



# TYPE III –LAND USE REVIEW

Applicant's Submittal

05/18/22

15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

**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. BACKGROUND:

### Existing Conditions

The project site is approximately 4 acres on the north side of SW Oregon Street. The site is currently vacant and was previously used as a tannery. The site is bordered to the west by Zenport Industries, to the north by a rail line and to the east by PGE power lines, with vacant property beyond, all zoned Light Industrial. On the south side of SW Oregon Street, across from the property, is a residential neighborhood, zoned There is a residential development, zoned Low Density Residential.

The property consist of three lots. The proposed development is on Lot 500, with access on an existing access easement across lot 9600. Frontage improvements to Oregon Street along lots 900 and 1000 will be completed in conjunction with the current development. Full development of lots 600 and 700 will occur under separate application.

### Project Description

CIDA Inc. and Stratus Real Estate Developers are representing JB Mac for development of a new building on a currently vacant lot on SE Oregon Street at SW Lower Roy Street. We are proposing to develop the northerly 4.00 acre lot for the purposes of a new 20,000 square foot warehouse building with exterior storage yard, covered storage area and associated offices for AFP Systems, who design, install and maintain residential and commercial fire sprinkler systems.

## II. APPLICANT RESPONSE TO APPLICABLE REGULATIONS

### 16.31 – Industrial Land Use Districts

#### 16.31.020 - Uses

*Building, heating, plumbing or electrical contractors and suppliers, building maintenance services, and similar uses. Permitted in LI*

**Response:** The purpose of the proposed site is to manufacture and store fire suppression systems meant for the installation in other buildings and is thus a permitted use in LI Zone.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS



15895 SW 72ND AVE  
 SUITE 200  
 PORTLAND, OR 97224  
 PHONE: 503.226.1285  
 FAX: 503.226.1670  
 INFO@CIDAINC.COM  
 WWW.CIDAINC.COM

ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIORS

16.31.030 – Development Standards

B. Development Standards – Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

Development Standards by Zone	LI	GI	EI
Lot area - industrial uses:	10,000 SF	20,000 SF	3 acres <sup>9</sup>
Lot area - commercial uses (subject to <a href="#">Section 16.31.050</a> ):	10,000 SF	20,000 SF	10,000 SF
Lot width at front property line:	100 feet		
Lot width at building line:	100 feet		
Front yard setback <sup>11</sup>	20 feet	None	20 feet
Side yard setback <sup>10</sup>	None	None	None
Rear yard setback <sup>11</sup>	None	None	None
Corner lot street side <sup>11</sup>	20 feet	None	20 feet
Height <sup>11</sup>	50 feet		

<sup>10</sup> 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.

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

(Low Density Residential max height limit = 30' or 2 stories)

**Response:** The lot size of the site is 174,262 SF and is greater than the minimum 10,000 SF required. The lot width at the front property line is 460' which is greater than the minimum 100'. The lot width at building line is 488' which is greater than the minimum 100'. The front yard setback is 22' which is greater than the minimum 20'. The proposed height of the building is 29'-8 1/2" which is less than the maximum height of 50'.

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 (2 1/2) 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:** Vision Triangles will be maintained onto the site at SW Lower Roy St and SW Oregon Street and are indicated on the site plan.



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

#### 16.58.020 – Fences, Walls, and 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.

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.

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.

**Response:** Fencing along the property is proposed to be less than 8' high with the finish side facing outwards and will not intervene into the clear vision standards.

#### 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:

###### 3. Type III

b. Site Plan Review – between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per [Section 16.72.010.A](#).

**Response:** The proposed project will be subject to Type III Review

##### 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.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

- 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

I. 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.

**Response:** Newspaper Notice and Signage will be posted prior to the hearing as required. Mailing labels have been provided for Mailed Notices.

**16.90 – Site Planning**

*16.90.020 Site Plan Review*

*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 proposed development will meet applicable zoning and design standards.

*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:** Services will be provided on site including water, sanitary, storm water, solid waste, park and open space, public safety, and utilities including electricity, natural gas, telephone and data.

