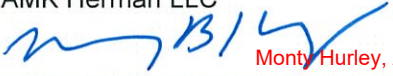





Land Use Application

Project Information		
Project Title: AMK Storage Facility		
Brief Description: Construction of a vehicle storage facility on ± 1.43 acre property in the MG zone.		
Estimated Construction Value: TBD		
Property Information		
Address: No Situs		
Assessor's Map/Tax Lot Number: 2S121DC, Tax Lot 700		
Applicant/Primary Contact		
Name: Glen Southerland	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: southerlandg@aks-eng.com	
<i>As the person responsible for this application, I hereby acknowledge that I have read this application and state that the information in and included with this application in its entirety is correct. I agree to comply with all applicable City and County ordinances and State laws regarding building construction and land use.</i>		
Applicant's Signature:  AMK Herman LLC Monty Hurley, AMK Herman LLC	Date: 6-19-2025	
Applicant/Property Owner		
Name: AMK Herman LLC		
Address: 16350 NW Belt Road		
City: Yamhill	State: OR	ZIP: 97148
Phone: (503) 563-6151	Email: Primary contact: southerlandg@aks-eng.com	
<i>Letter of authorization is required if not signed by owner.</i>		
Property Owner's Signature:  Monty Hurley, AMK Herman LLC	Date: 6-19-2025	

LAND USE APPLICATION TYPE:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Variance (VAR) |
| | <input type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> Tree Removal Permit (TCP) | |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



ARCHITECTURAL REVIEW

New development, or substantial redevelopment, of multi-family residential, commercial, and industrial use properties are subject to Architectural Review (AR). The Architectural Review decision by the Planning Department considers all site design elements, including: building height and appearance, lighting, landscaping, tree preservation, pedestrian circulation, parking, and loading facilities.

Architectural Review also encompasses a Public Facilities Review led by the Engineering Department, to evaluate transportation and access management; sewer, water, and stormwater; water quality and erosion control; and protection of environmentally sensitive areas.

Both departments coordinate with other City departments and outside agencies, such as Tualatin Valley Fire and Rescue and Clean Water Services, to ensure compliance with all applicable development standards.

MINOR ARCHITECTURAL REVIEW (TYPE I): Minor Architectural Review (MAR) is used for small exterior modifications to an existing site or building as described in TDC 33.020(7). See the separate MAR packet for details.

ARCHITECTURAL REVIEW SINGLE FAMILY (TYPE I): Architectural Review Single Family (ARSF) is used for the construction of new single dwelling residences, as well as, substantial exterior changes and additions. See the separate ARSF packet for details.

TYPE II: This land use procedure is used when the standards and criteria require limited discretion and interpretation. Type II decisions are decided by staff and require public notice with an opportunity for appeal to the City Council.

TYPE III: This land use procedure requires discretion made by the Architectural Review Board to implement established policy. Type III decisions require public notice and are decided at a public hearing, with an opportunity for appeal to the City Council.

General thresholds for Type III Review are as follows:

- Commercial Buildings: 50,000 square feet and larger
- Industrial Buildings: 150,000 square feet and larger
- Multifamily Housing: 100 units and above, or abutting a single family zone

PRIOR TO SUBMITTAL

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)



Once the application is deemed complete, the applicant must post a sign on the subject property (TDC 32.150) to provide notice of the pending land use application. The applicant will be required to provide an affidavit of posting demonstrating the sign was posted prior to issuance of the decision (Type II), or prior to the date of the first evidentiary hearing (Type III).

SUBMITTAL REQUIREMENTS

Details regarding submittal requirements are listed in TDC 32.140, 33.020(4), and 33.110(4). Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>

GENERAL:

- ☒ Land Use Application Form
- ☒ Applicant Team Contact Information: Architect, Landscape Architect, and Engineer
- ☒ Narrative addressing all applicable approval criteria and standards (*See green box below*)
- N/A ☐ Phasing Plan (*if proposed*)
- ☒ Summary of Contact with Citizen Involvement Organization
- ☒ Preliminary Title Report, including current deed and legal description
- ☒ Hydraulic Modeling Worksheet (*if required by Engineering Division*)
- ☒ Clean Water Services (CWS) Service Provider Letter, obtained directly with CWS at <https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- ☒ Service Provider Letter/Agreement from Republic Services
- ☒ Service Provider Letter from Tualatin Valley Fire & Rescue (TVF&R), obtained directly with TVF&R at <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>
- ☒ Fee

