stream.
 3. Forest canopy — Areas that are part of a contiguous grove of trees of one acre or

larger in area with approximately 60% or greater crown closure, irrespective of whether the entire grove is within 200 feet of the relevant water feature.

- c. Determine whether the degree that the land slopes upward from all streams, rivers, and open water within 200 feet of the property is greater than or less than 25% (using the Clean Water Services Vegetated Corridor methodology); and
- d. Identify the riparian habitat classes applicable to all areas on the property using Table 8-1 below:

| Distance in feet from Water Feature | Development/Vegetation Status | | | |
|--|--|--|--|--|
| | Developed areas not providing vegetative cover | Low structure vegetation or open soils | Woody vegetation (shrub and scatted forest canopy) | Forest Canopy (closed to open forest canopy) |
| Surface Streams | | | | |
| 0-50 | Class II | Class I | Class I | Class I |
| 50-100 | | Class II | Class I | Class I |
| 100-150 | | Class II if slope >25% | Class II if slope >25% | Class II |
| 150-200 | | Class II if slope >25% | Class II if slope >25% | Class II if slope >25% |
| Wetlands (Wetland feature itself is a Class I Riparian Area) | | | | |
| 0-100 | | | Class I | Class I |
| 100-150 | | | | Class II |
| Flood Areas (undeveloped portion of a flood area is a Class I Riparian area) | | | | |
| 0-100 | | | Class II | Class II |

- 2. Verifying boundaries of inventoried upland habitat. Upland habitat was identified based on the existence of contiguous patches of forest canopy, with limited canopy openings. The "forest canopy" designation is made based on analysis of aerial photographs, as part of determining the vegetative cover status of land within the region. Upland habitat shall be as identified on the HCA map. The perimeter of an area delineated as "forest canopy" on the Metro Vegetative Cover map may be adjusted to more precisely indicate the drip line of the trees within the canopied area.

Response: The required boundaries were identified for all water features on the property. Further information is available within the Preliminary Plans (Exhibit A) and the Wetland Delineation Report (Exhibit E).

16.144.030 - Exceptions to Standards

In order to protect environmentally sensitive areas that are not also governed by floodplain, wetland and Clean Water Services vegetated corridor regulations, the City allows flexibility of the specific standards in exchange for the specified amount of protection inventoried environmentally sensitive areas as defined in this code.

A. Process

The flexibility of standards is only applicable when reviewed and approved as part of a land use application and shall require no additional fee or permit provided criteria is addressed. In the absence of a land use application, review may be processed as a Type 1 administrative interpretation.

B. Standards modified

1. Lot size — Notwithstanding density transfers permitted through Chapter 16.40, when a development contains inventoried regionally significant fish and wildlife habitats as defined in Section 16.144.020 above, lot sizes may be reduced up to ten percent (10%) below the minimum lot size of the zone when an equal amount of inventoried resource above and beyond that already required to be protected is held in a public or private open space tract or otherwise protected from further development.
2. Setbacks — For residential zones, the setback may be reduced up to thirty percent (30%) for all setbacks except the garage setback provided the following criteria are satisfied:
 - a. The setback reduction must result in an equal or greater amount of significant fish and/or wildlife habitat protection. Protection shall be guaranteed with deed restrictions or public or private tracts.
 - b. In no case shall the setback reduction supersede building code and/or Tualatin Valley Fire and Rescue separation requirements.
 - c. In no case shall the setback be reduced to less than five feet unless otherwise provided for by the underlying zone.
3. Density — per Section 16.10.020 (Net Buildable Acre definition), properties with environmentally sensitive areas on site may opt to exclude the environmentally sensitive areas from the minimum density requirements provided the sensitive areas are protected via tract or restrictive easement. A proposal to remove said area from the density calculation must include: a delineation of the resource in accordance with Section 16.144.020C, the acreage being protected, and the net reduction below the normally required minimum for accurate reporting to Metro.

Response: These standards do not apply to the industrial development. The zone is industrial and has no minimum lot size, no residential setbacks, and no residential densities. Therefore, these standards cannot be adjusted, and these criteria do not apply.

4. Parking — Per Section 16.94.020.B.6, 10-25% of the required parking spaces may be reduced in order to protect

inventoried regionally significant fish and wildlife habitat areas, provided these resources are protected via deed restrictions or held in public or private tracts.

5. Landscaping — Per Section 16.92.030.B.6, exceptions may be granted to the landscaping standards in certain circumstances as outlined in that section.

Response: Adjustments to these standards have not been sought with this application for design review.

Chapter 16.146 - NOISE

16.146.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses in the City shall comply with the noise standards contained in OAR 340-35-035. The City may require proof of compliance with OAR 340-35-035 in the form of copies of all applicable State permits or certification by a professional acoustical engineer that the proposed uses will not cause noise in excess of State standards.

16.146.020 - Noise Sensitive Uses

When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care, institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

- A. The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.
- B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously.
- C. If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.

16.146.030 - Exceptions

This Chapter does not apply to noise making devices which are maintained and utilized solely as warning or emergency signals, or to noise caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travel ways, flight paths or other routes. This Chapter also does not apply to noise produced by humans or animals. Nothing in this Chapter shall preclude the City from abating any noise problem as per applicable City nuisance and public safety ordinances.

Response: The subject site is surrounded by other land zoned industrial (either Employment Industrial, Light Industrial, or General Industrial) and does not directly adjoin residentially zoned lands. The project is buffered from residences and residential districts by the Rock Creek corridor. Noise levels expected would be similar to nearby industrial uses. Flex industrial spaces do not typically generate noise beyond that associated with traffic entering and leaving the site, along with other activities typical of an urban area. The

proposed use will be within the required standards, and there are no planned adverse impacts. These criteria are met.

Chapter 16.148 - VIBRATIONS

16.148.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

16.148.020 - Exceptions

This Chapter does not apply to vibration caused by construction activities including vehicles accessing construction sites, or to vibrations caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travelways, flight paths or other routes. Nothing in this Chapter shall preclude the City from abating any vibration problem as per applicable City nuisance and public safety ordinances.

Response: Vibration levels expected would be similar to nearby industrial uses. Elevated levels of vibration, beyond what is expected in an urban area, are not anticipated. Therefore, the proposed use will be within required standards, and there will be no adverse impacts. These criteria are met.

Chapter 16.150 - AIR QUALITY

16.150.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

- A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060.
- B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905.
- C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

16.150.020 - Proof of Compliance

Proof of compliance with air quality standards as per Section 16.150.010 shall be in the form of copies of all applicable State permits, or if permits have not been issued, submission by the applicant, and acceptance by the City, of a report certified by a professional engineer indicating that the proposed use will comply with State air quality standards. Depending on the nature and size of the use proposed, the applicant may, in the City's determination, be required to submit to the City a report or reports substantially identical to that required for issuance of State Air Contaminant Discharge Permits.

16.150.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any air quality problem as per applicable City nuisance and public safety ordinances.

Response: Air quality impacts are anticipated to be similar to nearby industrial uses. Odorous or unusual emissions, beyond what is expected in an urban area, are not anticipated. The

proposed use will be within required standards, and there will be no adverse impacts. These criteria are met.

Chapter 16.152 - ODORS

16.152.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

16.152.020 - Standards

The applicant shall submit a narrative explanation of the source, type and frequency of the odorous emissions produced by the proposed commercial, industrial, or institutional use. In evaluating the potential for adverse impacts from odors, the City shall consider the density and characteristics of surrounding populations and uses, the duration of any odorous emissions, and other relevant factors.

16.152.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any odor problem as per applicable City nuisance and public safety ordinances.

Response: Odor impacts would be expected similar to nearby commercial or industrial uses. Odorous or unusual emissions, beyond what is expected in an urban area, are not anticipated. The proposed use will be within required standards, and there will be no adverse impacts. These criteria are met.

Chapter 16.154 - HEAT AND GLARE

16.154.010 - Generally

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 uses.

16.154.020 - Exceptions

Nothing in this Chapter shall preclude the City from abating any heat and glare problem as per applicable City nuisance and public safety ordinances.

Response: The subject site does not adjoin any properties designated for residential uses, as those are located across the SW Tonquin Road right-of-way. Exterior lighting is planned to be directed away from adjoining properties. These applicable criteria are met.

Chapter 16.156 - ENERGY CONSERVATION

16.156.010 - Purpose

This Chapter and applicable portions of Chapter 5 of the Community Development Plan provide for natural heating and cooling opportunities in new development. The requirements of this Chapter shall not result in development exceeding allowable densities or lot coverage, or the destruction of existing trees.

16.156.020 - Standards

- A. **Building Orientation** - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st.
- B. **Wind** - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.

Response: The proposed buildings are oriented in a north-south direction, generally consistent with the orientation of the lot. The buildings are set back from the southern property boundary and each other as needed, while still allowing truck and fire safety access circulation around the buildings. Therefore, the buildings are generally positioned to allow unobstructed sunlight access to their southern walls.

The site is not planned to contain any existing trees that may shade these future buildings or moderate winter winds. However, the Preliminary Landscape Plan shows that trees will be planted and, at maturity, will provide shade and a buffer to winter winds on the site. These criteria are met.

IV. Conclusion

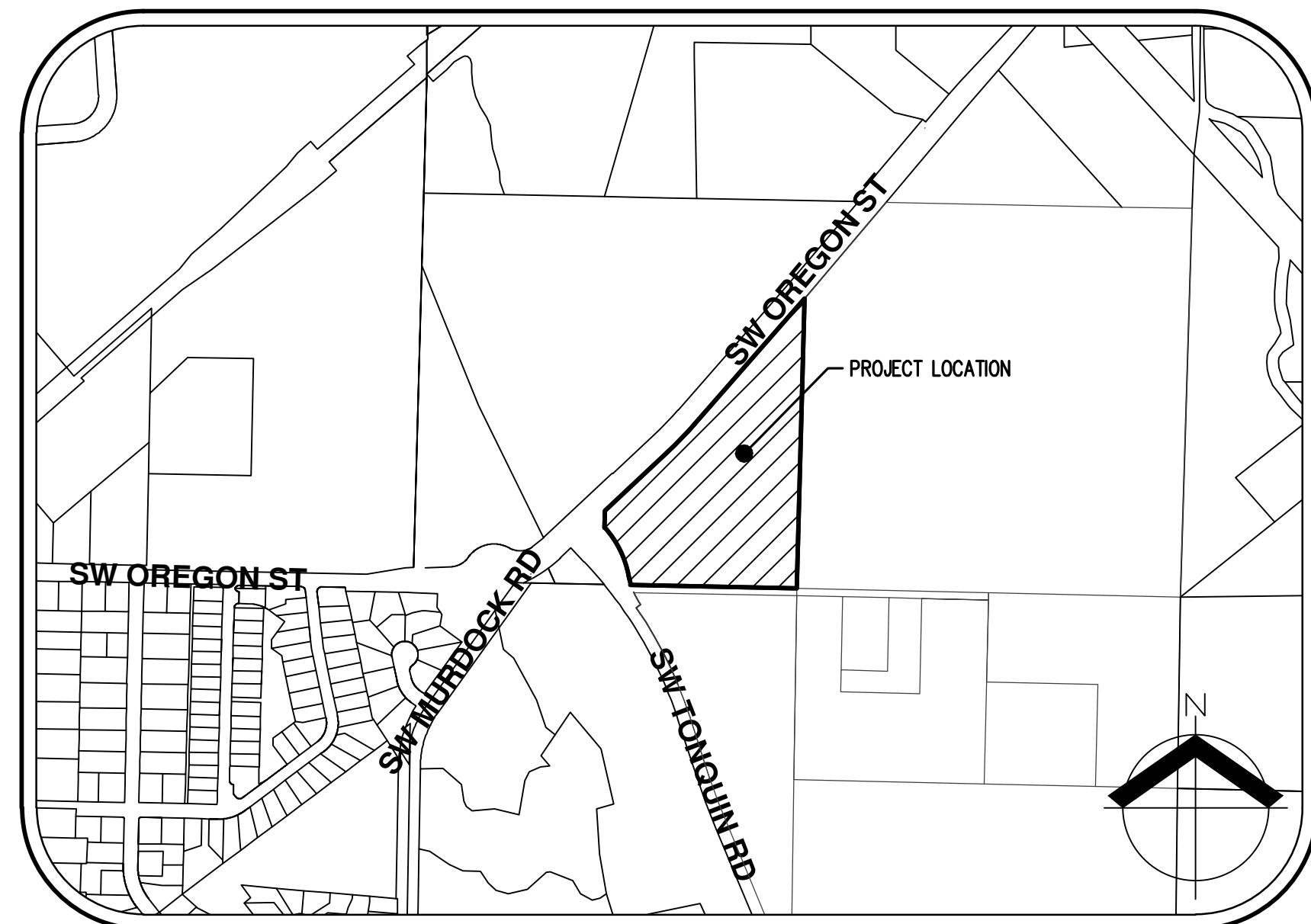
The required findings have been made, and this narrative and accompanying documentation demonstrate the application is consistent with the applicable provisions of the City of Sherwood Zoning and Community Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests the City approve this site plan review and variance application.



Exhibit A: Preliminary Plans

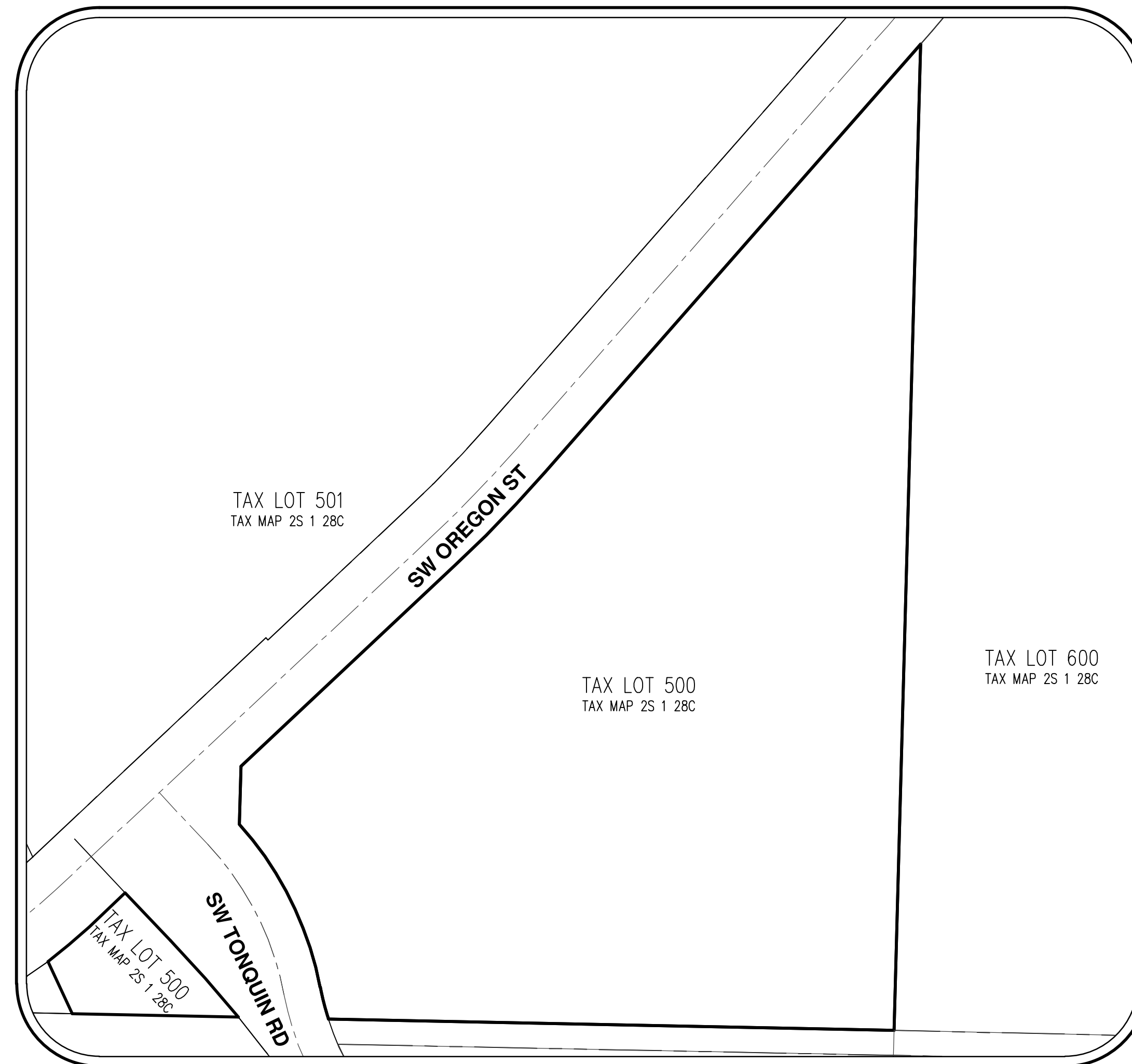
OREGON STREET BUSINESS PARK

APPLICATION DESIGN REVIEW PRELIMINARY PLANS



VICINITY MAP

SCALE: 1" = 500'



SITE MAP

SCALE: 1" = 100'

OWNER/APPLICANT

OREGON STREET BUSINESS PARK, LLC
PO BOX 1489
SHERWOOD, OR 97140

**LAND USE PLANNING /
LANDSCAPE ARCHITECTURE /
CIVIL ENGINEERING /
SURVEYING FIRM**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOHN CHRISTIANSEN, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

PROJECT LOCATION:

AT THE INTERSECTION OF SW OREGON ST AND SW TONQUIN RD.

PROPERTY DESCRIPTION:

TAX LOT 500 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1W 28C LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

TOTAL SITE AREA: ±9.53 AC

EXISTING LAND USE:

EXISTING GRAVEL PARKING LOT, BUILDINGS AND FIELDS.

PROJECT PURPOSE:

NEW INDUSTRIAL BUILDINGS, PARKING LOT AND STORMWATER FACILITY

VERTICAL DATUM:

NAVD 88

SHEET INDEX

- P01 COVER SHEET WITH VICINITY AND SITE MAPS
- P02 EXISTING CONDITIONS PLAN
- P03 EXISTING CONDITIONS PLAN
- P04 EXISTING CONDITIONS PLAN
- P05 PRELIMINARY SITE PLAN
- P06 PRELIMINARY FRONTAGE IMPROVEMENTS
- P07 PUBLIC STREET CROSS-SECTIONS
- P08 PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P09 PRELIMINARY STORM DRAINAGE PLAN
- P10 PRELIMINARY SANITARY AND WATER PLAN
- P11 PRELIMINARY CIRCULATION PLAN
- P12 PRELIMINARY TRUCK TURNING MOVEMENTS PLAN
- P13 PRELIMINARY LANDSCAPE PLAN
- P14 PRELIMINARY DEMOLITION PLAN
- P15 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P16 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P17 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P18 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P19 PRELIMINARY SITE LIGHTING PLAN

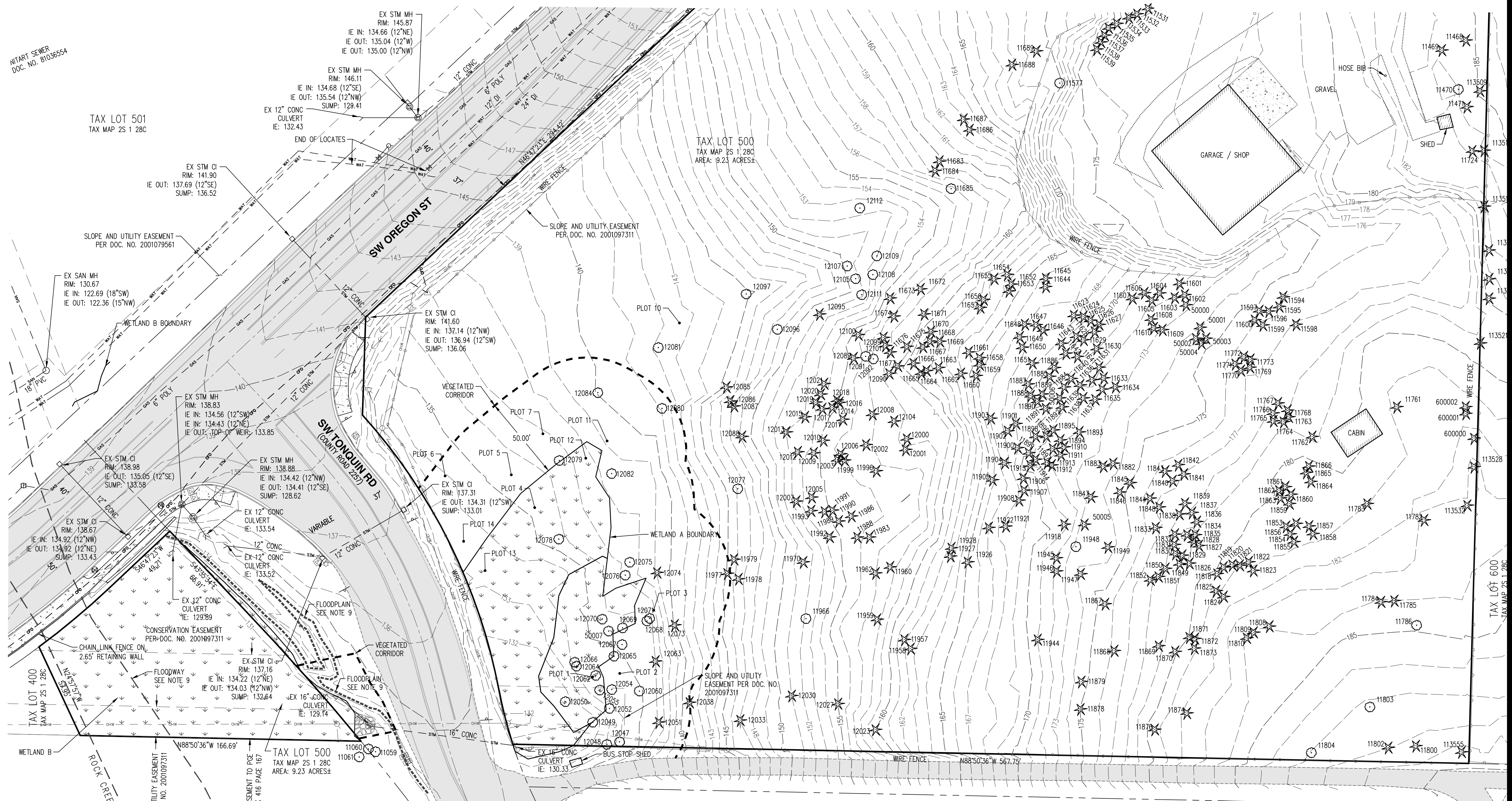
| LEGEND | | | |
|--------------------------|----------|----------|--|
| | EXISTING | PROPOSED | |
| DECIDUOUS TREE | | | |
| CONIFEROUS TREE | | | |
| FIRE HYDRANT | | | |
| WATER BLOWOFF | | | |
| WATER METER | | | |
| WATER VALVE | | | |
| DOUBLE CHECK VALVE | | | |
| AIR RELEASE VALVE | | | |
| SANITARY SEWER CLEAN OUT | | | |
| SANITARY SEWER MANHOLE | | | |
| SIGN | | | |
| STREET LIGHT | | | |
| MAILBOX | | | |
| | | | |
| | | | |
| | | | |
| | | | |

COVER SHEET WITH VICINITY AND SITE MAPS

OREGON STREET BUSINESS PARK
SHERWOOD, OR



RENEWAL DATE: 12/31/23
 JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC



W/ART SEWER
 DOC. NO. 81036554

TAX LOT 501
 TAX MAP 2S 1 28C

TAX LOT 500
 TAX MAP 2S 1 28C
 AREA: 9.23 ACRES±

TAX LOT 600
 TAX MAP 2S 1 28C

TAX LOT 400
 TAX MAP 2S 1 28C

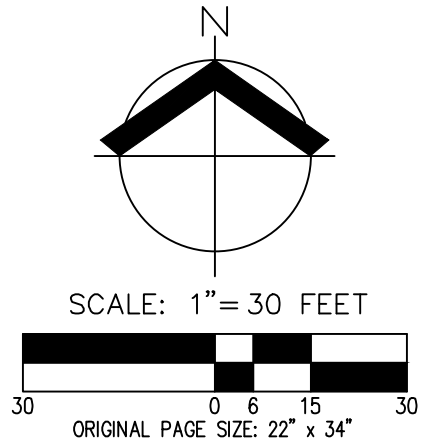
TAX LOT 2500
 TAX MAP 2S 1 33

TAX LOT 100
 TAX MAP 2S 1 338B

| CURVE TABLE | | | | |
|-------------|----------|---------|---------|---------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C3 | 1349.33' | 531°00" | 129.92' | N44°01'53"E 129.87' |

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 19033288, 19033295, 19033297, 19033833, 19033890, 20150080, 20150117, AND 20150102. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 24, MARCH 3, JUNE 9-12, 15, 17, AND 24, 2020.
- VERTICAL DATUM: ELEVATIONS REPORTED ARE ON NGVD 29 DATUM. ELEVATIONS WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK (NAVD 88) AND WERE ADJUSTED TO THE NGVD 29 DATUM USING A CENTRAL PROJECT POINT WITH A LATITUDE OF 45.362328 AND A LONGITUDE OF -122.818428 AND A VERTCON CALCULATED ELEVATION DIFFERENCE OF -3.471 FEET.
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDINGS UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON 03/08/2021 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 03/10/2021.
- FLOODWAY IS A GRAPHICAL OVERLAY PER FLOOD INSURANCE RATE MAP NUMBER 41067C0602F WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2016. FLOODPLAIN WAS DETERMINED TO BE 133.4 NGVD 29 (136.9 NAVD 88) PER FLOOD INSURANCE STUDY OF ROCK CREEK SOUTH WITH REVISED DATE OF OCTOBER 19, 2018.



EXISTING CONDITIONS PLAN

**OREGON STREET BUSINESS PARK
 SHERWOOD, OR**

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

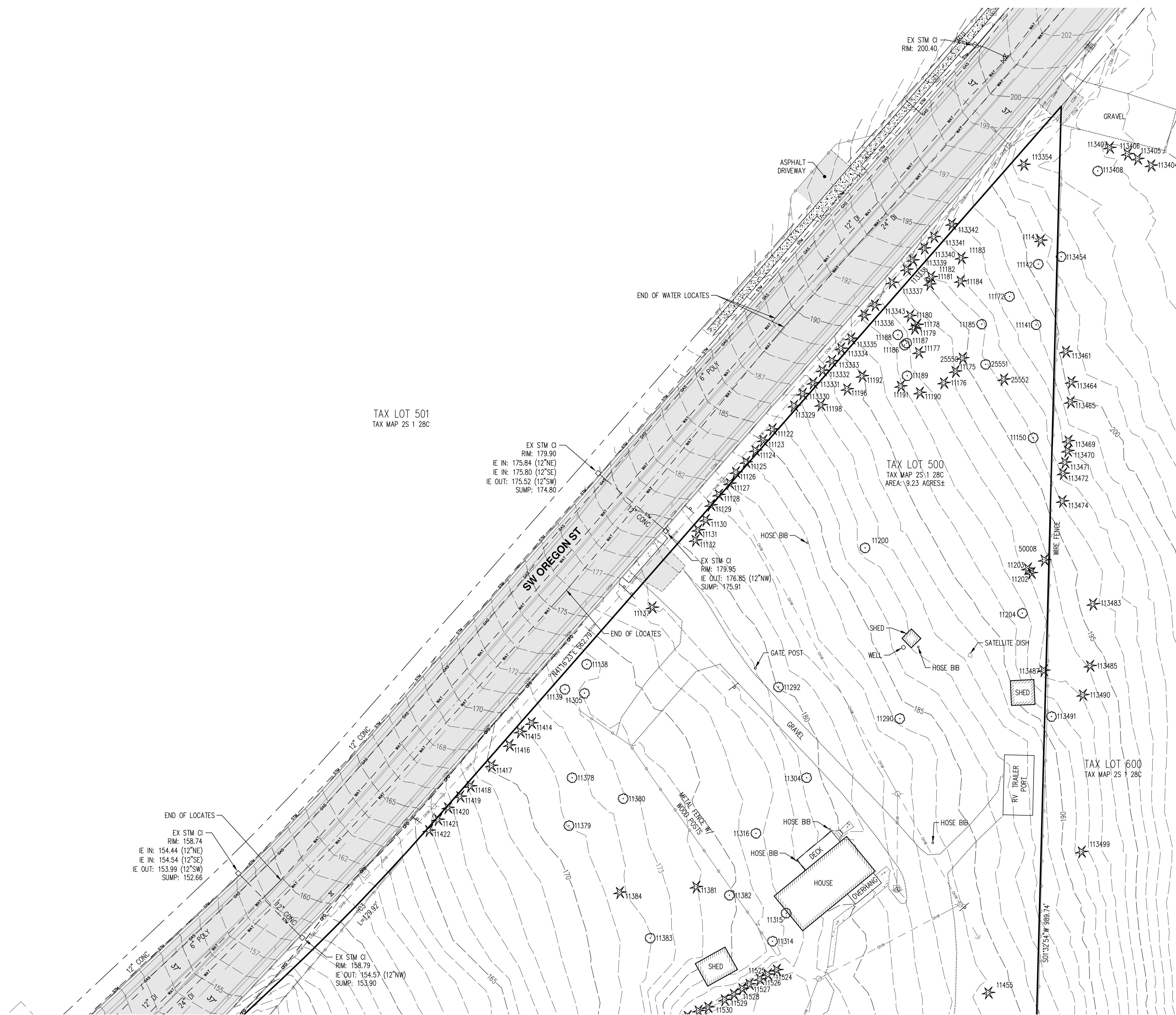
OREGON
 MARCH 14, 2017
 BENJAMIN R HUFF
 84738PLS
 RENEWS: 6/30/21

JOB NUMBER: 7971
 DATE: 08/13/2020
 DESIGNED BY: AK
 DRAWN BY: BRH
 CHECKED BY: BRH



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



EXISTING CONDITIONS PLAN

**OREGON STREET BUSINESS PARK
SHERWOOD, OR**

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY
OREGON
MARCH 14, 2017
BENJAMIN R HUFF
84738PLS
RENEWS: 6/30/21

JOB NUMBER: 7971
DATE: 08/13/2020
DESIGNED BY: AK
DRAWN BY: BRH
CHECKED BY: BRH



| TREE TABLE | | |
|-------------|------------|-----------|
| TREE NUMBER | TYPE | DBH (IN.) |
| 10936 | DECIDUOUS | 15 |
| 10944 | DECIDUOUS | 15 |
| 10949 | DECIDUOUS | 16 |
| 10955 | DECIDUOUS | 12 |
| 10964 | DECIDUOUS | 17 |
| 10967 | DECIDUOUS | 15 |
| 11059 | DECIDUOUS | 16 |
| 11060 | DECIDUOUS | 10 |
| 11061 | DECIDUOUS | 15 |
| 11122 | CONIFEROUS | 15 |
| 11123 | CONIFEROUS | 16 |
| 11124 | CONIFEROUS | 16 |
| 11125 | CONIFEROUS | 15 |
| 11126 | CONIFEROUS | 18 |
| 11127 | CONIFEROUS | 15 |
| 11128 | CONIFEROUS | 16 |
| 11129 | CONIFEROUS | 15 |
| 11130 | CONIFEROUS | 8 |
| 11131 | CONIFEROUS | 14 |
| 11132 | CONIFEROUS | 19 |
| 11137 | CONIFEROUS | 68 |
| 11138 | DECIDUOUS | 14 |
| 11139 | DECIDUOUS | 53 |
| 11181 | CONIFEROUS | 10 |
| 11182 | CONIFEROUS | 8 |
| 11183 | CONIFEROUS | 9 |
| 11188 | DECIDUOUS | 7 |
| 11191 | CONIFEROUS | 10,11 |
| 11192 | CONIFEROUS | 10 |
| 11196 | CONIFEROUS | 7 |
| 11198 | CONIFEROUS | 6 |
| 11305 | DECIDUOUS | 6 |
| 11414 | CONIFEROUS | 10 |
| 11415 | CONIFEROUS | 18 |
| 11416 | CONIFEROUS | 14 |
| 11417 | CONIFEROUS | 15 |
| 11418 | CONIFEROUS | 12 |
| 11419 | CONIFEROUS | 13 |
| 11420 | CONIFEROUS | 19 |
| 11421 | CONIFEROUS | 11 |
| 11422 | CONIFEROUS | 18 |
| 11471 | CONIFEROUS | 43 |

| TREE TABLE | | |
|-------------|------------|-----------|
| TREE NUMBER | TYPE | DBH (IN.) |
| 11803 | DECIDUOUS | 6,6,7,8 |
| 11804 | DECIDUOUS | 6,8 |
| 11949 | CONIFEROUS | 9 |
| 11977 | CONIFEROUS | 43 |
| 11978 | CONIFEROUS | 47 |
| 11979 | CONIFEROUS | 27 |
| 12033 | CONIFEROUS | 47 |
| 12038 | CONIFEROUS | 32 |
| 12047 | DECIDUOUS | 33 |
| 12048 | DECIDUOUS | 38 |
| 12049 | DECIDUOUS | 9 |
| 12050 | DECIDUOUS | 9 |
| 12051 | CONIFEROUS | 36 |
| 12052 | DECIDUOUS | 28 |
| 12053 | DECIDUOUS | 31 |
| 12054 | DECIDUOUS | 19 |
| 12055 | DECIDUOUS | 13 |
| 12056 | DECIDUOUS | 30 |
| 12057 | DECIDUOUS | 16 |
| 12058 | DECIDUOUS | 15 |
| 12059 | DECIDUOUS | 29 |
| 12060 | DECIDUOUS | 11 |
| 12061 | DECIDUOUS | 7 |
| 12063 | CONIFEROUS | 71 |
| 12064 | DECIDUOUS | 10 |
| 12065 | DECIDUOUS | 9 |
| 12066 | DECIDUOUS | 8 |
| 12067 | DECIDUOUS | 28 |
| 12068 | DECIDUOUS | 12 |
| 12069 | DECIDUOUS | 32 |
| 12070 | DECIDUOUS | 8 |
| 12071 | DECIDUOUS | 21 |
| 12073 | CONIFEROUS | 32 |
| 12074 | CONIFEROUS | 32 |
| 12075 | DECIDUOUS | 7 |
| 12076 | DECIDUOUS | 8 |
| 12078 | DECIDUOUS | 18 |
| 12079 | DECIDUOUS | 12 |
| 12082 | DECIDUOUS | 56 |
| 12084 | DECIDUOUS | 25 |
| 25550 | CONIFEROUS | 9 |
| 25551 | DECIDUOUS | 15 |

| TREE TABLE | | |
|-------------|------------|-----------|
| TREE NUMBER | TYPE | DBH (IN.) |
| 25552 | CONIFEROUS | 8 |
| 113329 | CONIFEROUS | 17 |
| 113330 | CONIFEROUS | 12 |
| 113331 | CONIFEROUS | 14 |
| 113332 | CONIFEROUS | 14 |
| 113333 | CONIFEROUS | 16 |
| 113334 | CONIFEROUS | 17 |
| 113335 | CONIFEROUS | 15 |
| 113336 | CONIFEROUS | 16 |
| 113337 | CONIFEROUS | 20 |
| 113338 | CONIFEROUS | 10 |
| 113339 | CONIFEROUS | 18 |
| 113340 | CONIFEROUS | 15 |
| 113341 | CONIFEROUS | 18 |
| 113342 | CONIFEROUS | 8 |
| 113343 | CONIFEROUS | 15 |
| 113354 | CONIFEROUS | 70 |
| 113404 | CONIFEROUS | 39 |
| 113405 | CONIFEROUS | 24 |
| 113406 | CONIFEROUS | 27 |
| 113407 | CONIFEROUS | 24 |
| 113408 | DECIDUOUS | 24 |
| 113454 | DECIDUOUS | 11 |
| 113461 | CONIFEROUS | 23 |
| 113464 | CONIFEROUS | 20 |
| 113465 | CONIFEROUS | 27 |
| 113469 | CONIFEROUS | 21 |
| 113470 | CONIFEROUS | 16 |
| 113471 | CONIFEROUS | 22 |
| 113472 | CONIFEROUS | 20 |
| 113474 | CONIFEROUS | 19 |
| 113483 | CONIFEROUS | 28 |
| 113485 | CONIFEROUS | 25 |
| 113490 | CONIFEROUS | 25 |
| 113491 | DECIDUOUS | 7 |
| 113499 | CONIFEROUS | 18,22,28 |
| 113515 | CONIFEROUS | 34 |
| 113517 | CONIFEROUS | 53 |
| 113518 | CONIFEROUS | 37 |
| 113519 | CONIFEROUS | 34 |
| 113521 | CONIFEROUS | 37 |

EXISTING CONDITIONS PLAN

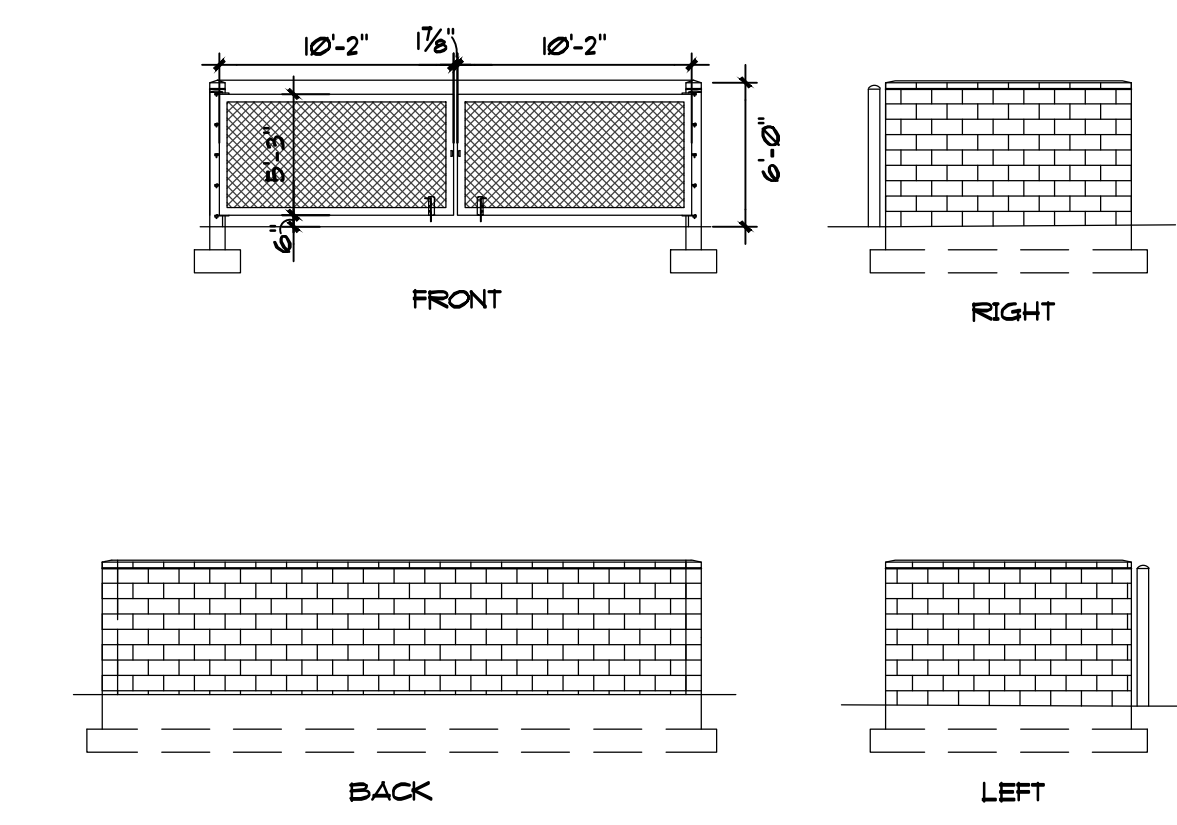
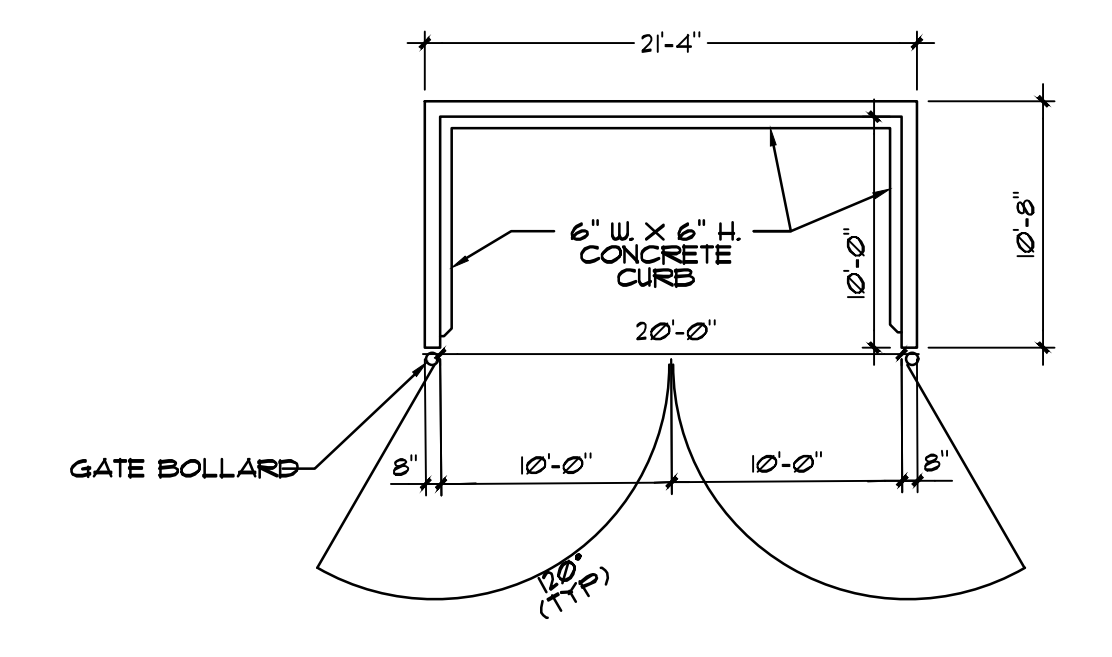
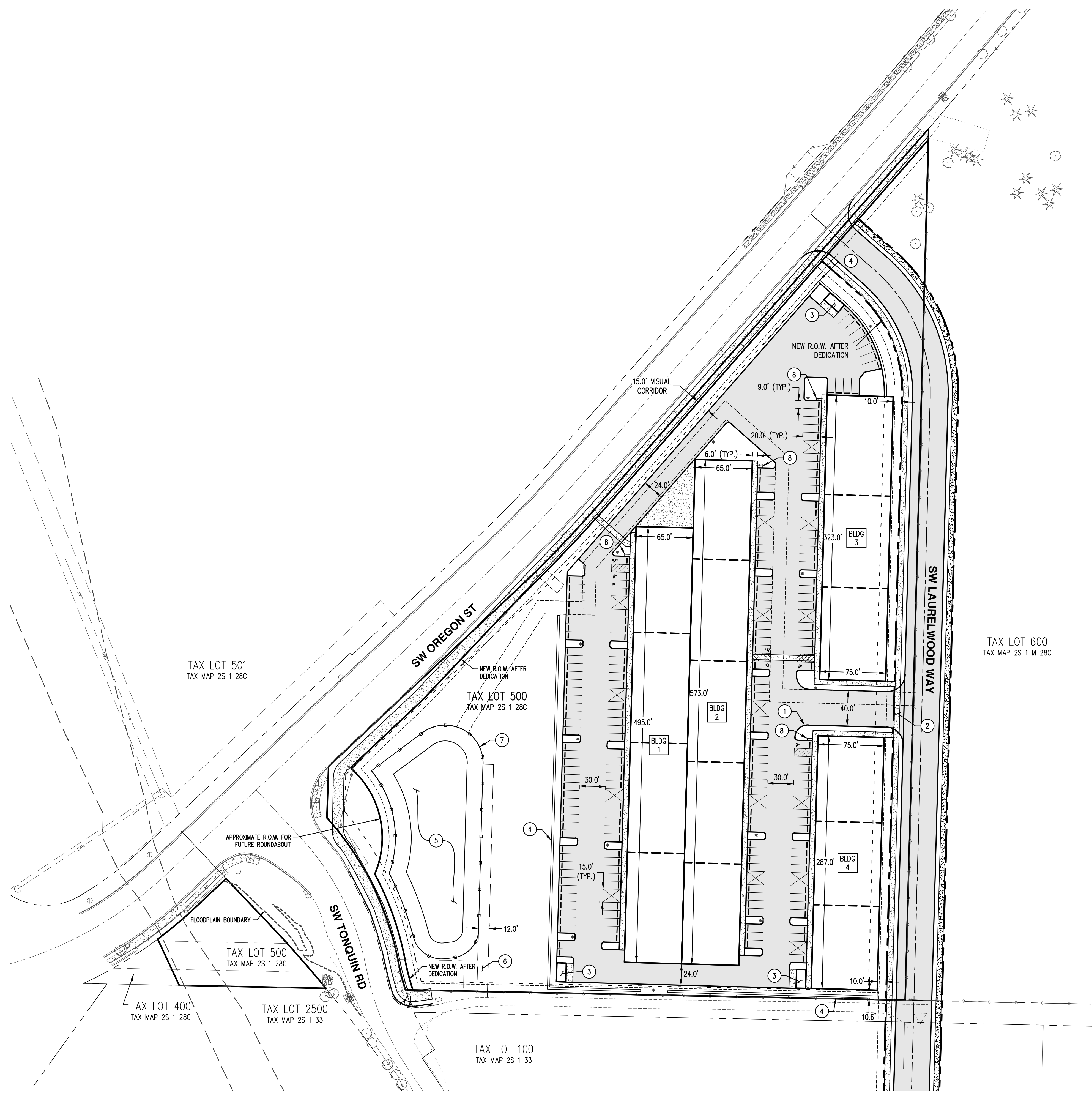
**OREGON STREET BUSINESS PARK
SHERWOOD, OR**

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON
MARCH 14, 2017
BENJAMIN R HUFF
84738PLS
RENEWS: 6/30/21

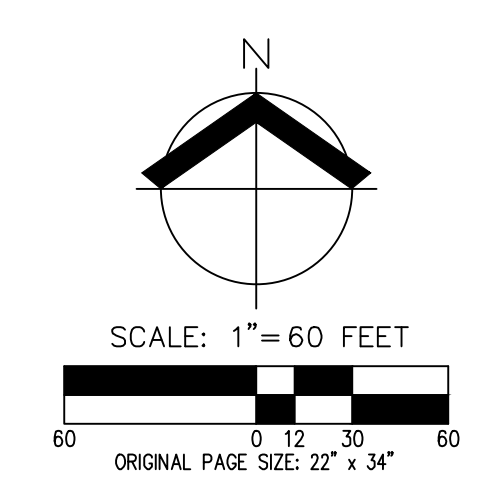
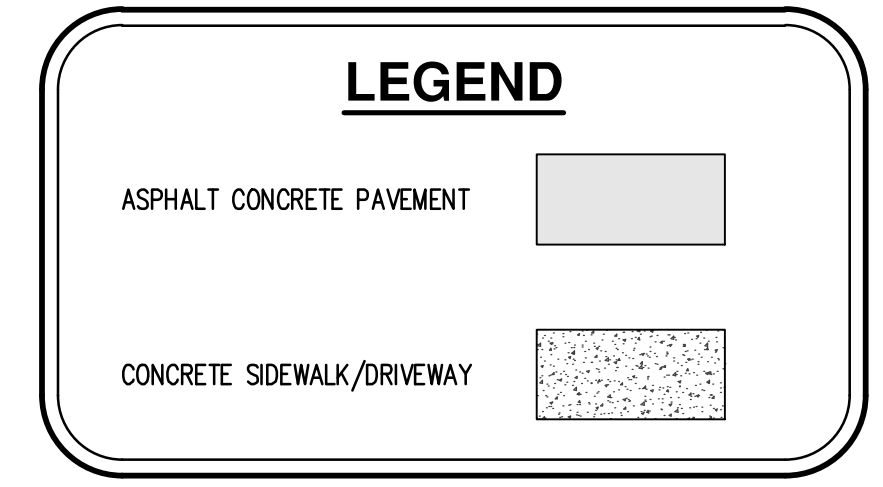
JOB NUMBER: 7971
DATE: 08/13/2020
DESIGNED BY: AK
DRAWN BY: BRH
CHECKED BY: BRH



- NOTE**
 1. SW LAURELWOOD WAY TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
- KEYED NOTES**
1. NEW STANDARD CURB (TYP).
 2. NEW COMMERCIAL DRIVEWAY.
 3. NEW TRASH ENCLOSURE.
 4. NEW RETAINING WALL.
 5. NEW STORMWATER FACILITY.
 6. NEW ASPHALT ACCESS ROAD.
 7. NEW FENCE.
 8. BICYCLE PARKING.

BUILDING AREAS:
 BUILDING 1: 32,175 SF
 BUILDING 2: 37,245 SF
 BUILDING 3: 24,225 SF
 BUILDING 4: 21,525 SF
 TOTAL: 115,170 SF

PARKING SPACES:
 STANDARD: 178
 ADA: 6 (1 VAN ACCESSIBLE)
 VANPOOL: 1
 TOTAL: 185 SPACES (185 REQUIRED)
 BIKE PARKING: 5 (5 REQUIRED)



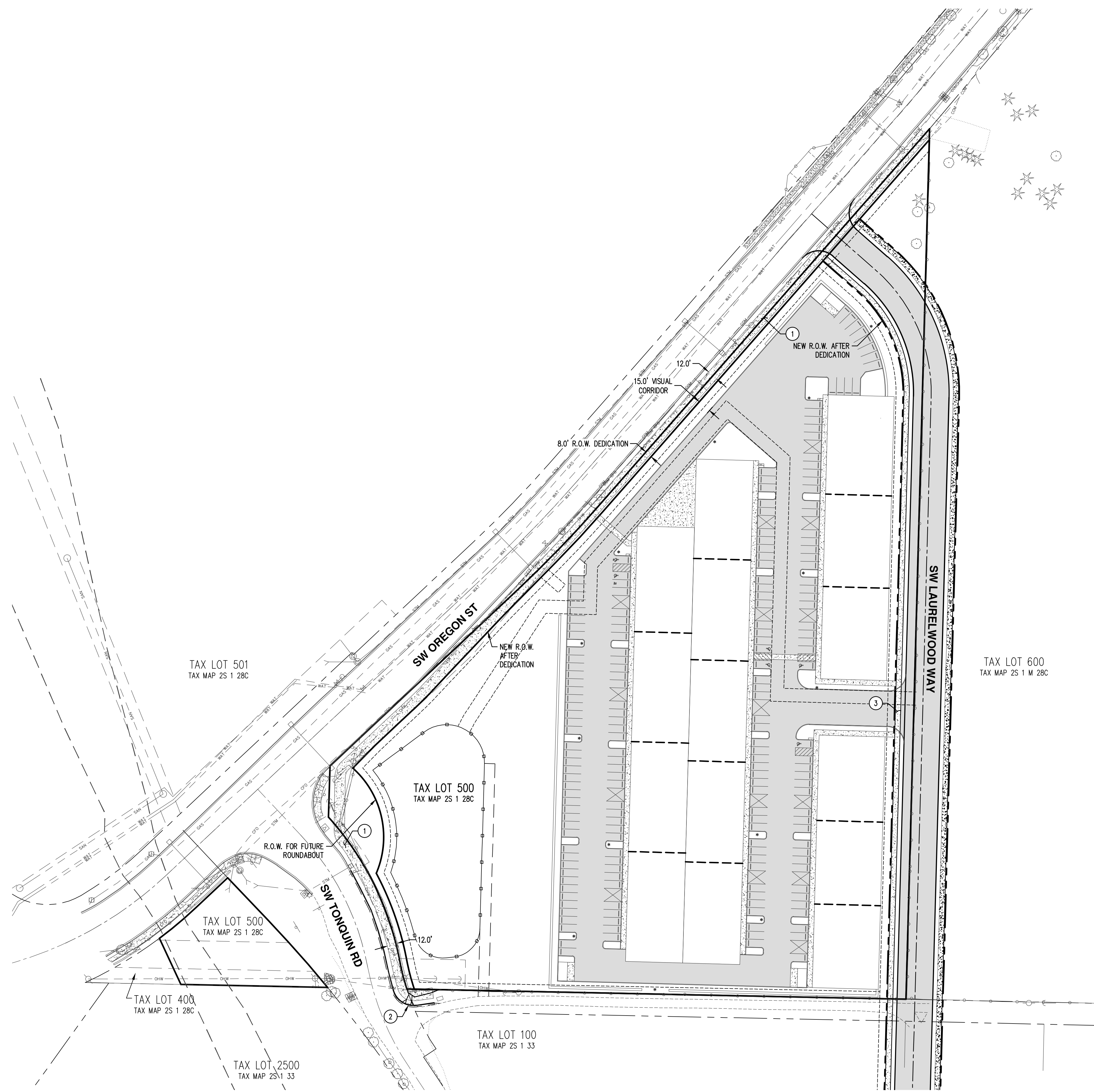
PRELIMINARY SITE PLAN
OREGON STREET BUSINESS PARK
SHERWOOD, OR

REGISTERED PROFESSIONAL ENGINEER
 76382PE
 OREGON
 J. LOAN P. CHRISTIANSEN
 RENEWAL DATE: 12/31/23
 JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC
P05



AKS ENGINEERING & FORESTRY, LLC
12865 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

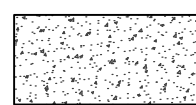
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

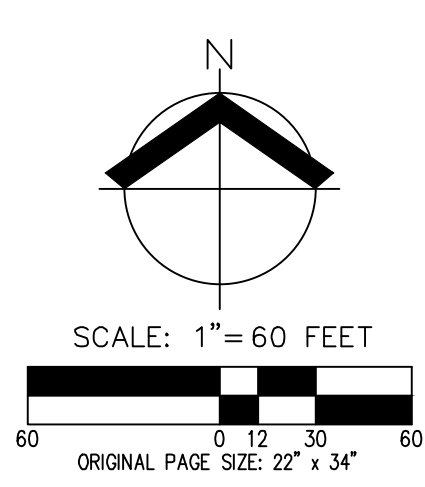


NOTE
1. SW LAURELWOOD WAY TO BE CONSTRUCTED UNDER SEPARATE PERMIT.

- KEYED NOTES**
- 1. NEW PORTLAND CEMENT CONCRETE (PCC) SIDEWALK.
 - 2. NEW CURB AND GUTTER.
 - 3. NEW COMMERCIAL DRIVEWAY.

LEGEND

CONCRETE SIDEWALK 

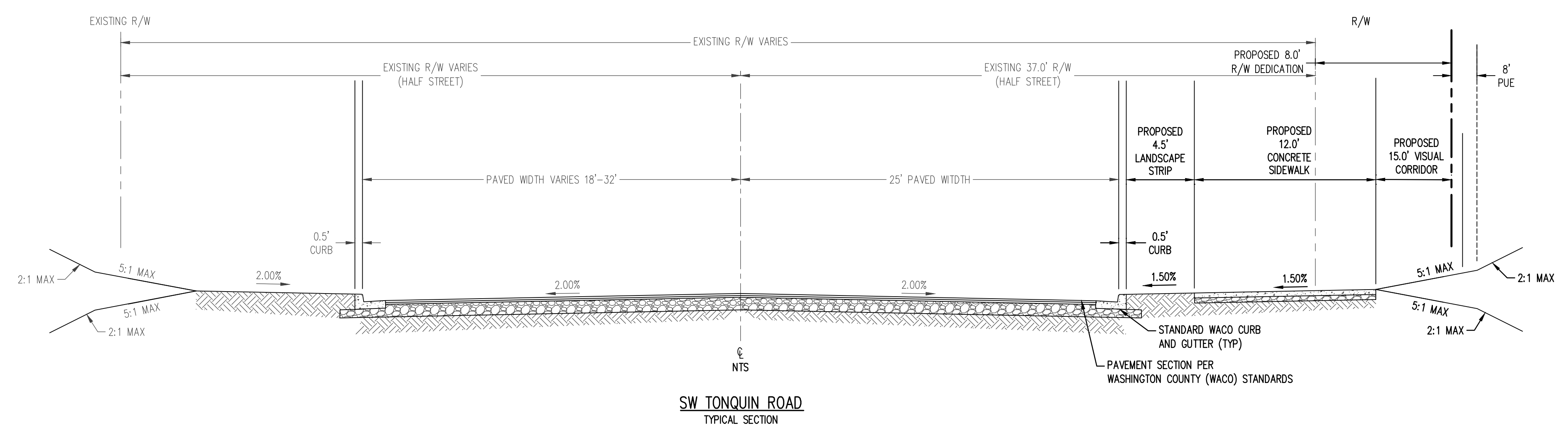
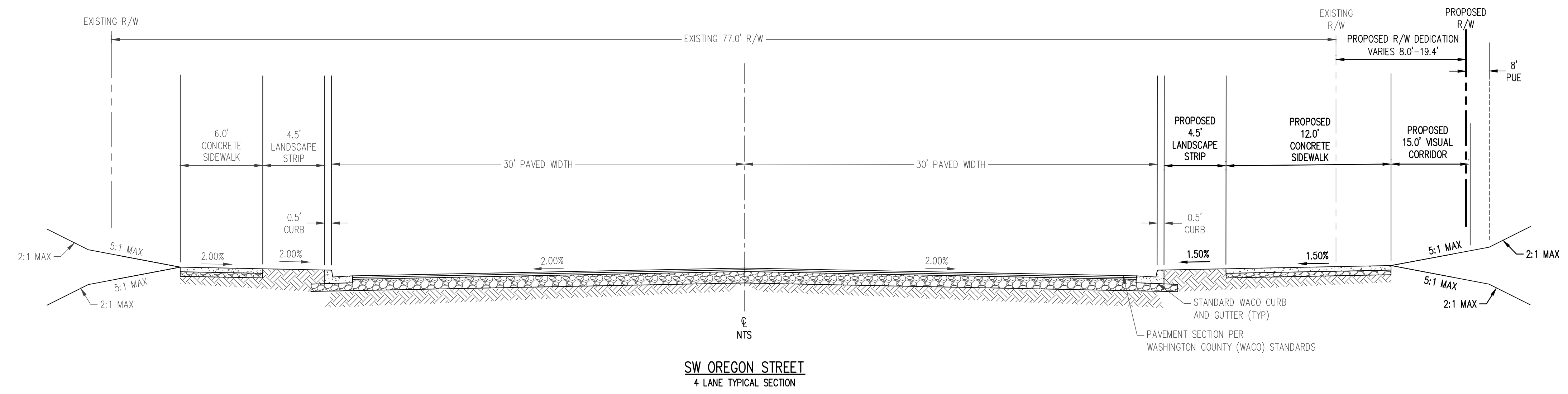
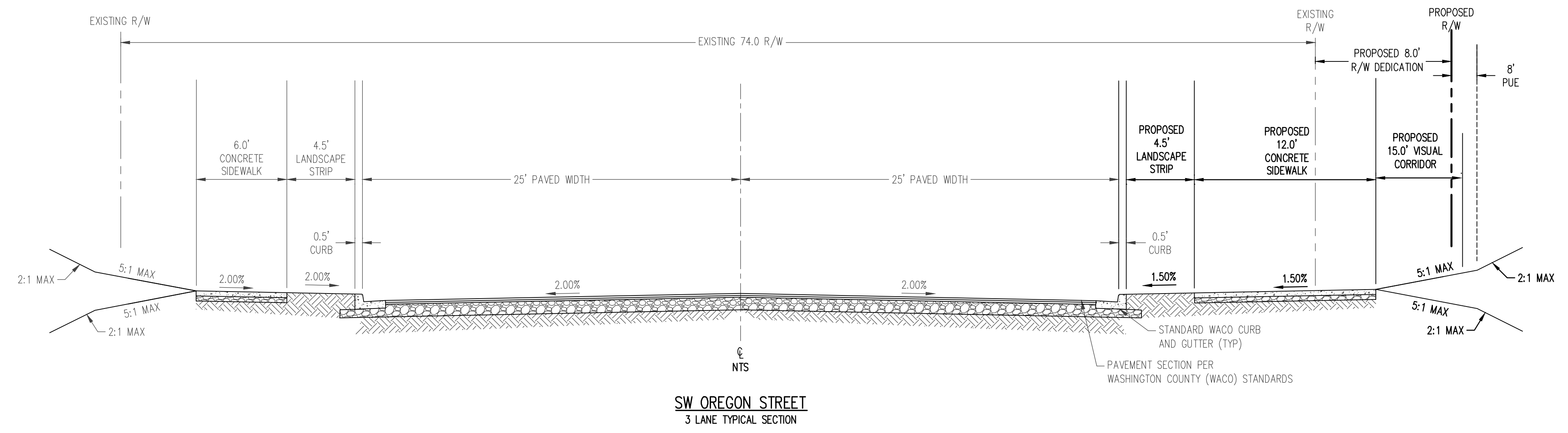


PRELIMINARY FRONTAGE IMPROVEMENTS

**OREGON STREET BUSINESS PARK
SHERWOOD, OR**



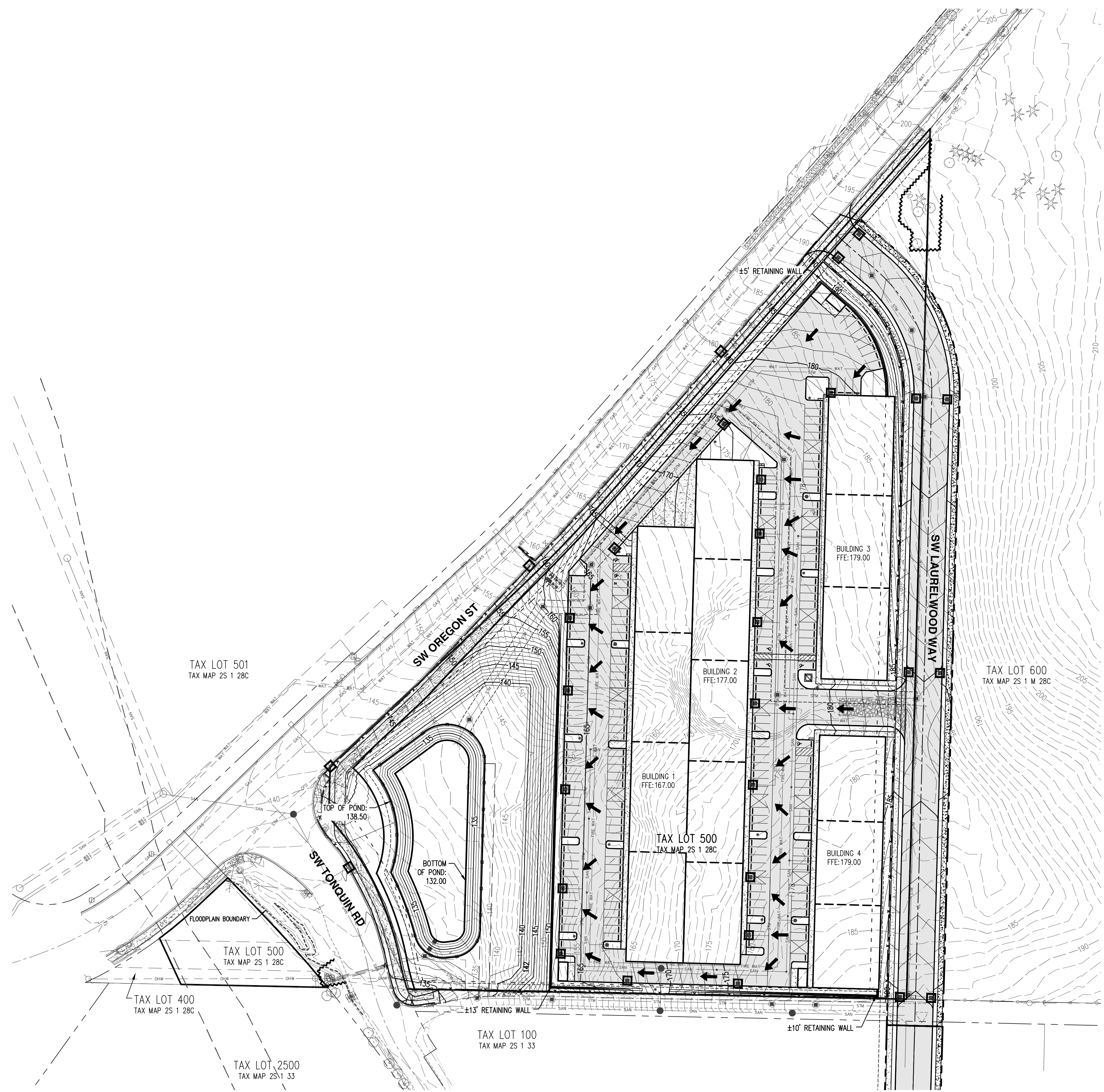
RENEWAL DATE: 12/31/23
JOB NUMBER: 7971
DATE: 05/31/2022
DESIGNED BY: BDL
DRAWN BY: BDL
CHECKED BY: JPC



PUBLIC STREET CROSS-SECTIONS
OREGON STREET BUSINESS PARK
SHERWOOD, OR

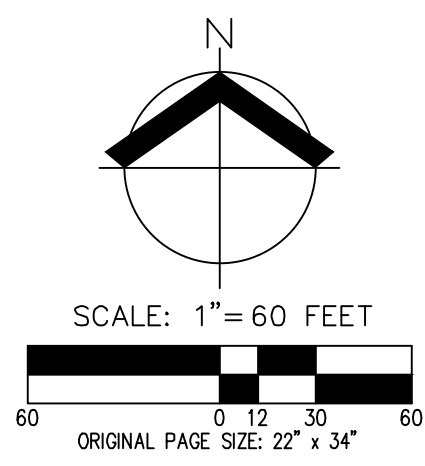


RENEWAL DATE: 12/31/23
 JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC



LEGEND

| | |
|---|-------------------------|
| EXISTING GROUND CONTOUR (1 FT) | --- |
| EXISTING GROUND CONTOUR (5 FT) | ---- |
| FINISHED GRADE CONTOUR (1 FT) | --- |
| FINISHED GRADE CONTOUR (5 FT) | ---- |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | -x-x- |
| GRADING LIMITS | - - - - |
| INLET PROTECTION (TYP) | □ |
| CONCRETE WASHOUT AREA | ▣ |
| DRAINAGE FLOW DIRECTION | ↓ |
| GRAVEL CONSTRUCTION ENTRANCE | ▣ (with gravel pattern) |



PRELIMINARY GRADING AND EROSION CONTROL PLAN

**OREGON STREET BUSINESS PARK
 SHERWOOD, OR**

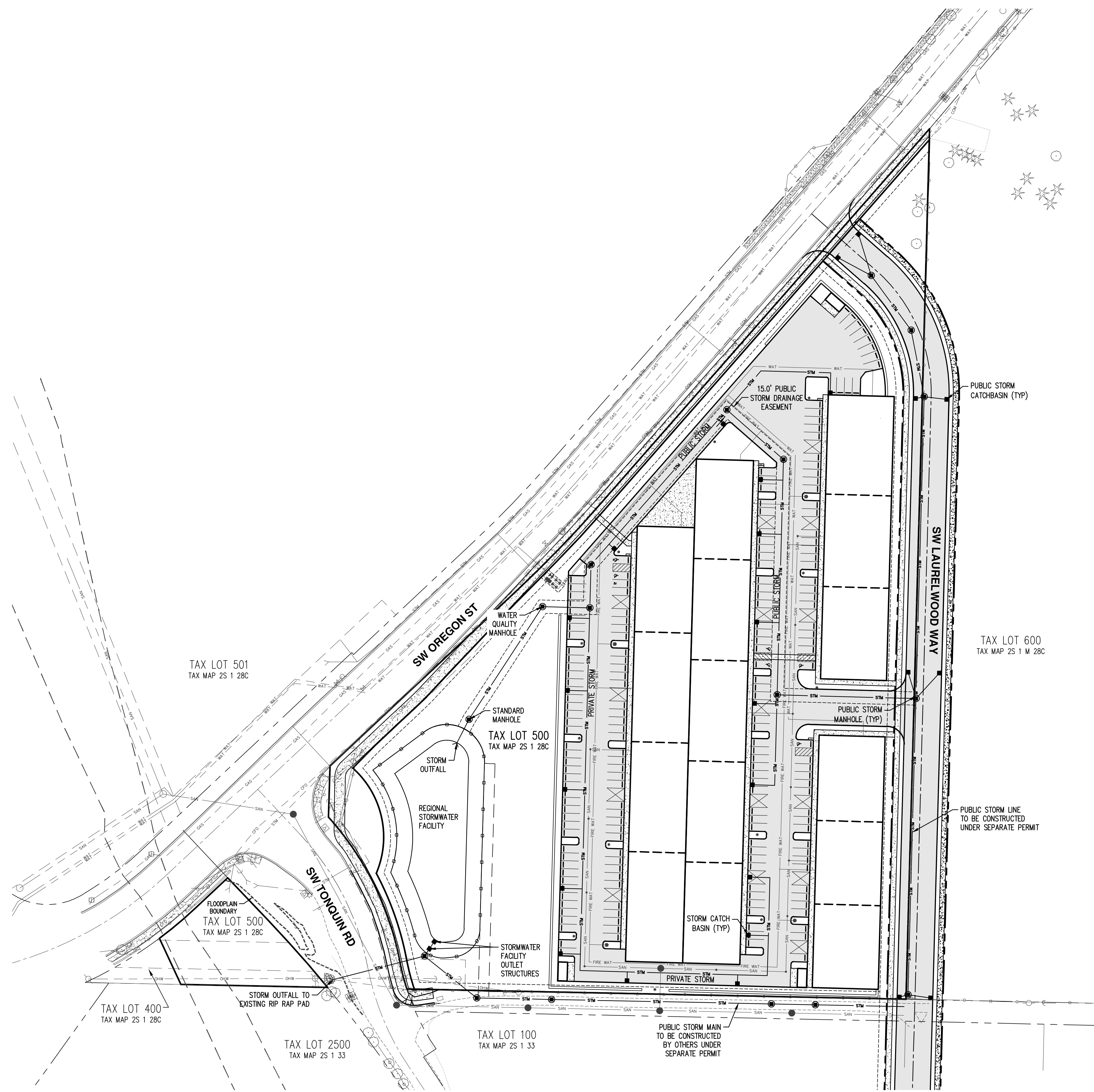


| | |
|---------------|------------|
| RENEWAL DATE: | 12/31/23 |
| JOB NUMBER: | 7971 |
| DATE: | 05/31/2022 |
| DESIGNED BY: | BDL |
| DRAWN BY: | BDL |
| CHECKED BY: | JPC |



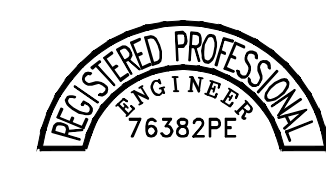
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

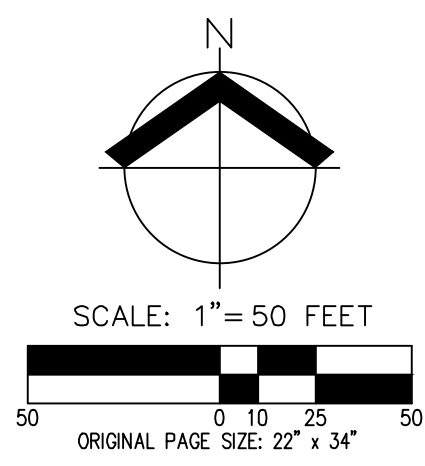


PRELIMINARY STORM DRAINAGE PLAN

**OREGON STREET BUSINESS PARK
SHERWOOD, OR**



| | |
|---------------|------------|
| RENEWAL DATE: | 12/31/23 |
| JOB NUMBER: | 7971 |
| DATE: | 05/31/2022 |
| DESIGNED BY: | BDL |
| DRAWN BY: | BDL |
| CHECKED BY: | JPC |





AKS ENGINEERING & FORESTRY, LLC
12865 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

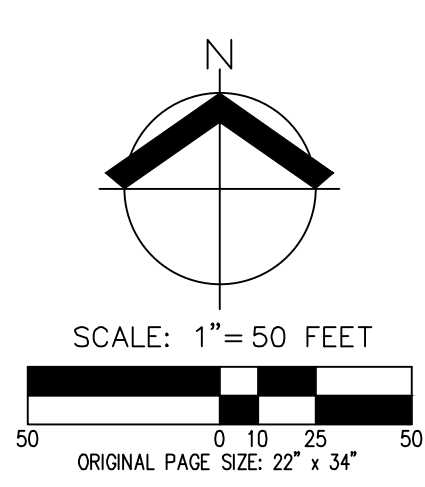
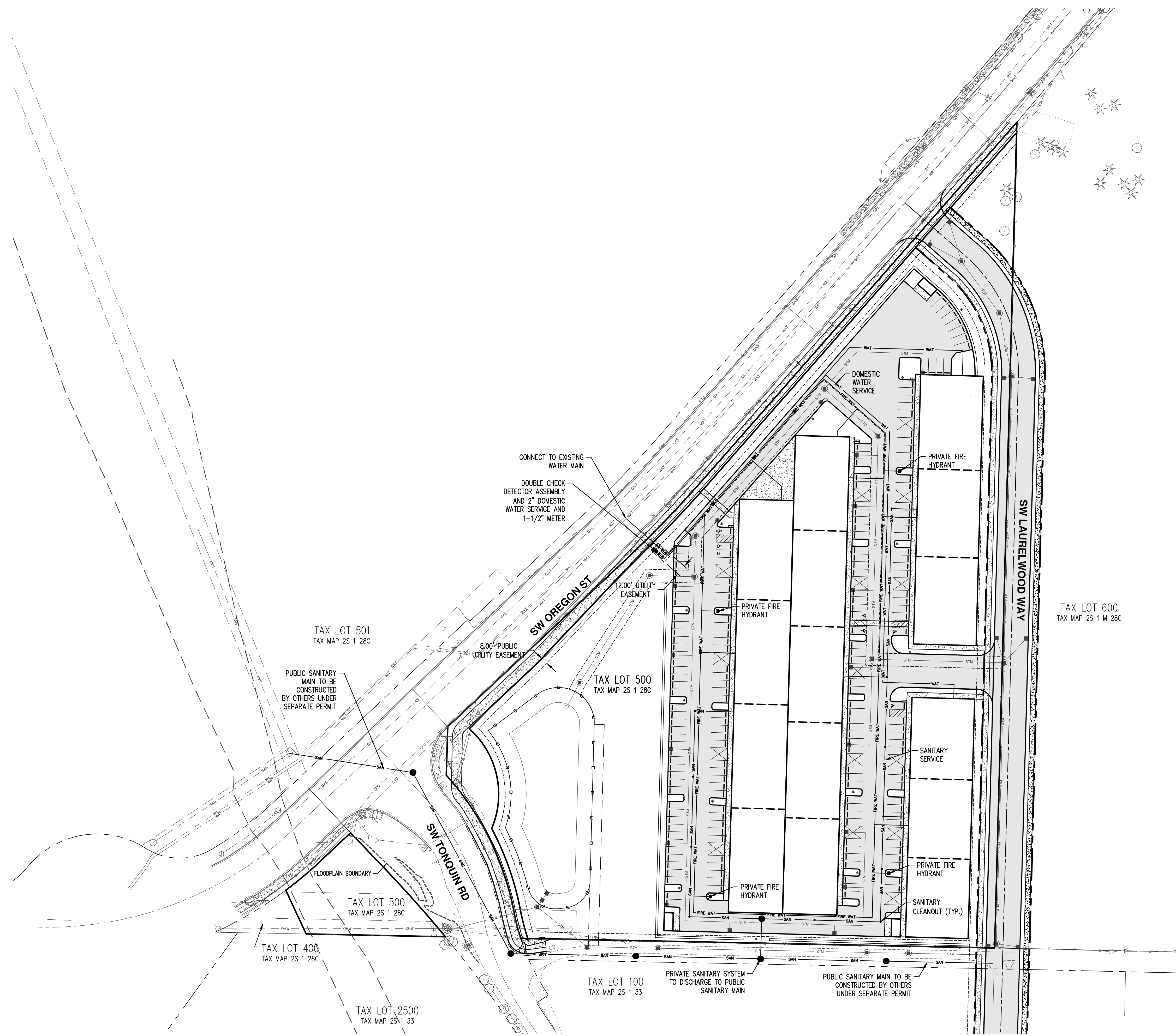
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PRELIMINARY SANITARY AND WATER PLAN