*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:** The property is under a single ownership and will maintain their property. We do not believe covenants are needed at this time.

*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:** Per AKS evaluation, there are no wetlands or significant natural features on site. There is also no significant trees or vegetation on site feasible to preserve. Natural drainage ways will be preserved.

*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,*

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system.

**Response:** A trip generation letter is included in the submittal package showing that the development is not likely to generate more than 400 ADT's.

#### 16.90.020 Site Plan Review

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.

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

(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).

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

(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.

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

**Response:** The proposed project is 253' from the collector street (Oregon St) and therefore is not required to meet the design criteria.

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 driveway will align with SW Lower Roy St. in accordance with the access easement

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

##### A. Perimeter Screening and Buffering

##### 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' landscape buffer will be provided along the perimeter of the site.

##### B. Parking Area Landscaping

##### 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.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

**Response:** In addition to landscape islands, there will be landscaping along the perimeter of the parking area in order to meet the area landscaping requirements for number of spaces  
 $43 \text{ parking spaces} \times 45\text{sqft} = 1,935\text{sqft}$  landscaping  
 $3,000+ \text{ sq. ft landscaping along east parking perimeter} > 1,935 \text{ sq. ft. required}$

*5. Individual Landscape Islands Requirements*

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

**Response:** The longest contiguous parking is 10 spaces before being interrupted by a landscape island.

*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:** Fencing will be placed along the perimeter of the site to obscure any storage areas as well as ground mounted mechanical equipment.

**16.94. – Off-Street Parking and Loading**

*16.94.020 – Off-Street Parking Standards*

*Table 1 – General Office = 2.7 Industrial = 1.6 parking spaces per thousand square feet.*

**Response:**  $15,000\text{sqft} \times 1.6 = 24$  parking spaces,  $5,000\text{sqft} \times 2.7 = 13.5$ ,  $24 + 13.5 = 37.5$  spaces  
 $43$  parking spaces provided  $> 37.5$  parking spaces

*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:** All parking spaces are designed to be 9 feet by 20 feet.

*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.*

*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 will be provided along the sidewalk leading up to the building entrance as indicated on plans. Additional low lying landscape will be provided along the eastern parking edge.

*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.*



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

Table 4: Industrial – 2 or 1 per 40 spaces, whichever is greater

**Response:** 2 short-term bicycle parking spots will be provided near the main entrance to the building.

*16.94.030 – Off-Street Loading Standards*

*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:** Loading operations are done on the southwest portion of the site, located away from the parking on the northeast portion of the site.

**16.96 – On-Site Circulation**

*16.96.010 – On-Site Pedestrian and Bicycle Circulation*

*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.*

**Response:** Road and sidewalk to the site and building entrance will be provided from SW Oregon Street via the existing access easement.

*16.96.030 – Minimum Non-Residential Standards*

*A. Driveways*

*2 – Industrial: Improved hard surfaced driveways are required as follows: 1-249 parking spaces = 1 Driveway, 15' wide one-way pair or 24' two-way.*

**Response:** A 30-foot wide driveway in existing easement is provided for two-way traffic.

*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.*

**Response:** Sidewalk is provided from the public right of way at SW Oregon St to the site, the primary entrance to the building, and around the building connecting all entrances.

**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:** A minimum 6-foot tall chain link fence with gate will enclose the trash and recycling receptacles, which will be located behind the building, on the north end of the site, out of view from the public.

*16.98.030 – Material Storage*



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

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.

**Response:** A 6'-0" privacy fence will be placed around the site to obscure visibility of exterior storage areas.. A three foot high evergreen screen will also be planted around areas of storage adjacent to side and rear properties along the western portion of the lot.

### **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:** 40' Commercial/Industrial Not Exceeding 3000 vehicles per day = 64' Right of Way Width, 2 Number of Lanes, 20' Minimum Lane Width, 8' On Street Parking Width, No Bike Lane. 6' Sidewalk Width, 5' Landscape Strip, No Median

**Response:** Streets improvements will comply with requirements.

#### *16.106.040 – Design*

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

##### *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.*

**Response:** The new street giving access to the site will align with SW Lower Roy St.

##### *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.*

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS





15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

**Response:** The access drive leading to the site is located on the existing access easement and terminates in a 48' radius turning circle. The drive incorporates a 6' sidewalk connecting the main entrance of the building to the public sidewalk.

