



Case No. LU2023-002
Fee 1416.76
Receipt 045184
Date 1.26.2023

Application Type IV

Application for Land Use Action Check All That Apply

- Annexation
- Conditional Use
- Plan Amendment / Map Amendment
- Site Plan Type II -- Fast Track*
- Site Plan Type II -- Design Upgraded*
- Site Plan Type III 15,000 – 40,000 Sq ft. Building + Parking
- Site Plan Type IV – 40,000+ Sq ft or in Old Town Overlay
- Modification / Major / Minor
- Medical / Recreational Marijuana Site Plan Review
- Planned Unit Development
- Partition (Subdivision no more than 3 lot)
- Subdivision Proposed # of Lots
- Lot Line Adjustment
- Variance

*Fast-track -- Site Plan review, defined as those site plan applications which propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone, or up to a total of 20% increase in floor area, parking or seating capacity for a land use or structure subject to a Conditional Use Permit, except as follows: auditoriums, theaters, stadiums, and those applications subject to Section SZCDC16.72.010.A.4.

*Design Upgraded -- Site Plan review, defined as those site plan applications which propose between 15,001 and 40,000 square feet of floor area, parking or seating capacity and which propose a minimum of eighty percent (80%) of the total possible points of design criteria in the "Commercial Design Review Matrix" found in Section SZCDC 16.90.020.D.6.d.

Publication Fee: \$284 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.

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.

Owner/Applicant Information

Applicant: Woodburn Industrial Capital Group, LLC Attn: Tim Kerr Phone: 971-235-5003
 Applicant Address: PO Box 1060 Email: tkerr@kerrcontractors.com
 Owner: Same as Applicant Phone: _____
 Owner Address: _____ Email: _____
 Contact for Additional Information: DOWL; Attn: Mike Towle; 971.280.8641; mtowle@dowl.com

Property Information

Street Location: No site address
 Tax Lot and Map No: 2S133BB00100 & 2S1330000400
 Size of Property(ies) Approximately 28.17 acres

Proposed Action:

Purpose and Description of Proposed Action:

The applicant is proposing a Type II Major Modification to a Condition of Approval in LU Decision 2021-014.

Proposed Use: Employment Industrial (EI)

Proposed No. of Phases (one year each): N/A

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

Date

1-16-23

Owner's Signature

Date

THE FOLLOWING MATERIALS ARE REQUIRED TO 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.

THREE (3) Copies of Application Form: Completely filled out and signed by the property owner and/or person with authority to make decisions on the property

Copy of Deed: Verifying ownership, easements, etc.

THREE (3) Folded Sets of Plans

THREE (3) Copies* of Narrative: Addressing Application Criteria

SERVICE PROVIDER LETTERS

1) **Clean Water Services:** <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

2) **Tualatin Valley Fire & Rescue:** <https://www.tvfr.com/399/Service-Provider-Permit>

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:** Upon initial submittal, prior to completeness, applicants are encouraged to submit only 3 copies for review. Once the application is deemed completed (FILL IN)