PLANS:

- ☒ Existing Conditions
- ☒ Site Plan
- N/A ☐ Tree Preservation Plan
- ☒ Grading Plan
- ☒ Utility Plan
- ☒ Landscape Plan
- ☒ Lighting Plan
- ☒ Color Elevations
- ☒ Architectural Materials Schedule

PUBLIC NOTICE:

- ☒ Documentation for Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign-in sheet, and meeting notes

TYPICAL REPORTS:

- N/A ☐ Tree Assessment Report
- N/A ☐ Transportation Impact Study
- ☒ Preliminary Stormwater Management Report

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met. The following criteria apply to all AR's.

Other criteria, such as zoning and overlay standards, or standards applicable to a specific use, also apply.

Tualatin Development Code:

- Chapter 33.110 Tree Removal
- Chapter 73A: Site Design
- Chapter 73B: Landscaping
- Chapter 73C: Parking
- Chapter 73D: Waste Management
- Chapter 74: Public Improvement
- Chapter 75: Access Management

Business Name Search

[New Search](#)[Printer Friendly](#)

Business Entity Data

07-18-2025 16:43

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2280231-98	DLLC	ACT	OREGON	06-24-2024	06-24-2025	YES
Entity Name	AMK HERMAN, LLC					
Foreign Name						

Online Renewal:

Renew Online

[Click here to generate and print an annual report.](#)

[New Search](#)[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	16350 NW BELT RD					
Addr 2						
CSZ	YAMHILL	OR	97148		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date		06-24-2024	Resign Date	
Name	MONTGOMERY			HURLEY					
Addr 1	16350 NW BELT RD								
Addr 2									
CSZ	YAMHILL	OR	97148		Country	UNITED STATES OF AMERICA			

Type	MAL	MAILING ADDRESS				
Addr 1	16350 NW BELT RD					
Addr 2						
CSZ	YAMHILL	OR	97148		Country	UNITED STATES OF AMERICA

[New Search](#)[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
AMK HERMAN, LLC	EN	CUR	06-24-2024	

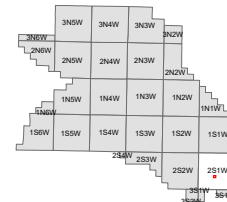
Please [read](#) before ordering [Copies](#).

[New Search](#)[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ARTICLES OF ORGANIZATION	06-24-2024		FI	Agent	

WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 21 T2S R1W
SCALE 1"= 100'



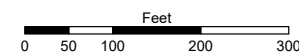
The figure consists of two 10x10 grids. The left grid contains numbers 1 through 100 in a standard 10x10 arrangement. The right grid contains the same numbers arranged in a 5x5 grid of 25 larger cells, each containing a 2x2 sub-grid of numbers. The right grid is labeled 'SECTION 2B' in the center.

36	31	32	33	34	35	38	37
6	5	4	3	2	1	6	
12	7	8	9	10	11	12	7
18	17	16	15	14	13	18	
24	19	20	21	22	23	24	19
30	29	28	27	26	25	30	
36	31	32	33	34	35	38	37
6	5	4	3	2	1	6	

BB	BA	AB	AA
B			A
BC	BD	AC	AD
SECTION 2B			
CB	CA	DB	DA
C			D
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S121DC
1200, 1300, 800



PLOT DATE: 6/6/2023

Rotation: 0 0

**FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE**

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
2S121DC

UNITED STATES OF AMERICA
US FISH & WILDLIFE SERVICE
LANDS DIV
911 NE 11TH AVE
PORTLAND OR 97232

PURA PROPERTY LLC
28742 SW PETES MOUNTAIN RD
WEST LINN OR 97068

NORTHWEST NATURAL GAS CO
220 NW 2ND AVE
PORTLAND OR 97209

LUDWIG JASON L
19445 SW CIPOLE RD
SHERWOOD OR 97140

JDF PROPERTIES LLC
PO BOX 1381
TUALATIN OR 97062

JABSHOP LLC
6424 SW PROPERTIES PARK RD
TUALATIN OR 97062

HAGG FAMILY TRUST
19100 SW 129TH AVE
TUALATIN OR 97062

GRAY ROBERT A TRUST
7823 SW KINGFISHER WAY
PORTLAND OR 97224

ENSTROM PATRICK LEE
9304 SW 51ST
PORTLAND OR 97219

UNION WINE COMPANY
PO BOX 370
SHERWOOD OR 97140

OROZCO MANUEL SALVADOR
LOPEZ & URIBE LIZETH ACEVEDO
19915 SW CIPOLE RD
SHERWOOD OR 97140

MACHINE SPECIALTIES INC
19730 CIPOLE RD #1
TUALATIN OR 97062

JNA PROPERTIES LLC
19975 SW CIPOLE RD
SHERWOOD OR 97140

JCBAY LLC
19435 SW 129TH AVE
TUALATIN OR 97062

HERMAN RV STORAGE LLC
16200 SW PACIFIC HWY STE H-260
TIGARD OR 97224

GULSONS
307 LEWERS ST 6TH FLOOR
HONOLULU HI 96815

FORE-SIGHT BALBOA LLC
20400 SW CIPOLE RD
TUALATIN OR 97062

DEEP VALLEY LLC
PO BOX 69
TUALATIN OR 97062

SHERWOOD SCHOOL DIST #88J
23295 SW MAIN ST
SHERWOOD OR 97140

NSA PROPERTY HOLDINGS LLC
5005 MEADOWS RD STE 420
LAKE OSWEGO OR 97035

LUDWIG LARRY W & LUDWIG JUDY
K
PO BOX 473
TUALATIN OR 97062

JK PROPERTY LLC
PO BOX 37
TUALATIN OR 97062

JC HOLDINGS LLC
12111 SW MALLOY WAY
SHERWOOD OR 97140

HERMAN CONDO LLC
16200 SW PACIFIC HWY STE H-260
TIGARD OR 97224

GUAN'S OREGON LLC
16315 SW BARROWS RD #105A
BEAVERTON OR 97007

EXETER 19855 SW 124TH LP
FIVE RADNOR CORP CENTER
100 MATSONFORD RD STE 250
RADNOR PA 19087

COLEMAN STEVEN & SANDRA
JOINT REV LIV TRUST & COLEMAN
MATTHEW J REV LIV TRUST
30600 S ARROW CT
CANBY OR 97013

CIPOLE ROAD HOLDINGS LLC
19785 SW CIPOLE RD
SHERWOOD OR 97140

CIPOLE FARMHOUSE LLC
19990 SW CIPOLE RD
TUALATIN OR 97062

BELMONT PROPERTY LLC &
JAMFEE3 LLC
PO BOX 23025
PORTLAND OR 97281

Behbahany Properties LLC
12505 SW Herman Rd
Tualatin, OR 97062

Barker Properties LLC
19355 SW 125th Ct
Tualatin, OR 97062

3530 NW LLC
19250 NE Portal Way
Portland, OR 97230

City-provided CIO contact list - via email on 3/26/2025

CIO Contact Info

Email
Riverparkcio@gmail.com
jasuwi7@gmail.com
christine@newmountaingroup.com
rockybixby@hotmail.com
katepinamonti@hotmail.com
cynmartz12@gmail.com
cio.East.west@gmail.com
doug_ulmer@comcast.net
keenanwoods7@gmail.com
keenanwoods7@gmail.com
dana476@gmail.com
crowell248@gmail.com
tualatinmidwestcio@gmail.com
tmpgarden@comcast.net
sixgill@comcast.net
jdrsr80@gmail.com
snoelluwcwle@yahoo.com
danytyrell@gmail.com
MartinazziWoodsCIO@gmail.com
solson.1827@gmail.com
abuenzli_pdx@hotmail.com
ClaudiaSterling68@gmail.com
kimberlypoole1@aol.com
Tualatinlbachcio@gmail.com
Parsons.Patricia@outlook.com
afbohn@gmail.com
edkcnw@comcast.net
fiskelady@hotmail.com
clinefelters@outlook.com
Byromcio@gmail.com
timneary@gmail.com
jujuheir@aol.com
dtcme99@comcast.net
katzmari22@gmail.com
mwestenhaver@hotmail.com
tualatincommercialcio@gmail.com
tualatincommercialcio@gmail.com
scottm@capacitycommercial.com
scottm@capacitycommercial.com
ksdrangsholt@yahoo.com
christine@newmountaingroup.com
robertekellogg@yahoo.com
sonyanybergrygh@gmail.com
tualatincio@gmail.com
mgeorge@tualatin.gov
bruef@tualaitn.gov

