



# TYPE III –LAND USE REVIEW

## Completeness Review Response

06/20/22

15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
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**APPLICANT:** CIDA – c/o Matthew Bridegroom  
15895 SW 72<sup>nd</sup> Avenue  
Suite 200  
Portland, OR 97224

**OWNER:** JBMAC Ventures, LLC  
19435 SW 129<sup>th</sup> Avenue  
Tualatin, OR 97062  
Dirk Otis, Owner Representative

**LOCATION:** **2S129DC00500**  
14843 SW Oregon Street  
Sherwood, Oregon

### I. REQUIRED INFORMATION:

1. Information described in City of Sherwood Engineering comments dated 6/6/22
2. Address SZCDC 16.90.020(D)(1)-(5) in the narrative
3. Show easement per Washington County Doc #95055118
4. Provide a street cross section or additional details on the design for the proposed frontage improvements along SW Oregon St.
5. Provide final documents demonstrating the soil contamination on the site has been removed or treated to DEQ standards

### II. APPLICANT RESPONSE TO REQUIRED INFORMATION

1. Preliminary Stormwater Report that covers both the frontage and site development is attached.
2. The narrative has been updated to include responses for SZCDC 16.90.020(D)(1)-(5).
3. DOC# 95055118. This is an old easement from the 90's split in to two parts:  
Part 1 was an easement for access, operations, and waste treatment until that lot was sold. Per the easement language, once sold, the easement Part 1 was no longer in effect. Part 1 has become current tax lot 602 next door and therefore is no longer valid.  
Part 2 was for an underground sewer line that ran from the tannery to the aeration ponds on the adjacent property to the east. This is all defunct as it was for the sole purpose of waste treatment related to tannery operations, so once the tannery operations stopped and the associated infrastructure was removed, this easement was no longer valid.  
DOC# 2010-053593 & 2010-053594. These are both access and utility easements. Part 2 (page 3) of each one states "...easement to be used for ingress, egress and utility purposes..."  
With this easement clarity provided, we believe all the easements are shown and described correctly in the documents as submitted for review.
4. Preliminary frontage plans are attached.
5. Attached are the 2 "No Further Action" letters from DEQ stating that no further action is required by DEQ on these lots. The Taxlot numbers have changed many times over the years, so the NFA letter for Taxlot 500 is the one that relates to the lot under review. The NFA dated 05 10-03 is for Taxlot 400 Parcels 1 and 2 (the two front lots) since our drive isle and frontage improvements adjoin or intersect them. Attached are the figures for "Taxlot 400 lots 1 and 2" to clarify which lots are referenced by the DEQ letters.