#### *16.106.060 – Sidewalks*

##### *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.*

##### *2. Local Streets*

*Local streets shall have minimum five (5) foot wide sidewalks, located as required by this Code.*

**Response:** A 12' sidewalk will be constructed along SW Oregon St and a 6' sidewalk will lead into the site.

#### *16.160.080 – Traffic Impact Analysis (TIA)*

##### *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.*

**Response:** A Traffic Impact letter is included in this submittal package.

#### *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.*

**Response:** Civil drawings are provided in this submittal package.

#### *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.*



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

**Response:** Sanitary sewers will be provided and connect to sewer mains. See utility plan in submittal package.

### **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.*

**Response:** Water lines and fire hydrants conforming to City and Fire District standards will be installed and connected to water mains. See utility plan in submittal package.

#### *16.112.020 – Design Standards*

##### *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.*

**Response:** Water lines and fire hydrants are provided and sized by the civil engineer. A service provider letter from Tualatin Valley Fire & Rescue is provided for fire protection.

### **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*

**Response:** Storm water will be designed by the civil engineer and in accordance with Clean Water Services.

### **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.*

**Response:** Fire hydrants will be located on the site as required.

##### *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.*

**Response:** Fire flow will be made adequate as noted on the attached correspondence and hydrants will be located as required.



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

### 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.*

**Response:** A fire lane is provided to the site and meets the requirements of Tualatin Valley Fire & Rescue for access to the site. Electric gates along the fire lane will be operable to the fire department. Adequate space for truck turnaround is provided on site. A knox box for building access and after-hours gate entrance is provided.

### 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:** No fire hydrants will be located along the private accessway.

## 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.*

**Response:** Utilities including electricity, natural gas, telephone and data will be brought to the site.

### 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.*

**Response:** All utilities will be brought to site underground.

## 16.126 – Replatting, Lot Consolidations and Vacation of Plats

### 16.126.050 – Lot Consolidations

*Upon approval of a Type I lot consolidation by the City Manager or designee, and upon demonstrating compliance with approval conditions:*

A. *For the consolidation of lots or parcels of a recorded plat, the lot consolidation shall be finalized by a re-plat of the subdivision or partition.*

**Response:** There is expected to be a lot consolidation already in process at the time of review. Parcels 1 and 2 are expected to be consolidated prior to final design review approval.

## 16.142 – Parks, Trees, and Open Spaces

### 16.142.040 – Visual Corridors

#### A. Corridors Required



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

*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*

*Collector: 10' width*

**Response:** 10' of landscaping will be maintained on the north side of the sidewalk along SW Oregon St.

#### *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.*

**Response:** Street trees will be planted in the planter strip with minimum two caliper inch trunk diameter, selected from the approved tree listed, and spaced according to canopy spread.

#### *16.142.070 – Trees on Property Subject to Certain Land Use Applications*

##### *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.*

**Response:** No trees of substance are on site that are necessary or feasible to preserve.

#### **16.144 – Wetland, Habitat, and Natural Areas**

##### *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.*

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

*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:** Per AKS evaluation, there are no wetlands are on site.

*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.*

**Response:** Per AKS evaluation, there are no significant natural features on site.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

### **16.146 – Noise**

#### *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.*

**Response:** Noise is not anticipated to be above normal.

### **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.*

**Response:** Vibrations are not anticipated to be above normal.

### **16.150 – Air Quality**

#### *16.148.020 – 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.*

**Response:** Proof of compliance will be provided via state permits.

### **16.152 – Odors**

#### *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.*

**Response:** No odors are anticipated.

### **16.154 – Heat and Glare**

#### *16.154.020 – Standards*

*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.*

**Response:** All exterior lighting will be directed downward onto the site and away from other properties.



15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

### **16.156 – Energy Conservation**

#### *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 building is sited with access to daylight and cooling winds.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS