



Home of the Tualatin River National Wildlife Refuge

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MAR 31 2023

City of Sherwood
Planning Dept.

Case No. LU 2023-008 SP
Fee 2,556.13
Receipt # 245131
Date MARCH 31, 2023
TYPE II

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: Tony Merton
Applicant Address: 17440 sw cricket ct beaverton or
Owner: Keith Jehnke Debi Jehnke
Owner Address: 16869 SW 65th Ave #282 Lake Oswego
Contact for Additional Information: _____

Phone: 5033125481
Email: tonypdxorganicfarms@gmail.com
Phone: 503-572-9383
Email: keith@kagdproperties.com

Property Information:

Street Location: 13190 SW Galbreath Dr Sherwood Or Suit #110 and #112
Tax Lot and Map No: 25128BD - map lot 00800 - Tax Lot
Existing Structures/Use: Warehousing
Existing Plan/Zone Designation: General
Size of Property(ies) 1.35 Acres

Proposed Action:

Purpose and Description of Proposed Action:

Recreational Cannabis Production License

Proposed Use: Recreational Cannabis Production License

Proposed No. of Phases (one year each): 1

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.

Tom A. Moore
Applicant's Signature

3/26-23
Date

AL Jones
Owner's Signature

3-26-23
Date

Member
Sherwood Park Business Center, LLC

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.

1. *Public Access Prohibited. Access to any production, processing, testing laboratory and wholesale facility shall be limited to employees, personnel, and guests over the age of 21, authorized by the facility operator.*

Access to the processing facility will be limited to the individuals described in this standard and a visitor's log will be maintained in compliance with OLCC rules regarding facility access. This standard will be met.

2. *Security Measures Required*

- a. *Landscaping shall be continuously maintained to provide clear lines of sight from public rights-of-way to all building entrances.*

Landscaping has been installed with a mix of grass, shrubbery, and mature trees. No plants block lines of sight from public rights-of-way to building entrances, and none will be planted to obstruct such view. Existing grass and shrubbery will be maintained to prevent such obstruction. This standard is met and will continue to be met.

- b. *Exterior lighting shall be provided and continuously maintained.*

The building and parking area on the Property are equipped with exterior lighting. In addition, SW Galbreath Road has installed street lights. This standard is met.

- c. *Any security bars installed on doors or windows visible from the public right-of-way shall be installed interior to the window, in a manner that they are not visible from the public right-of-way.*

No security bars are or will be visible from the public right-of-way. This standard is met.

- d. *No outdoor storage of marijuana is allowed at any recreational marijuana facilities.*

In accordance with SMC and OLCC rules, no outdoor storage of marijuana will take place. This standard will be met.

3. *Odor Mitigation Measures Required. Production and processing facilities shall install and maintain enhanced ventilation systems designed to prevent detection of marijuana odor from adjacent properties or the public right-of-way. Such systems shall include the following features:*
 - a. *Installation of activated carbon filters on all exhaust outlets to the building exterior;*
 - b. *Location of exhaust outlets a minimum of 10 feet from the property line and 10 feet above finished grade; and*
 - c. *Maintenance of negative air pressure within the facility; or*
 - d. *An alternative odor control system approved by the Building Official based on a report by a mechanical engineer licensed in the State of Oregon, demonstrating that the*

alternative system will control odor equally or better than the required activated carbon filtration system.

The standards described in the SMC as copied above will be met through installation of carbon filters and fans that will be scrubbing the air creating a negative pressure and a clean and odor free environment. These standards will be met.

4. *Proximity Restrictions. A recreational marijuana production, processing, testing laboratory or wholesale sales facility shall not be located within 1000 feet of any single-family residential or multi-family residential zone. For purposes of this paragraph, the distance specified is measured from the closest points between property lines of the affected properties.*

The nearest single-family or multi-family residential zone to the Property is located near the intersection of SW Oregon St and SW Tonquin Rd, approximately 3,650 feet from the Property. This standard is met.

5. *No recreational marijuana facility may be located within the Old Town Overlay District.*

The Property is not located within the Old Town Overlay District. This standard is met.

6. *Recreational Marijuana Facilities (Retailer, Processor, Wholesaler, Producer, or Laboratory) licensed by the Oregon Liquor Control Commission shall only be permitted in zones classified as General Industrial.*

The Property is zoned General Industrial. This standard is met.

7. *One or more licensed Recreational Marijuana Facilities (Retailer, Processor, Wholesaler, Producer, or Laboratory) shall be permitted on the same tax lot, subject to the proximity restrictions under 16.38.030(D)(7).*

Only one Recreational Marijuana Facility is proposed as part of this Application. This standard will be met.