OREGON STREET BUSINESS PARK
SHERWOOD, OR



RENEWAL DATE: 12/31/23
JOB NUMBER: 7971
DATE: 05/31/2022
DESIGNED BY: BDL
DRAWN BY: BDL
CHECKED BY: JPC

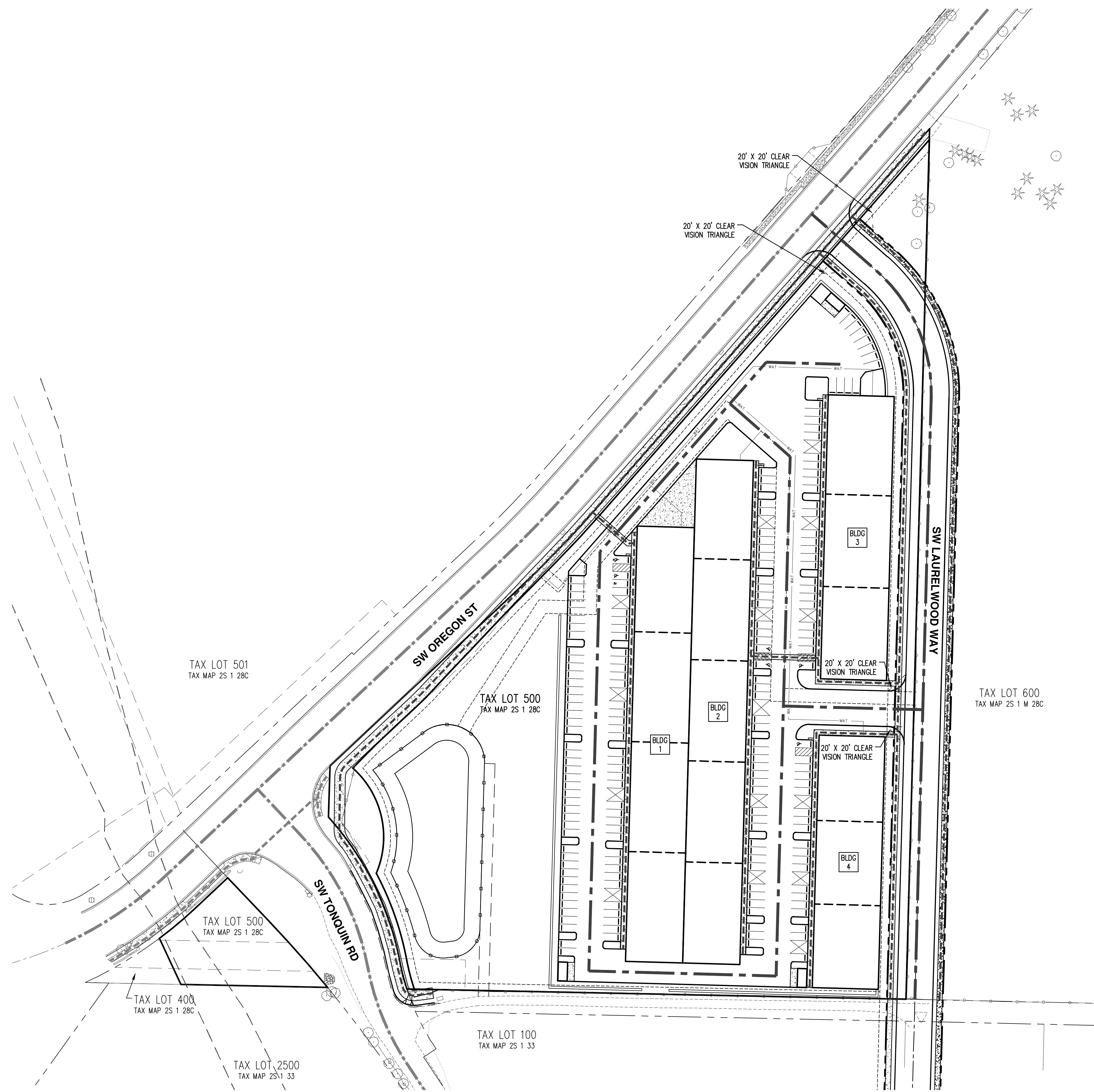


AKS DRAWING FILE: 7971_P10_SAN_WATER.DWG | LAYOUT: P10



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



LEGEND

- NEW PEDESTRIAN CIRCULATION (dashed line with dots)
- EXISTING PEDESTRIAN CIRCULATION (dashed line)
- NEW VEHICLE CIRCULATION (solid line with dots)
- EXISTING VEHICLE CIRCULATION (dashed line)

N

SCALE: 1" = 60 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY CIRCULATION PLAN

**OREGON STREET BUSINESS PARK
SHERWOOD, OR**



RENEWAL DATE: 12/31/23

JOB NUMBER: 7971

DATE: 05/31/2022

DESIGNED BY: BDL

DRAWN BY: BDL

CHECKED BY: JPC

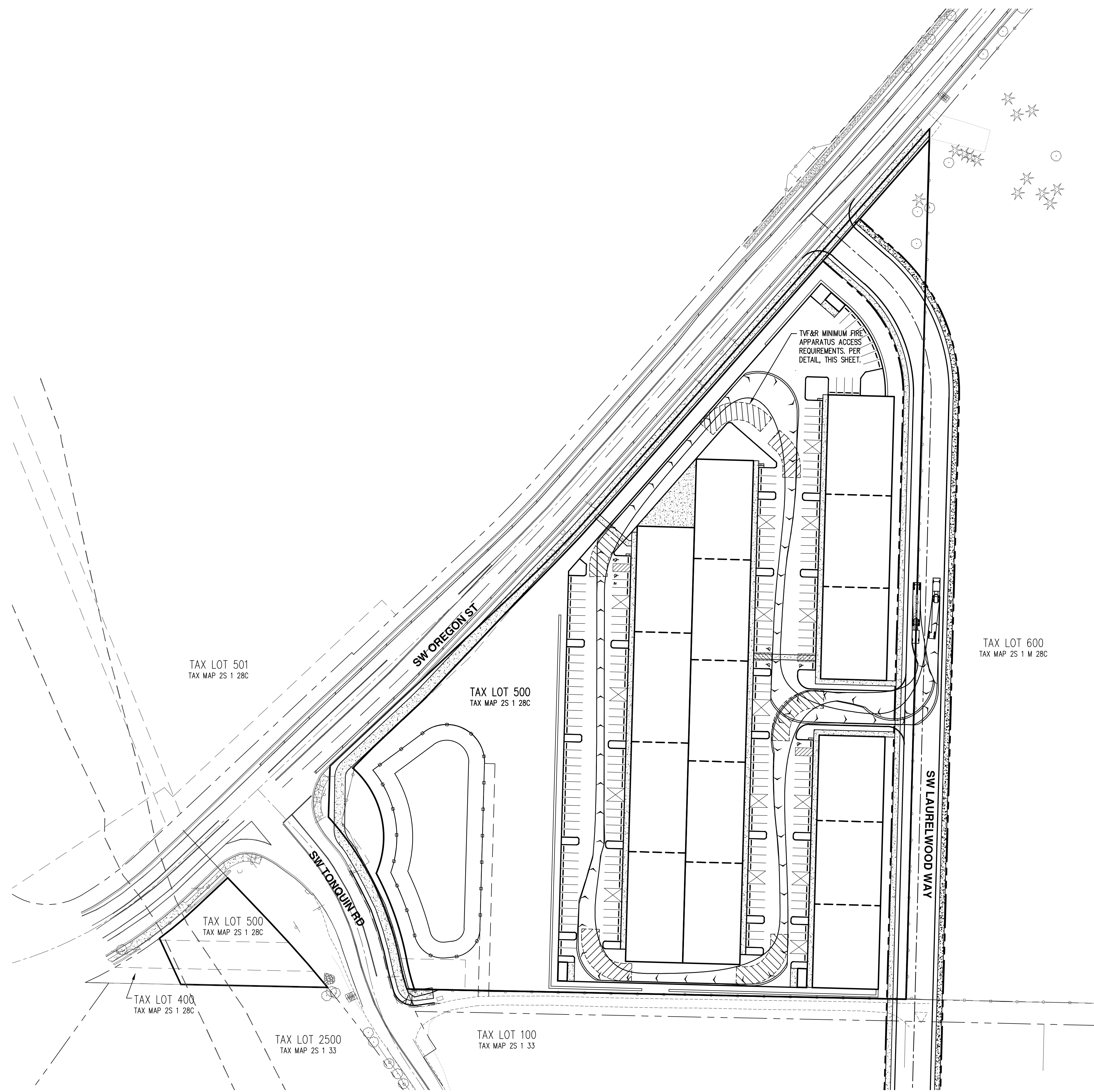


AKS ENGINEERING & FORESTRY, LLC
12865 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

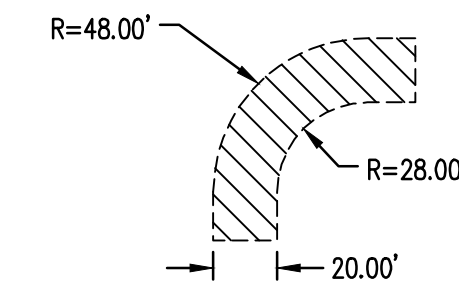
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PRELIMINARY TRUCK TURNING MOVEMENTS PLAN

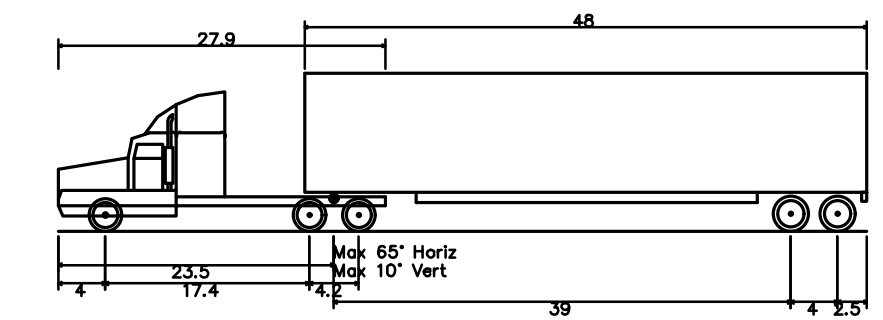
OREGON STREET BUSINESS PARK
SHERWOOD, OR



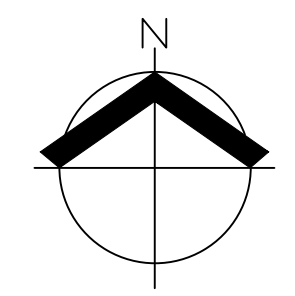
TV&R MINIMUM FIRE APPARATUS ACCESS REQUIREMENTS. PER DETAIL, THIS SHEET.



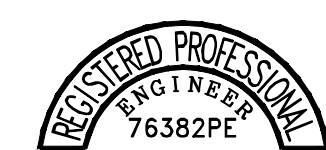
TV&R MINIMUM FIRE APPARATUS ACCESS REQUIREMENTS DETAIL



WB-62 - Interstate Semi-Trailer
Overall Length 69,000ft
Overall Width 8,500ft
Overall Body Height 13,500ft
Min Body Ground Clearance 1,334ft
Max Track Width 6,500ft
Lock-to-lock time 6,00s
Max Steering Angle (Virtual) 28.4°



SCALE: 1" = 60 FEET
0 12 30 60
ORIGINAL PAGE SIZE: 22" x 34"



RENEWAL DATE: 12/31/23

JOB NUMBER: 7971

DATE: 05/31/2022

DESIGNED BY: BDL

DRAWN BY: BDL

CHECKED BY: JPC

PARKING LANDSCAPE DATA:

LANDSCAPE AREA: ±134,881 SF
 PARKING SPACES: 185
 PARKING LOT TREES REQUIRED: 1 LARGE TREE PER 4 PARKING SPACES;
 1 MEDIUM TREE PER 3 PARKING SPACES; 1 SMALL TREES PER 2 PARKING SPACES
 PARKING LOT TREES PROPOSED: 27 SMALL (54 SPACES); 33 LARGE (132 SPACES)
 TOTAL PARKING LOT SHRUBS REQUIRED: 326
 TOTAL PARKING LOT SHRUBS PROPOSED: 351 SHRUBS

TREE CANOPY REQUIREMENT:

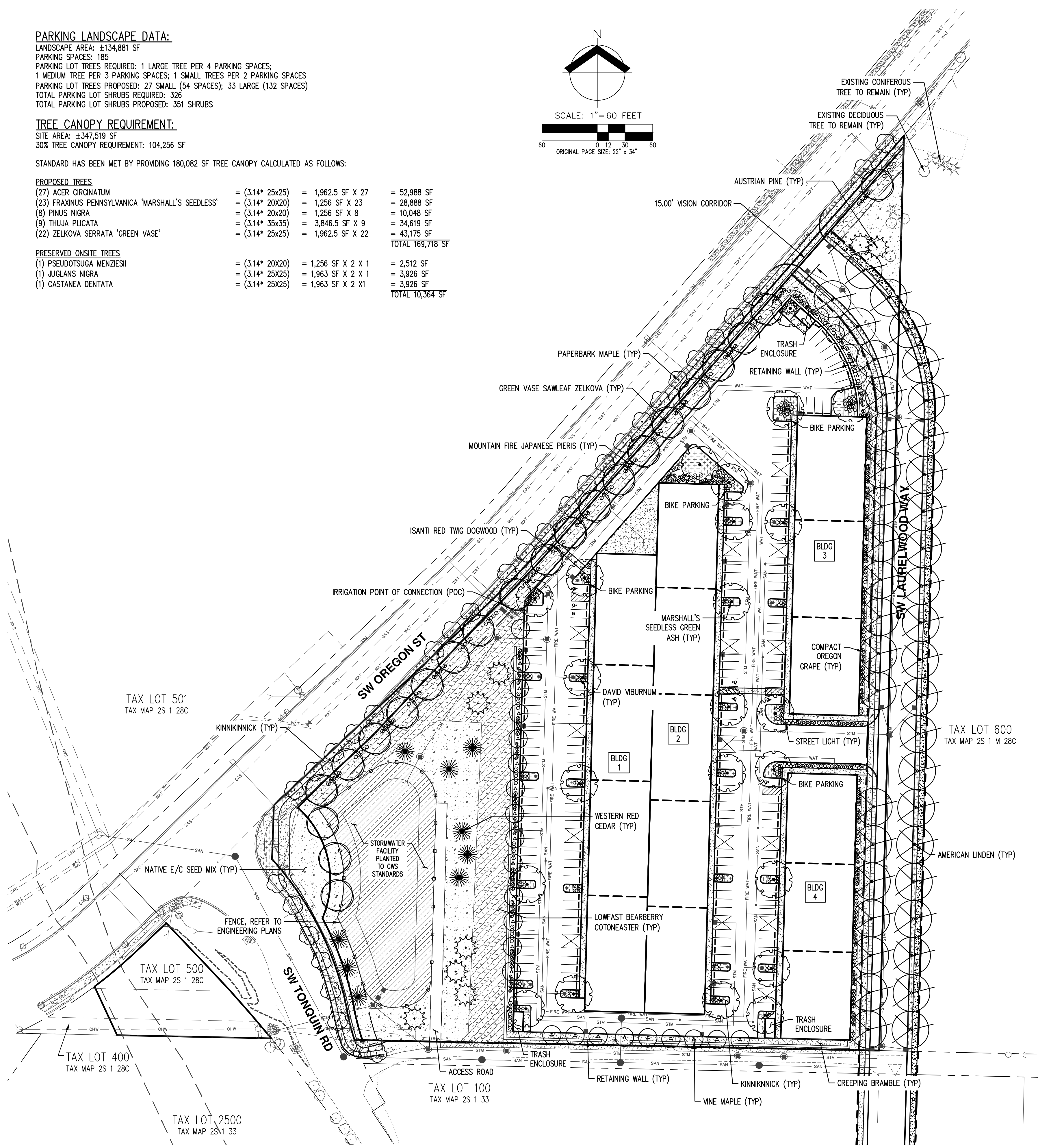
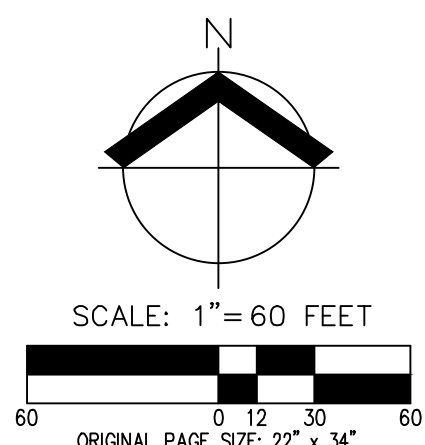
SITE AREA: ±347,519 SF
 30% TREE CANOPY REQUIREMENT: 104,256 SF

STANDARD HAS BEEN MET BY PROVIDING 180,082 SF TREE CANOPY CALCULATED AS FOLLOWS:

| | | | | | |
|---|-----------------|-------------------|-------------------------|--|--|
| PROPOSED TREES | | | | | |
| (27) ACER CIRCINATUM | = (3.14* 25x25) | = 1,962.5 SF X 27 | = 52,988 SF | | |
| (23) FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' | = (3.14* 20x20) | = 1,256 SF X 23 | = 28,888 SF | | |
| (8) PINUS NIGRA | = (3.14* 20x20) | = 1,256 SF X 8 | = 10,048 SF | | |
| (9) THUJA PLICATA | = (3.14* 35x35) | = 3,846.5 SF X 9 | = 34,619 SF | | |
| (22) ZELKOVA SERRATA 'GREEN VASE' | = (3.14* 25x25) | = 1,962.5 SF X 22 | = 43,175 SF | | |
| | | | TOTAL 169,718 SF | | |

PRESERVED ONSITE TREES

| | | | | | |
|---------------------------|-----------------|--------------------|------------------------|--|--|
| (1) PSEUDOTSUGA MENZIESII | = (3.14* 20x20) | = 1,256 SF X 2 X 1 | = 2,512 SF | | |
| (1) JUGLANS NIGRA | = (3.14* 25x25) | = 1,963 SF X 2 X 1 | = 3,926 SF | | |
| (1) CASTANEA DENTATA | = (3.14* 25x25) | = 1,963 SF X 2 X 1 | = 3,926 SF | | |
| | | | TOTAL 10,364 SF | | |



PRELIMINARY PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---------------|-------------|---|-------------------------------|------------------------|----------|
| | 27 | ACER CIRCINATUM SMALL TREE (CANOPY FACTOR 10) | VINE MAPLE | 2" CAL B&B (MIN 6' HT) | AS SHOWN |
| | 23 | FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' LARGE TREE (CANOPY FACTOR 200) | MARSHALL'S SEEDLESS GREEN ASH | 2" CAL B&B (MIN 6' HT) | AS SHOWN |
| | 8 | PINUS NIGRA LARGE TREE (CANOPY FACTOR 100) | AUSTRIAN PINE | 6' HT. B&B | AS SHOWN |
| | 9 | THUJA PLICATA LARGE TREE (CANOPY FACTOR 105) | WESTERN RED CEDAR | 6' HT. B&B | AS SHOWN |
| | 22 | ZELKOVA SERRATA 'GREEN VASE' LARGE TREE (CANOPY FACTOR 192) | GREEN VASE SAWLEAF ZELKOVA | 2" CAL B&B (MIN 6' HT) | AS SHOWN |
| STREET TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
| | 31 | ACER GRISEUM SMALL TREE (CANOPY FACTOR 10) | PAPERBARK MAPLE | 2" CAL B&B (MIN 6' HT) | AS SHOWN |
| | 41 | TILIA AMERICANA LARGE TREE (CANOPY FACTOR 150) | AMERICAN LINDEN | 2" CAL B&B (MIN 6' HT) | AS SHOWN |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
| | 140 | CORNUS SERICEA 'ISANTI' | ISANTI RED TWIG DOGWOOD | 3 GAL CONT. | 48" o.c. |
| | 173 | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 2 GAL CONT. | 36" o.c. |
| | 208 | PIERIS JAPONICA 'MOUNTAIN FIRE' | MOUNTAIN FIRE JAPANESE PIERIS | 3 GAL CONT. | 48" o.c. |
| | 162 | VIBURNUM DAVIDII | DAVID VIBURNUM | 2 GAL CONT. | 36" o.c. |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
| | 2,174 | ARCTOSTAPHYLOS UVA-URSI | KINNIKINICK | 1 GAL CONT. | 36" o.c. |
| | 4,297 | COTONEASTER DAMMERI 'LOWFAST' | LOWFAST BEARBERRY COTONEASTER | 1 GAL CONT. | 42" o.c. |
| | ± 30,358 SF | NATIVE E/C SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL): MEADOW BARLEY 40% CALIFORNIA BROME 35% NATIVE RED FESCUE 20% TUFTED HAIRGRASS 3% SPIKE BENTGRASS 2% APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. | | | |
| | 1,254 | RUBUS CALYCINOIDES | CREeping BRAMBLE | 1 GAL CONT. | 36" o.c. |
| | ± 24,142 SF | STORMWATER FACILITY PLANTED TO CWS STANDARDS | | | |

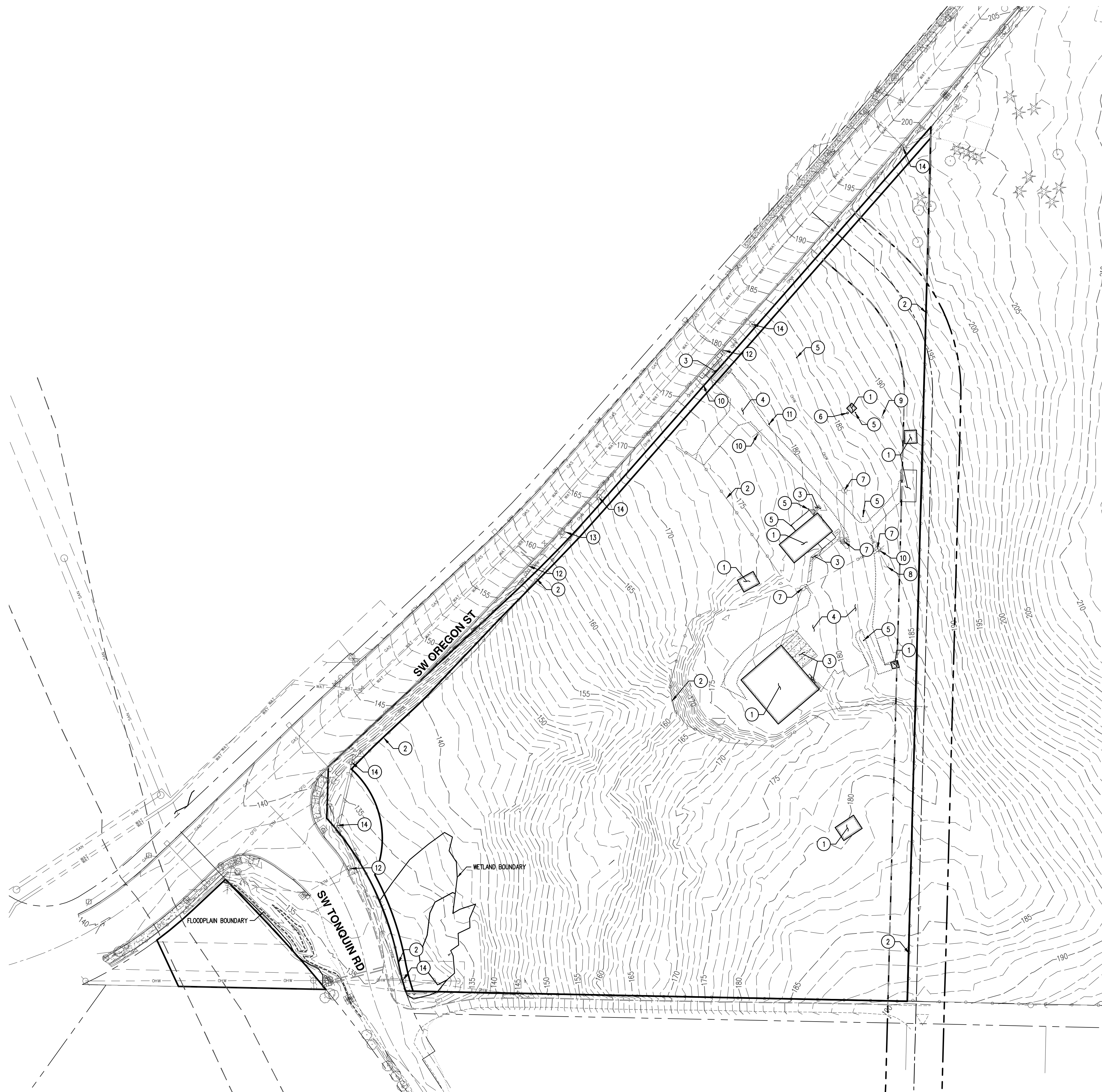
GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANTING PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY AND IS PRELIMINARY. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, AND OTHER PLAN CHANGES MAY BE SUBSTITUTED OR REVISED PRIOR TO FINAL SUBMITTAL DUE TO SITE CONDITIONS AND PLANT AVAILABILITY WHERE ALLOWED BY SHERWOOD DESIGN STANDARDS.
- ALL TREES SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. PLANT IN ACCORDANCE WITH 'BEST-PRACTICE' INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL INSTALL ROOT BARRIER ADJACENT TO HARD SURFACE FOR TREES WITHIN 4' OF PAVING. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP X 10' LONG AND CENTERED ON THE TREE TRUNK ADJACENT TO PAVING.
- DOUBLE STAKE ALL TREES. REFER TO CITY OF SHERWOOD STANDARD TREE PLANTING DETAIL.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF PAVING. CONTRACTOR SHALL FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, BUILDING AND ROOF OVERHANGS, EXISTING VEGETATION AND TREE CANOPIES, ETC.
- SOIL PREPARATION: ALL TREE, SHRUB, AND GROUND COVER AREAS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL, PLUS AN ADDITIONAL 24" OF NON-COMPACTED SUBSOIL AVAILABLE. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPING MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEED SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN AND AS SHOWN ON GRADING PLANS. TOPSOIL SHALL BE PLACED AND WORKED IN FRIABLE (WORKABLE) CONDITION. BACKFILL ALL PLANTING HOLES WITH 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
- MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR MULCH AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN-BUILD' IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BED AREAS. COORDINATE POINT-OF-CONNECTION (POC), CITY APPROVED DOUBLE-CHECK VALVE ASSEMBLY, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.).

PRELIMINARY LANDSCAPE PLAN
OREGON STREET BUSINESS PARK
SHERWOOD, OR

REGISTERED
 PRELIMINARY
 PLANS NOT FOR
 CONSTRUCTION
 ARCHITECTURE

JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: NKP
 DRAWN BY: NKP
 CHECKED BY: TEB



NOTES

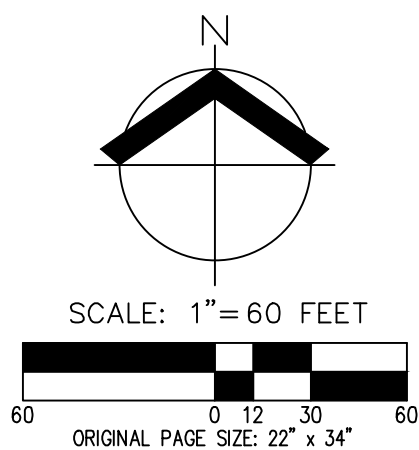
1. CONTRACTOR TO COORDINATE THE REMOVAL OF ALL NECESSARY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY PROVIDERS.
2. CONTRACTOR TO ABANDON EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOUND DURING CONSTRUCTION PER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. SEE TREE PRESERVATION AND REMOVAL PLAN FOR COMPLETE LIST OF TREES TO BE REMOVED.

KEYED NOTES

1. REMOVE EXISTING BUILDING.
2. REMOVE EXISTING FENCE.
3. REMOVE EXISTING CONCRETE/ASPHALT.
4. REMOVE EXISTING GRAVEL.
5. REMOVE EXISTING HOSE BIB.
6. REMOVE EXISTING WELL.
7. REMOVE EXISTING POWER POLE AND CONNECTED OVERHEAD WIRES.
8. REMOVE EXISTING GUY WIRE.
9. REMOVE EXISTING SATELLITE DISH.
10. REMOVE EXISTING SIGN.
11. REMOVE EXISTING GATE.
12. PRESERVE EXISTING STORM CURB INLET.
13. PRESERVE EXISTING COMM VAULT.
14. PRESERVE EXISTING POWER POLE. RELOCATE EXISTING GUY WIRES AS NECESSARY TO AVOID RIGHT OF WAY IMPROVEMENTS.

DEMOLITION LEGEND

| | |
|-------------------------------|-----|
| EXISTING GRADE CONTOUR (1 FT) | --- |
| EXISTING GRADE CONTOUR (5 FT) | --- |
| SAWCUT LINE | --- |
| LIMITS OF DISTURBANCE | --- |
| ASPHALT TO BE REMOVED | |
| CONCRETE TO BE REMOVED | |



PRELIMINARY DEMOLITION PLAN
OREGON STREET BUSINESS PARK
SHERWOOD, OR



RENEWAL DATE: 12/31/23
 JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC

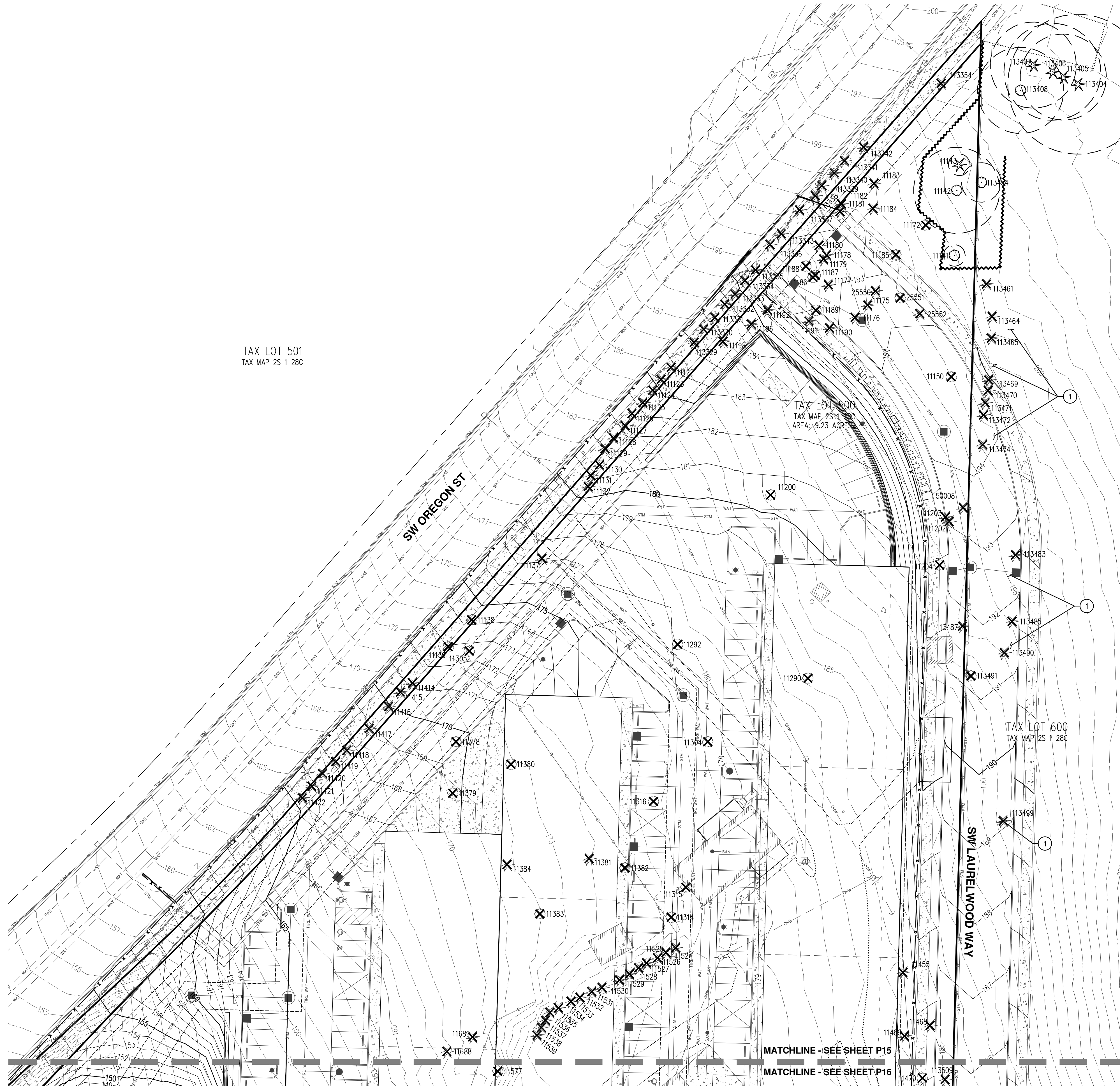


AKS ENGINEERING & FORESTRY, LLC
12865 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

OREGON STREET BUSINESS PARK
SHERWOOD, OR



TAX LOT 501
TAX MAP 2S 1 28C

TAX LOT 600
TAX MAP 2S 1 28C
AREA: 9.23 ACRES

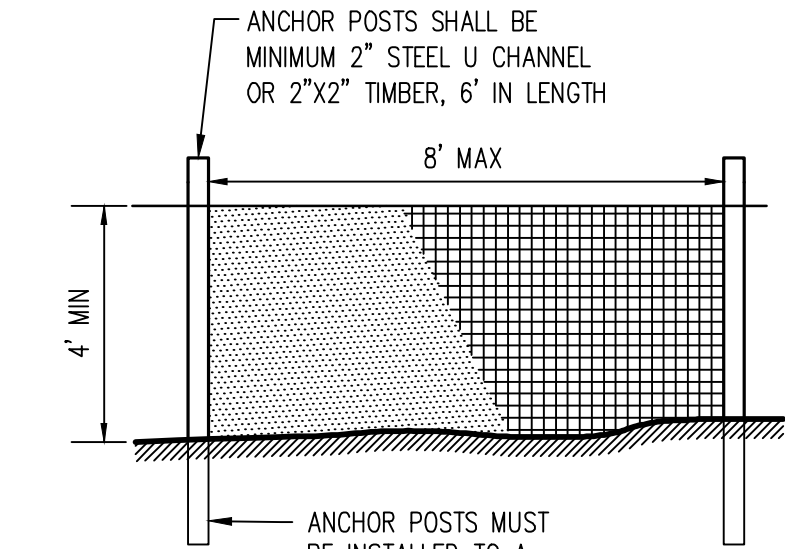
TAX LOT 600
TAX MAP 2S 1 28C

LEGEND

| | | |
|---|-----|-----|
| EXISTING GROUND CONTOUR (1 FT) | --- | 149 |
| EXISTING GROUND CONTOUR (5 FT) | --- | 150 |
| FINISHED GRADE CONTOUR (1 FT) | --- | 149 |
| FINISHED GRADE CONTOUR (5 FT) | --- | 150 |
| EXISTING CONIFEROUS TREE | | |
| EXISTING DECIDUOUS TREE | | |
| TREE REMOVAL | | |
| TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA) | | |
| SEDIMENT FENCE | | |
| ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH) | | |

TREE REMOVAL KEYED NOTE:

- OFFSITE TREES TO BE REMOVED FOR THE CONSTRUCTION OF SW LAURELWOOD WAY WITH SHERWOOD COMMERCE CENTER (LU #2021-012).
- OFFSITE UTILITIES TO BE INSTALLED UNDER A SEPARATE PERMIT WITH SHERWOOD COMMERCE CENTER (LU #2021-012).

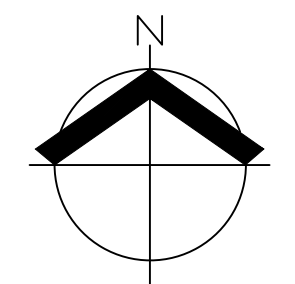


- NOTES:
- BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION / CONSTRUCTION FENCE



BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/23



SCALE: 1" = 30 FEET
0 6 15 30
ORIGINAL PAGE SIZE: 22" x 34"

MATCHLINE - SEE SHEET P15
MATCHLINE - SEE SHEET P16

| | |
|--------------|------------|
| JOB NUMBER: | 7971 |
| DATE: | 05/31/2022 |
| DESIGNED BY: | BDL |
| DRAWN BY: | BDL |
| CHECKED BY: | JPC |

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
OREGON STREET BUSINESS PARK
SHERWOOD, OR

JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC

LEGEND

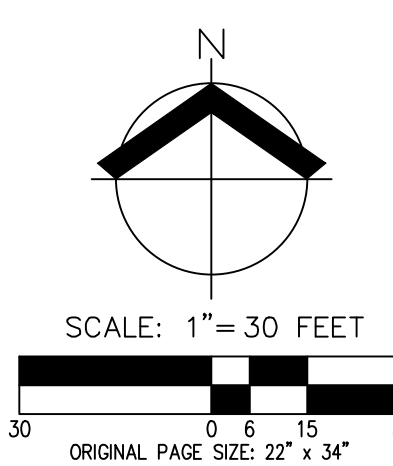
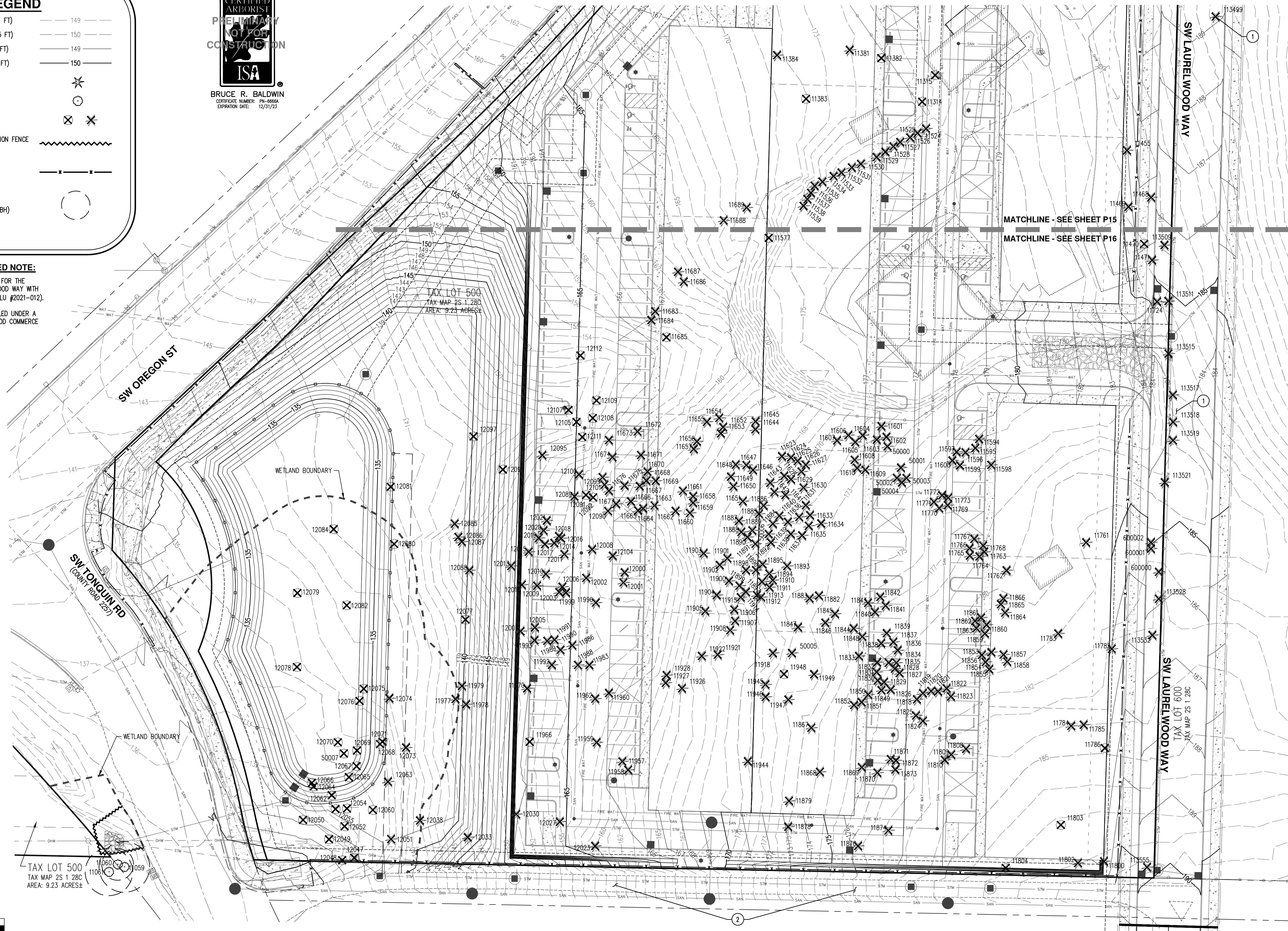
| | |
|--|-----------|
| EXISTING GROUND CONTOUR (1 FT) | --- |
| EXISTING GROUND CONTOUR (5 FT) | --- |
| FINISHED GRADE CONTOUR (1 FT) | --- |
| FINISHED GRADE CONTOUR (5 FT) | --- |
| EXISTING CONIFEROUS TREE | ✱ |
| EXISTING DECIDUOUS TREE | ⊙ |
| TREE REMOVAL | ✱ ✱ |
| TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA) | ~ ~ ~ ~ ~ |
| SEDIMENT FENCE | - - - - - |
| ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH) | ○ |

CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION

ISA
 BRUCE R. BALDWIN
 CERTIFICATE NUMBER: PN-6662A
 EXPIRATION DATE: 12/31/23

TREE REMOVAL KEYED NOTE:

- ① OFFSITE TREES TO BE REMOVED FOR THE CONSTRUCTION OF SW LAURELWOOD WAY WITH SHERWOOD COMMERCE CENTER (LU #2021-012).
- ② OFFSITE UTILITIES TO BE INSTALLED UNDER A SEPERATE PERMIT WITH SHERWOOD COMMERCE CENTER (LU #2021-012).





PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
OREGON STREET BUSINESS PARK
SHERWOOD, OR



BRUCE R. BALDWIN
CERTIFICATE NUMBER: PA-6966
EXPIRATION DATE: 12/31/23

JOB NUMBER: 7971
DATE: 05/31/2022
DESIGNED BY: BDL
DRAWN BY: BDL
CHECKED BY: JPC

Detailed Tree Inventory for Oregon Street Business Park

| Tree # | DBH (in.) | Avg. Crown Radius (ft) | Tree Species Common Name (Scientific name) | Comments | Health Rating* | Structure Rating** | Remove/Preserve |
|--------|-----------|------------------------|---|----------------------------------|----------------|--------------------|-----------------|
| 11841 | 10 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (E); Crooked bole | 1 | 2 | Remove |
| 11842 | 13 | 16 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11843 | 10 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (W) | 1 | 2 | Remove |
| 11844 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11845 | 11 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11846 | 11 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11847 | 11 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11848 | 10 | 6 | Douglas-fir (Pseudotsuga menziesii) | Broken top | 2 | 3 | Remove |
| 11849 | 7 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11850 | 7 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11851 | 7 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11852 | 10 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11853 | 10 | 13 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11854 | 6 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11855 | 9 | 12 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11856 | 10 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11857 | 11 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11858 | 9 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11859 | 7 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11860 | 10 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11861 | 9 | 13 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11862 | 11 | 14 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11863 | 10 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (W) | 1 | 2 | Remove |
| 11864 | 10 | 12 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11865 | 6 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11866 | 10 | 16 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11867 | 11 | 13 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11868 | 9 | 13 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11869 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11870 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11871 | 9 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11872 | 9 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11873 | 6 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11874 | 44 | 20 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11876 | 35 | 20 | Douglas-fir (Pseudotsuga menziesii) | Codominant with included bark | 1 | 2 | Remove |
| 11878 | 50 | 25 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11879 | 45 | 18 | Douglas-fir (Pseudotsuga menziesii) | Sparse canopy | 2 | 2 | Remove |
| 11882 | 12 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11883 | 9 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11884 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11885 | 8 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11886 | 7 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11887 | 11 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (W) | 1 | 2 | Remove |
| 11888 | 11 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11889 | 7 | 3 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11890 | 7 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11891 | 7 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11892 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11893 | 10 | 11 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11894 | 7 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11895 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11896 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11897 | 8 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11898 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11899 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11900 | 9 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11901 | 10 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11902 | 12 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11903 | 11 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11904 | 8,7 | 7 | Douglas-fir (Pseudotsuga menziesii) | Codominant with included bark | 1 | 2 | Remove |
| 11905 | 11 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11906 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11907 | 9 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11908 | 9 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11910 | 10 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11911 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11912 | 11 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11913 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11914 | 6 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11915 | 7 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11918 | 11 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11921 | 12 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11922 | 12 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11926 | 11 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11927 | 9 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11928 | 9 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11944 | 35 | 18 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11945 | 9 | 4 | Douglas-fir (Pseudotsuga menziesii) | Dead foliage; Sparse canopy | 2 | 2 | Remove |
| 11946 | 9 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11947 | 7 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11948 | 7 | 13 | Bigleaf Maple (Acer macrophyllum) | | 1 | 1 | Remove |
| 11949 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11957 | 11 | 12 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11958 | 9 | 12 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11959 | 10 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11960 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11962 | 9 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11966 | 15 | 18 | Bigleaf Maple (Acer macrophyllum) | | 1 | 1 | Remove |
| 11970 | 7 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |

Detailed Tree Inventory for Oregon Street Business Park

| Tree # | DBH (in.) | Avg. Crown Radius (ft) | Tree Species Common Name (Scientific name) | Comments | Health Rating* | Structure Rating** | Remove/Preserve |
|--------|-----------|------------------------|---|--|----------------|--------------------|-----------------|
| 11610 | 11 | 11 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11623 | 9 | 10 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11624 | 8 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11625 | 11 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11626 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11627 | 7 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11628 | 8 | 3 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11629 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | Codominant base with included bark | 1 | 2 | Remove |
| 11630 | 10 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11631 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | Crooked bole | 1 | 2 | Remove |
| 11633 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11634 | 13 | 16 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (E) | 1 | 2 | Remove |
| 11635 | 6 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11636 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11637 | 10 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11638 | 11 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11639 | 11 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11640 | 6 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11641 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11642 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11643 | 7,6 | 5 | Douglas-fir (Pseudotsuga menziesii) | Codominant base with included bark | 1 | 2 | Remove |
| 11644 | 10 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11645 | 10 | 14 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11646 | 9 | 9 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11647 | 9 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11648 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11649 | 11 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11650 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11651 | 10,6 | 10 | Douglas-fir (Pseudotsuga menziesii) | Codominant base with included bark | 1 | 2 | Remove |
| 11652 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11653 | 8 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11654 | 7 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11655 | 20 | 16 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11656 | 6,6 | 16 | Bigleaf Maple (Acer macrophyllum) | Codominant | 1 | 1 | Remove |
| 11657 | 11 | 12 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11658 | 8 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11659 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11660 | 12 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11661 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11662 | 12 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11663 | 10 | 8 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11664 | 12 | 7 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11665 | 10 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11666 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11667 | 6 | 3 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11668 | 6 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11669 | 7 | 4 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11670 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11671 | 6 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11672 | 25 | 23 | Douglas-fir (Pseudotsuga menziesii) | Lean (N); Broken limbs | 1 | 2 | Remove |
| 11673 | 8 | 5 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11674 | 6 | 5 | Douglas-fir (Pseudotsuga menziesii) | Codominant base with included bark | 1 | 2 | Remove |
| 11675 | 9,7 | 14 | Bigleaf Maple (Acer macrophyllum) | Codominant | 1 | 1 | Remove |
| 11676 | 6 | 3 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11677 | 9 | 6 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11683 | 49 | 16 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11684 | 37 | 16 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S); Sparse canopy | 2 | 2 | Remove |
| 11685 | 16 | 19 | Bigleaf Maple (Acer macrophyllum) | 1-sided canopy (E) | 1 | 2 | Remove |
| 11686 | 23 | 15 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11687 | 22 | 24 | Douglas-fir (Pseudotsuga menziesii) | Crooked bole; 1-sided canopy (E) | 1 | 2 | Remove |
| 11688 | 37 | 16 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11689 | 38 | 15 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11724 | 15 | 15 | Douglas-fir (Pseudotsuga menziesii) | Crooked top; 1-sided canopy (W); Cavity with decay | 2 | 2 | Remove |
| 11761 | 11 | 17 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11762 | 16 | 18 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11763 | 9 | 12 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11764 | 8 | 11 | Douglas-fir (Pseudotsuga menziesii) | | 1 | 1 | Remove |
| 11765 | 9 | 10 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11766 | 10 | 13 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (W) | 1 | 2 | Remove |
| 11767 | 11 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11768 | 11 | 13 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11769 | 11 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11770 | 11 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11771 | 10 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (W) | 1 | 2 | Remove |
| 11772 | 9 | 15 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (N) | 1 | 2 | Remove |
| 11773 | 11 | 16 | Douglas-fir (Pseudotsuga menziesii) | 1-sided canopy (E) | 1 | 2 | Remove |
| 11782 | 59 | 23 | Douglas-fir (Pseudots | | | | |

| Detailed Tree Inventory for Oregon Street Business Park | | | | | | | |
|--|----------------|------------------------|---|--|----------------|--------------------|-----------------|
| AKS Job No. 7971 - Evaluation Date: 5/5/2021 - Evaluated by: BRK | | | | | | | |
| Tree # | DBH (in.) | Avg. Crown Radius (ft) | Tree Species Common Name (Scientific name) | Comments | Health Rating* | Structure Rating** | Remove/Preserve |
| 11977 | 43 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Codominant with included bark; One stem dead with decay; Other sparse canopy | 3 | 2 | Remove |
| 11978 | 47 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (S) | 1 | 2 | Remove |
| 11979 | 27 | 11 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (N); Broken branches | 1 | 2 | Remove |
| 11983 | 6 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11986 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11988 | 8 | 5 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Broken top | 2 | 3 | Remove |
| 11989 | 7 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11990 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11991 | 8 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11992 | 8 | 5 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11993 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11996 | 12 | 8 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 11999 | 10 | 7 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12000 | 11 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12001 | 10 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12002 | 11 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12003 | 9 | 7 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (S) | 1 | 2 | Remove |
| 12005 | 10 | 8 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12006 | 6 | 5 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12007 | 7 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12008 | 13 | 12 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12009 | 9 | 8 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12010 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12011 | 8 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12012 | 8 | 5 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12013 | 6 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12014 | 10 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12015 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12016 | 6 | 3 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12017 | 8 | 5 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12018 | 10 | 11 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12019 | 7 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12020 | 6 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12021 | 6 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12023 | 46 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12027 | 26 | 14 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12030 | 32 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12033 | 47 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12038 | 33 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Broken top; Significant decay | 3 | 3 | Remove |
| 12047 | 33 | 17 | Black Cottonwood (<i>Populus trichocarpa</i>) | | 1 | 1 | Remove |
| 12048 | 38 | 19 | Black Cottonwood (<i>Populus trichocarpa</i>) | LINE TREE; 1-sided canopy (S) | 2 | 2 | Remove |
| 12049 | 9 | 15 | Oregon Ash (<i>Fraxinus latifolia</i>) | Broken codominant stem | 2 | 2 | Remove |
| 12050 | 9 | 14 | Black Cottonwood (<i>Populus trichocarpa</i>) | | 1 | 1 | Remove |
| 12051 | 36 | 0 | Black Cottonwood (<i>Populus trichocarpa</i>) | Dead | 3 | 3 | Remove |
| 12052 | 28,31 | 17 | Black Cottonwood (<i>Populus trichocarpa</i>) | Codominant base | 1 | 1 | Remove |
| 12054 | 19 | 13 | Black Cottonwood (<i>Populus trichocarpa</i>) | Crooked bole | 1 | 2 | Remove |
| 12055 | 30,29,16,15,13 | 35 | Black Cottonwood (<i>Populus trichocarpa</i>) | Clustered base; 1-sided canopy (W) | 1 | 2 | Remove |
| 12060 | 11,7 | 15 | Oregon Ash (<i>Fraxinus latifolia</i>) | Small cavities with decay; 1-sided canopy (E) | 2 | 2 | Remove |
| 12062 | 26 | 22 | Black Cottonwood (<i>Populus trichocarpa</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12063 | 71 | 0 | Black Cottonwood (<i>Populus trichocarpa</i>) | Dead | 3 | 3 | Remove |
| 12064 | 10 | 12 | Oregon Ash (<i>Fraxinus latifolia</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12065 | 9 | 10 | Oregon Ash (<i>Fraxinus latifolia</i>) | | 1 | 1 | Remove |
| 12066 | 8 | 12 | Oregon Ash (<i>Fraxinus latifolia</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12067 | 28 | 17 | Black Cottonwood (<i>Populus trichocarpa</i>) | Crooked bole; Lean (W) | 1 | 2 | Remove |
| 12068 | 12 | 17 | Oregon Ash (<i>Fraxinus latifolia</i>) | | 1 | 1 | Remove |
| 12069 | 32 | 35 | Black Cottonwood (<i>Populus trichocarpa</i>) | Lean (W); 1-sided canopy (W); Crooked bole | 1 | 2 | Remove |
| 12070 | 8 | 14 | Black Cottonwood (<i>Populus trichocarpa</i>) | Lean (W); 1-sided canopy (W) | 1 | 2 | Remove |
| 12071 | 21 | 17 | Black Cottonwood (<i>Populus trichocarpa</i>) | Lean (W) | 1 | 2 | Remove |
| 12073 | 32 | 0 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Dead | 3 | 3 | Remove |
| 12074 | 32 | 20 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Dead branches | 2 | 1 | Remove |
| 12075 | 7 | 14 | Black Cottonwood (<i>Populus trichocarpa</i>) | Lean (N); 1-sided canopy (N) | 1 | 2 | Remove |
| 12076 | 8 | 9 | Black Cottonwood (<i>Populus trichocarpa</i>) | | 1 | 1 | Remove |
| 12077 | 8 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12078 | 18 | 20 | Oregon Ash (<i>Fraxinus latifolia</i>) | | 1 | 1 | Remove |
| 12079 | 21 | 20 | Oregon Ash (<i>Fraxinus latifolia</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12080 | 41 | 22 | Oregon Ash (<i>Fraxinus latifolia</i>) | | 1 | 1 | Remove |
| 12081 | 36 | 32 | Black Cottonwood (<i>Populus trichocarpa</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12082 | 56 | 30 | Oregon Ash (<i>Fraxinus latifolia</i>) | Cavities with decay; Sparse canopy | 2 | 2 | Remove |
| 12084 | 25 | 18 | Bigleaf Maple (<i>Acer macrophyllum</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12085 | 53 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12086 | 20 | 0 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Dead | 3 | 3 | Remove |
| 12087 | 42 | 13 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12088 | 42 | 14 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12089 | 7 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12090 | 11 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (S) | 1 | 2 | Remove |
| 12091 | 7 | 16 | Bigleaf Maple (<i>Acer macrophyllum</i>) | 1-sided canopy (S) | 1 | 2 | Remove |
| 12092 | 6 | 10 | Bigleaf Maple (<i>Acer macrophyllum</i>) | | 1 | 1 | Remove |
| 12095 | 36 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Codominant base with included bark; Codominant tops | 1 | 2 | Remove |
| 12096 | 13 | 11 | Willow (<i>salix sp.</i>) | Large cavity with significant decay | 2 | 3 | Remove |
| 12097 | 64 | 30 | Bigleaf Maple (<i>Acer macrophyllum</i>) | Bulges at base; 1-sided canopy (W) | 2 | 2 | Remove |
| 12099 | 6 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12100 | 6 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12101 | 6 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12104 | 7 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 12105 | 6 | 15 | Cherry (<i>Prunus avium</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 12107 | 7 | 16 | Bigleaf Maple (<i>Acer macrophyllum</i>) | Dead top; 1-sided canopy (W) | 3 | 2 | Remove |
| 12108 | 21 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Broken top; Large cavity with decay; Weak leaders | 2 | 3 | Remove |
| 12109 | 9 | 17 | Bigleaf Maple (<i>Acer macrophyllum</i>) | | 1 | 1 | Remove |
| 12111 | 6 | 11 | Bigleaf Maple (<i>Acer macrophyllum</i>) | | 1 | 1 | Remove |
| 12112 | 9 | 7 | Bigleaf Maple (<i>Acer macrophyllum</i>) | | 1 | 1 | Remove |
| 25550 | 9 | 6 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 25551 | 15 | 0 | Black Walnut (<i>Juglans nigra</i>) | Dead | 3 | 3 | Remove |
| 25552 | 8 | 7 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 50000 | 12 | 14 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 50001 | 12 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (N) | 1 | 2 | Remove |
| 50002 | 12 | 14 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (E) | 1 | 2 | Remove |
| 50003 | 12 | 10 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 50004 | 12 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | 1-sided canopy (S) | 1 | 2 | Remove |
| 50005 | 9 | 8 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 50006 | 9 | 4 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 50007 | 7 | 15 | Oregon Ash (<i>Fraxinus latifolia</i>) | 1-sided canopy (W) | 1 | 2 | Remove |
| 50008 | 8 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 113329 | 17 | 9 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113330 | 12 | 12 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113331 | 14 | 14 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113332 | 14 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113333 | 16 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113334 | 17 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113335 | 15 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |

| Detailed Tree Inventory for Oregon Street Business Park | | | | | | | |
|--|-----------|------------------------|---|---|----------------|--------------------|-----------------|
| AKS Job No. 7971 - Evaluation Date: 5/5/2021 - Evaluated by: BRK | | | | | | | |
| Tree # | DBH (in.) | Avg. Crown Radius (ft) | Tree Species Common Name (Scientific name) | Comments | Health Rating* | Structure Rating** | Remove/Preserve |
| 113336 | 16 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113337 | 20 | 13 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113338 | 10 | 0 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Dead | 3 | 3 | Remove |
| 113339 | 18 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113340 | 15 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113341 | 18 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113342 | 8 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113343 | 15 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Topped for overhead wires | 2 | 3 | Remove |
| 113354 | 70 | 20 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 113404 | 39 | 20 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Preserve |
| 113405 | 24 | 13 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Preserve |
| 113406 | 27 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence; Mechanical damage with seepage | 2 | 1 | Preserve |
| 113407 | 24 | 13 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence; 1-sided canopy (E) | 1 | 2 | Preserve |
| 113408 | 24 | 16 | Norway Maple (<i>Acer platanoides</i>) | OFFSITE; Evaluated behind fence; Codominant | 1 | 1 | Preserve |
| 113454 | 11 | 17 | American Chestnut (<i>Castanea dentata</i>) | OFFSITE; Evaluated behind fence; 1-sided canopy (E) | 1 | 2 | Preserve |
| 113461 | 23 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113464 | 20 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113465 | 27 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113469 | 21 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113470 | 16 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113471 | 22 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113472 | 20 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113474 | 19 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113483 | 28 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113485 | 25 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113487 | 53 | 25 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | LINE TREE | 1 | 1 | Remove |
| 113490 | 25 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113491 | 7,4 | 14 | Apple (<i>Malus domestica</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113499 | 35 | 21 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence; Codominant base with included bark | 1 | 2 | Remove |
| 113509 | 59 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 113511 | 30 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | LINE TREE | 1 | 1 | Remove |
| 113515 | 34 | 15 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 113517 | 53 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113518 | 37 | 17 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence | 1 | 1 | Remove |
| 113519 | 34 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | OFFSITE; Evaluated behind fence; 1-sided canopy (S) | 1 | 2 | Remove |
| 113521 | 37 | 18 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | LINE TREE; Butt sweep | 1 | 2 | Remove |
| 113528 | 45 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | LINE TREE; Sparse canopy; Dead branches | 2 | 2 | Remove |
| 113532 | 51 | 19 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Sparse canopy; Dead branches | 2 | 2 | Remove |
| 113555 | 13 | 13 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |
| 600000 | 43 | 12 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | LINE TREE; Sparse canopy; Dead branches | 2 | 2 | Remove |
| 600001 | 15 | 16 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | Large cavity with decay up bole; Suppressed | 2 | 3 | Remove |
| 600002 | 37 | 25 | Douglas-fir (<i>Pseudotsuga menziesii</i>) | | 1 | 1 | Remove |

Total # of Existing Trees Inventoried = 458

Total # of Existing Onsite Trees = 404
Total # of Existing Onsite Trees to be Preserved = 3

PRELIMINARY SITE LIGHTING PLAN
OREGON STREET BUSINESS PARK
SHERWOOD, OR

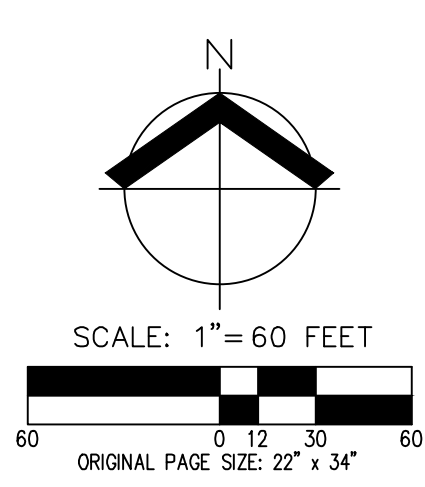
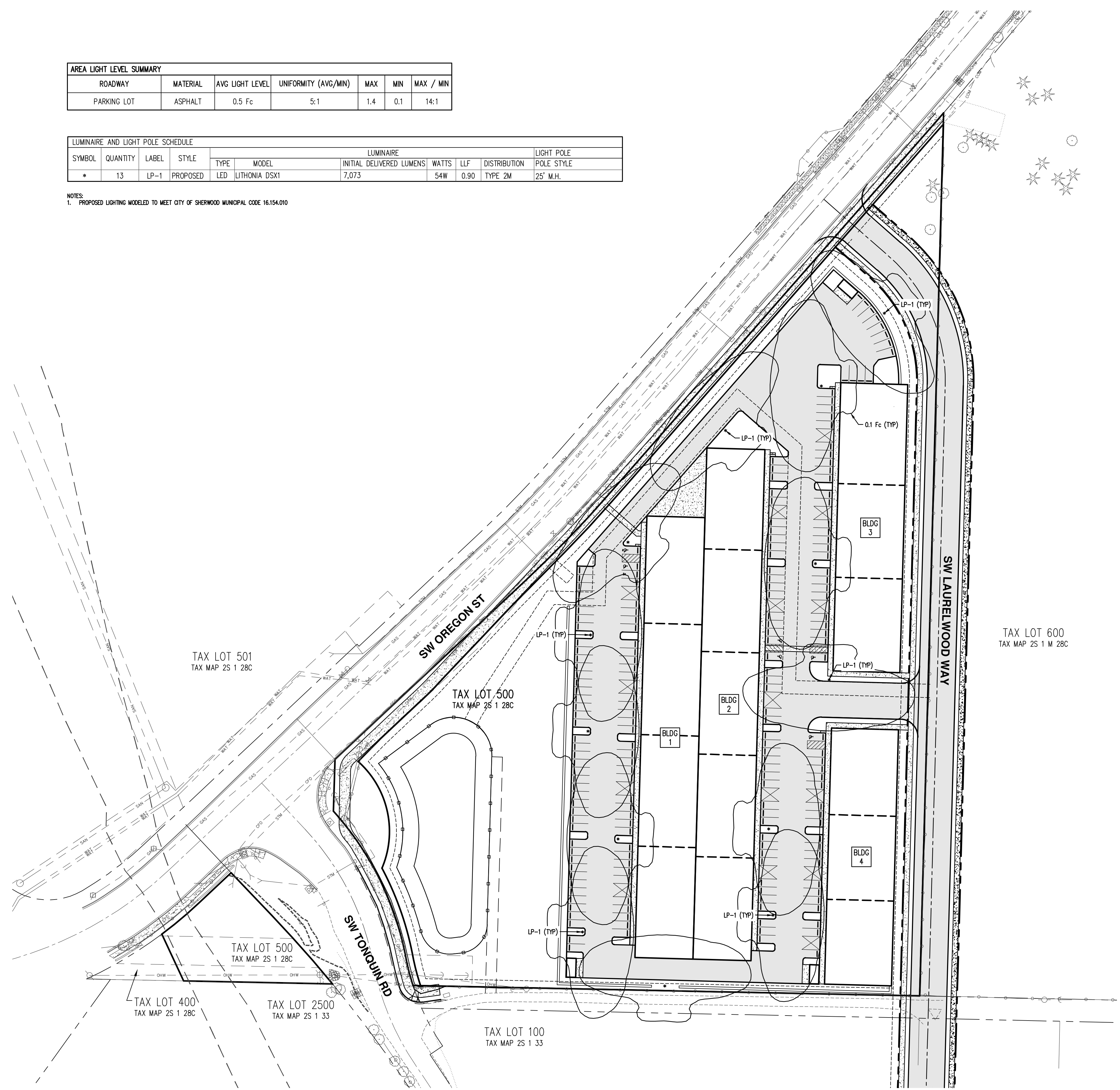


RENEWAL DATE: 12/31/23
 JOB NUMBER: 7971
 DATE: 05/31/2022
 DESIGNED BY: BDL
 DRAWN BY: BDL
 CHECKED BY: JPC

| AREA LIGHT LEVEL SUMMARY | | | | | | |
|--------------------------|----------|-----------------|----------------------|-----|-----|-----------|
| ROADWAY | MATERIAL | AVG LIGHT LEVEL | UNIFORMITY (AVG/MIN) | MAX | MIN | MAX / MIN |
| PARKING LOT | ASPHALT | 0.5 Fc | 5:1 | 1.4 | 0.1 | 14:1 |

| LUMINAIRE AND LIGHT POLE SCHEDULE | | | | | | | | | | |
|-----------------------------------|----------|-------|----------|-----------|---------------|--------------------------|-------|------|--------------|--------------------------|
| SYMBOL | QUANTITY | LABEL | STYLE | LUMINAIRE | | | | | | LIGHT POLE POLE STYLE |
| | | | | TYPE | MODEL | INITIAL DELIVERED LUMENS | WATTS | LLF | DISTRIBUTION | |
| * | 13 | LP-1 | PROPOSED | LED | LITHONIA DSX1 | 7,073 | 54W | 0.90 | TYPE 2M | 25' M.H. |

NOTES:
 1. PROPOSED LIGHTING MODELED TO MEET CITY OF SHERWOOD MUNICIPAL CODE 16.154.010



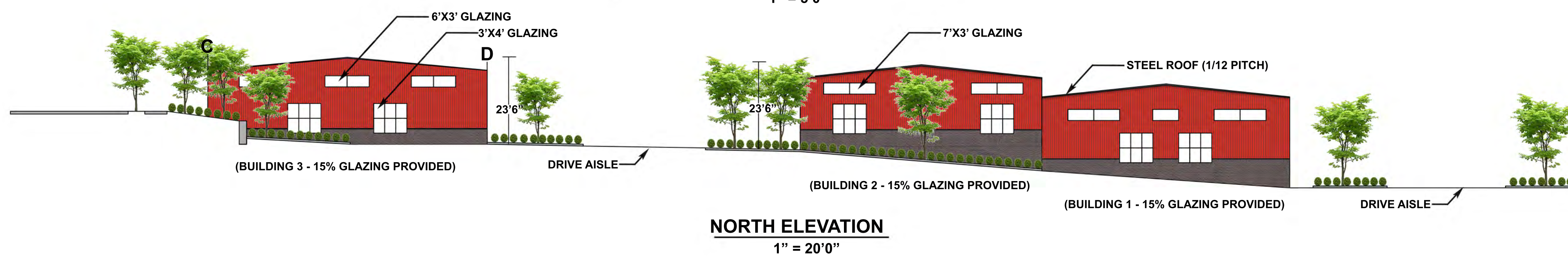
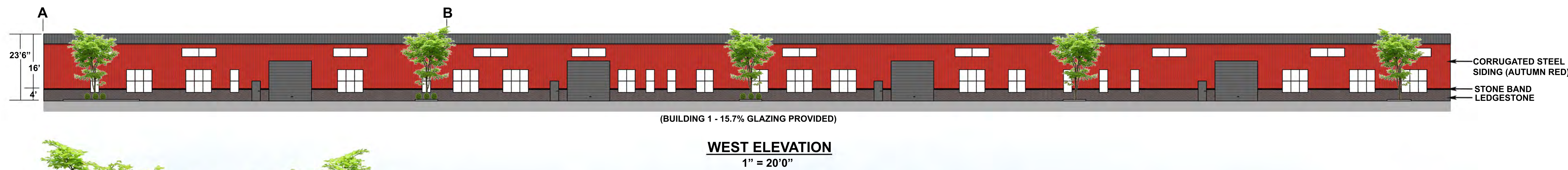




Exhibit B: City of Sherwood Land Use Application Forms & Checklists



Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

City of Sherwood Application for Land Use Action

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

- Annexation
- Plan Amendment (Proposed Zone _____)
- Planned Unit Development
- Site Plan (square footage of building and parking area)
- Variance (list standards to be varied in description)
- 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. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Bruce Polley - Oregon Street Business Park, LLC

Phone: Please contact Applicant's Consultant

Applicant Address: PO Box 1489, Sherwood, OR 97140

Email: Please contact Applicant's Consultant

Owner: Bruce and Karen Polley

Phone: Please contact Applicant's Consultant

Owner Address: PO Box 1489, Sherwood, OR 97140

Email: Please contact Applicant's Consultant

Contact for Additional Information: Applicant's Consultant: AKS Engineering & Forestry, LLC

Mimi Doukas, AICP, RLA - Principal
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Property Information:

Street Location: 21720 SW Oregon Street, Sherwood, OR 97140

Tax Lot and Map No: 2S 1W 28C Tax Lot 500

Existing Structures/Use: Industrial buildings, fields

Existing Plan/Zone Designation: Employment Industrial zoning district

Size of Property(ies) ±9.51 acres

Proposed Action:

Purpose and Description of Proposed Action:

Site Plan Review and variance application for new industrial buildings (±115,170 square feet total), parking lot, landscaping, regional stormwater facility, etc.

Proposed Use: Industrial

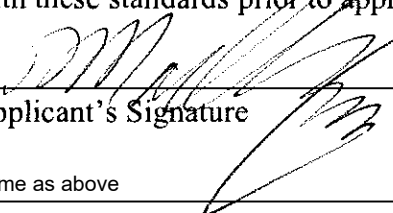
Proposed No. of Phases (one year each): One

LAND USE APPLICATION FORM

Authorizing Signatures:

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

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

5-31-22
Date

Same as above
Owner's Signature

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 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 copies** 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)

* **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.

www.cityofchicago.org



Home of the Tualatin River National Wildlife Refuge

Case No. _____
 Fee _____
 Receipt # _____
 Date _____
 TYPE _____

City of Sherwood
Application for Land Use Action

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

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input checked="" type="checkbox"/> Site Plan (square footage of building and parking area) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Bruce and Karen Polley
 Applicant Address: PO Box 1489, Sherwood, OR 97140
 Owner: Bruce and Karen Polley
 Owner Address: PO Box 1489, Sherwood, OR 97140

Phone: Please contact Applicant's Consultant
 Email: Please contact Applicant's Consultant
 Phone: Please contact Applicant's Consultant
 Email: Please contact Applicant's Consultant

Contact for Additional Information: Applicant's Consultant: AKS Engineering & Forestry, LLC
Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Property Information:

Street Location: 21720 SW Oregon Street
 Tax Lot and Map No: 2S 1W 28C Tax Lot 500
 Existing Structures/Use: Industrial buildings, fields
 Existing Plan/Zone Designation: Employment Industrial zoning district
 Size of Property(ies) ±9.51 acres

Proposed Action:

Purpose and Description of Proposed Action:

Site Plan Review application for new industrial buildings (±120,815 square feet total), parking lot, landscaping, stormwater facility, etc.

Proposed Use: Industrial


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

LAND USE APPLICATION FORM

Authorizing Signatures:

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

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


 Applicant's Signature

6-23-21
 Date


 Owner's Signature

6-23-21
 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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 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 copies** 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)

* **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.



APPLICATION MATERIALS REQUIRED FOR SITE PLAN REVIEW

Submit the following to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 925-2308.

It is strongly suggested that you have a pre-application meeting with the City prior to submitting for Site Plan Review. (See *Pre-application Process* form for information.)

Note: Clean Water Services (CWS) requires a pre-screening to determine if water quality sensitive areas exist on the property. If these sensitive areas exist, a Site Assessment and Service Provider Letter are required prior to submitting for Site Plan Review or undertaking any development. **This application will not be accepted without a completed Pre-Screening Form and if required a Service Provider Letter.** Please contact CWS at (503) 681-3600.

If the proposal is next to a Washington County roadway, the applicant must submit an Access Report (Traffic Study) to Washington County Department of Land Use and Transportation (503) 846-8761. **This application will not be accepted until an Access Report (Traffic Study) is submitted to Washington County and the Access Report is deemed complete by the County; or written verification from Washington County that an Access Report is not required is provided.**

- ✓ I. **FEES** - See City of Sherwood current Fee Schedule, which includes the “Publication/ Distribution of Notice” fee, at <http://www.sherwoodoregon.gov> Click on Government/Planning/Planning Fees.

Note: The above fees are required at the time you submit for site plan review. Additional fees will be charged for building permit, system development charges, impact fees and other fees applicable to the development. These fees will be charged when you make application for building permit. Building permit application will not be accepted until site plan approval is issued.

- ✓ II. **BACKGROUND INFORMATION** (All materials to be collated & folded (not rolled) to create *fifteen (15) sets).

*Note that the *final* application must contain fifteen (15) folded sets of the above, however, upon initial submittal of the application and prior to completeness review, the applicant may submit three (3) complete folded sets with the application in lieu of fifteen (15), with the understanding that fifteen (15) complete sets of the application materials will be required before the application is deemed complete and scheduled for review.

✓ **Application Form** – One original and fourteen (14) copies of a completed **City of Sherwood Application for Land Use Action** form. Original signatures from all owners must be on the application form.

✓ **Documentation of Neighborhood Meeting (Type III- Type V)** - Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application.

✓ **Tax Map** - Fifteen (15) copies of the latest Tax Map available from the Washington County Assessor’s Office showing property within at least 300 feet with scale (1"=100' or 1"= 200') north point, date and legend.

✓ **Mailing Labels** – Two (2) sets of mailing labels for property owners within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice. Mailing labels can be obtained from a private title insurance company. Ownership records shall be based on the most current available information from the Tax Assessor’s office. *It is the applicant’s responsibility to provide mailing labels that accurately reflect all property owners that reside within 1,000 feet of the subject site.*

✓ **Vicinity Map** – Fifteen (15) copies of a vicinity map showing the City limits and the Urban Growth Boundary.

✓ **Narrative** – Fifteen (15) copies and **an electronic copy** of a narrative explaining the proposal in detail and a response to the Required Findings for Site Plan Review, located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.90.010. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov, Click on Government/Municipal Code.

✓ **Electronic Copy** – An electronic copy of the **entire** application packet. This should include all submittal materials (narrative, vicinity map, mailing labels, site plan, preliminary plat, etc.).

✓ **III. REQUIRED PLANS**

Submit fifteen (15) sets of the following folded full-size plans and **an electronic copy in .PDF format.** Plans 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.

✓ **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation including trees, any floodplains or wetlands and any easements on the property. The existing conditions plan shall also include the slope of the site at 5-foot contour intervals

✓ **Preliminary Development Plans-** Plans must be sufficient for the Hearing Authority to determine compliance with applicable standards. The following information is typically needed for adequate review:

- ✓ 1. The subject parcel (s), its dimensions and area.
- ✓ 2. The location and dimensions of proposed development, including the following:

✓ Transportation

- a. Public and private streets with proposed frontage improvements including curb, gutters, sidewalks, planter strip, street lighting, distances to street centerline, pavement width, right-of-way width, bike lanes and driveway drops.
- b. Public and private access easements, width and location.
- c. General circulation plan showing location, widths and direction of existing and proposed streets, bicycle and pedestrian ways, and transit routes and facilities within ½ mile of the subject property.
- d. Show the location and distance to neighboring driveways and the width and locations of driveways located across the street.
- e. The location and size of accesses, sight distance and any fixed objects on collectors or arterial streets.
- f. Emergency accesses.
- g. Indicate the location and size of off-street parking spaces including curbing and wheel stop locations.
- h. Proposed transit facilities.
- i. Indicate loading and maneuvering areas.
- j. Delivery truck and bus circulation patterns.

✓ Grading and Erosion Control

- k. Indicate the proposed grade at two (2)-foot contour intervals.
- l. Indicate the proposed erosion control measures to CWS standards (refer to CWS R&O 07-20).
- m. Show areas of cut and fill with areas of structural fill.
- n. Show the location of all retaining walls, the type of material to be used, the height of the retaining wall from the bottom of the footing to the top of the wall and the exposed height of the wall.

✓ Utilities

- o. Utilities must be shown after proposed grade with 2-foot contour intervals.
- p. Map location, purpose, dimensions and ownership of easements.
- q. Fire hydrant locations and fire flows.
- r. Water, sewer and stormwater line locations, types and sizes.
- s. Clearly indicate the private and public portions of the system.
- t. Above-ground utilities and manhole locations.

✓ Preliminary Stormwater Plan

- u. Show location, size and slope of water quality facility.
- v. Preliminary calculations justifying size of facility.

- w. The total square footage of the new and existing impervious area.
- x. The stormwater facility to CWS standards. (R&O 07-20).

Sensitive Areas

- y. Show any and all streams, ponds, wetlands and drainage ways.
- z. Indicate the vegetative corridor for sensitive areas to CWS standards. (R&O 07-20).
- aa. Indicate measures to avoid environmental degradation that meet CWS, DSL and Army Corp requirements.
- bb. Flood elevation.
- cc. Wetland delineation and buffering proposed.
- dd. Location and size of all trees greater than 5 inches DBH (indicate if trees are proposed for removal).

Land Use

- ee. The square footage of each building and a breakdown of square footage by use. (i.e. retail, office, industrial, residential, etc.).
- ff. Net buildable acres. (The land remaining after unbuildable areas are taken out, such as the floodplain and wetland areas).
- gg. Net density calculation for residential use.
- hh. Landscaping areas including the square footage of the site covered by landscaping and planting types. (refer to Ch. 5 of the Community Development Code).
- ii. Existing trees proposed to remain and trees to be removed and the drip-lines of trees proposed to remain.
- jj. Street tree location, size and type. (refer to Ch. 8, Section 8.304.06 of the Community Development Code).
- kk. Bicycle parking areas. (Refer to Ch 5 of the Community Development Code).
- ll. On-site pathways and sidewalk locations.
- mm. Structures proposed to be built and structures proposed to remain with their dimensions and the distances to property lines.
- nn. Outdoor storage areas and proposed screening.
- oo. Outdoor sales and merchandise display areas and proposed screening.
- pp. Truck loading and maneuvering areas.
- qq. Number of parking spaces and required parking calculations based on Section 5.302 of the Community Development Code.
- rr. The size and location of solid waste and recycle storage areas and screening.
- ss. Location, size and height of proposed free-standing signs.
- tt. Location, height and type of fencing and walls.
- uu. For each lot indicated the building envelope.



Reduced - Proposed Development Plans – One (1) reduced copies of the Proposed Development Plan on 8 1/2” by 11” sheets and fifteen (15) reduced copies on 11” by 17” sheets.



Lighting Plan – Photometric lighting plan indicating foot candle power on and along the perimeter of the site. Proposed locations, height and size of lights. (If outdoor lighting is proposed).



Surrounding Land Uses – Existing land use including nature, size and location of existing structures within 300 feet.

- ✓ **Architectural Exterior** – Scaled architectural sketches and elevations of all proposed structures. Include a description of materials, textures and colors. Show the size, placement and dimensions of proposed wall signs on the elevation drawings. These drawings can be done at an architectural or engineering scale. If color is used, two color copies and eight black and white copies are acceptable.

IV. DOCUMENTS REQUIRED

- ✓ **Title Report** – Two (2) copies of a current preliminary title report available from a private title insurance company.
- ✓ **CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

- ✓ **Army Corps and DSL wetland applications and/or permits** – Four (4) copies of required Divisions of State Lands and/or Army Corp of Engineers permits and/or permit applications if applicable.
- ✓ **Traffic Study** – Four (4) copies of a traffic study. (If required by the City Engineer).
- ✓ **Soils Analysis and/or Geotechnical Report** – Four (4) copies completed by a registered Soils Engineer or Geologist including measures to protect natural hazards. (If required by the City Engineer).
- ✓ **Tree Report** – Two (2) copies of a tree report prepared by an arborist, forester, landscape architect, botanist or other qualified professional. (If required trees are on-site).
- ✓ **Natural Resource Assessment** – If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.
- ✓ **Wetland Delineation Study** – if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.
- N/A **Other Special Studies and/or Reports** – if required by the Planning Director or the City Engineer to address issues identified in the pre-application meeting or during project review.
- N/A Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.