Glen Southerland

From: Glen Southerland
Sent: Wednesday, March 26, 2025 2:26 PM
To: planning@tualatin.gov; Keith Leonard
Cc: Maggie Gordon; Riverparkcio@gmail.com; jasui7@gmail.com; christine@newmountaingroup.com; rockybixby@hotmail.com; katepinamonti@hotmail.com; cynmartz12@gmail.com; cio.East.west@gmail.com; doug_ulmer@comcast.net; keenanwoods7@gmail.com; keenanwoods7@gmail.com; dana476@gmail.com; crowell248@gmail.com; tualatinmidwestcio@gmail.com; tmpgarden@comcast.net; sixgill@comcast.net; jdrs80@gmail.com; snoelluwcwle@yahoo.com; danytyrell@gmail.com; MartinazziWoodsCIO@gmail.com; solson.1827@gmail.com; abuenzli_pdx@hotmail.com; ClaudiaSterling68@gmail.com; kimberlypoole1@aol.com; Tualatinlbachcio@gmail.com; Parsons.Patricia@outlook.com; afbohn@gmail.com; edkcnw@comcast.net; fiskelady@hotmail.com; clinefelters@outlook.com; Byromcio@gmail.com; timneary@gmail.com; jujuheir@aol.com; dtcme99@comcast.net; katzmari22@gmail.com; mwestenhaver@hotmail.com; tualatincommercialcio@gmail.com; tualatincommercialcio@gmail.com; scottm@capacitycommercial.com; scottm@capacitycommercial.com; ksdrangsholt@yahoo.com; christine@newmountaingroup.com; robertekellogg@yahoo.com; sonyanybergrygh@gmail.com; tualatincio@gmail.com; mgeorge@tualatin.gov; bruef@tualaitn.gov
Subject: Neighborhood Meeting Notification - 6:00 pm 4/14/25
Attachments: 7949 20250326 Nhood Mtg. Letter.pdf
Categories: Filed by Newforma

Greetings,

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a project located northeast of the intersection of SW Herman Road and SW Cipole Lane (Tax Lot 700 of Washington County Assessor's Map 1S121DC), within the City of Tualatin's General Manufacturing zoning district. This site is not currently within a Community Involvement Organization boundary.

The project consists of a paved area for vehicle storage, including storage of RVs, boats, and trailers. The project involves a Type II Architectural Review application. A copy of the meeting notice and vicinity map are attached to this email.

The meeting will be located at **AKS Engineering & Forestry, LLC – 12965 SW Herman Road, Suite 100, Tualatin, OR 97062**, on Monday, April 14th at 6:00 pm.

Please feel free to contact me if you have any questions.

Best Regards,
Glen Southerland, AICP



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 166 | www.aks-eng.com | southerlandg@aks-eng.com

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Kennewick, WA | Vancouver, WA | White Salmon, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

AFFIDAVIT OF MAILING NOTICE

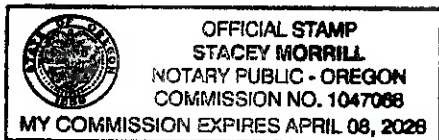
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Margaret Gordon being first duly sworn, depose and say:

That on the 26th day of March, 20 25, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Margaret Gordon
Signature

SUBSCRIBED AND SWORN to before me this 26th day of March, 20 25.



Stacey Morrill
Notary Public for Oregon
My commission expires:

RE: _____

March 26, 2025



RE: Neighborhood Review Meeting
Architectural Review – Tax Lot 700, Washington County Assessor’s Map 2S121DC

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a ±1.43-acre property located northeast of the intersection of SW Herman Road and SW Cipole Road (Tax Lot 700 of Washington County Assessor’s Map 1S121DC) in Tualatin’s General Manufacturing zoning district. The project involves requesting an Architectural Review for a vehicle storage facility consisting of a paved surface for the storage of RVs, boats, and trailers. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

April 14, at 6:00 p.m.
AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments, and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but cannot attend, please feel free to contact me at 503-563-6151 or by email at southerlandg@aks-eng.com.

Sincerely,

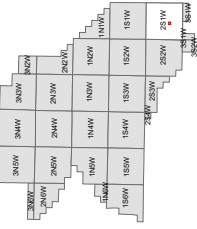
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to read 'Glen Southerland', written over a horizontal line.

Glen Southerland
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | southerlandg@aks-eng.com

2S121DC

WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 21 T2S R1W
SCALE 1"= 100'



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyoregon.gov/gis

Cancelled Taxlots For: 2S121DC
1200, 1300, 800

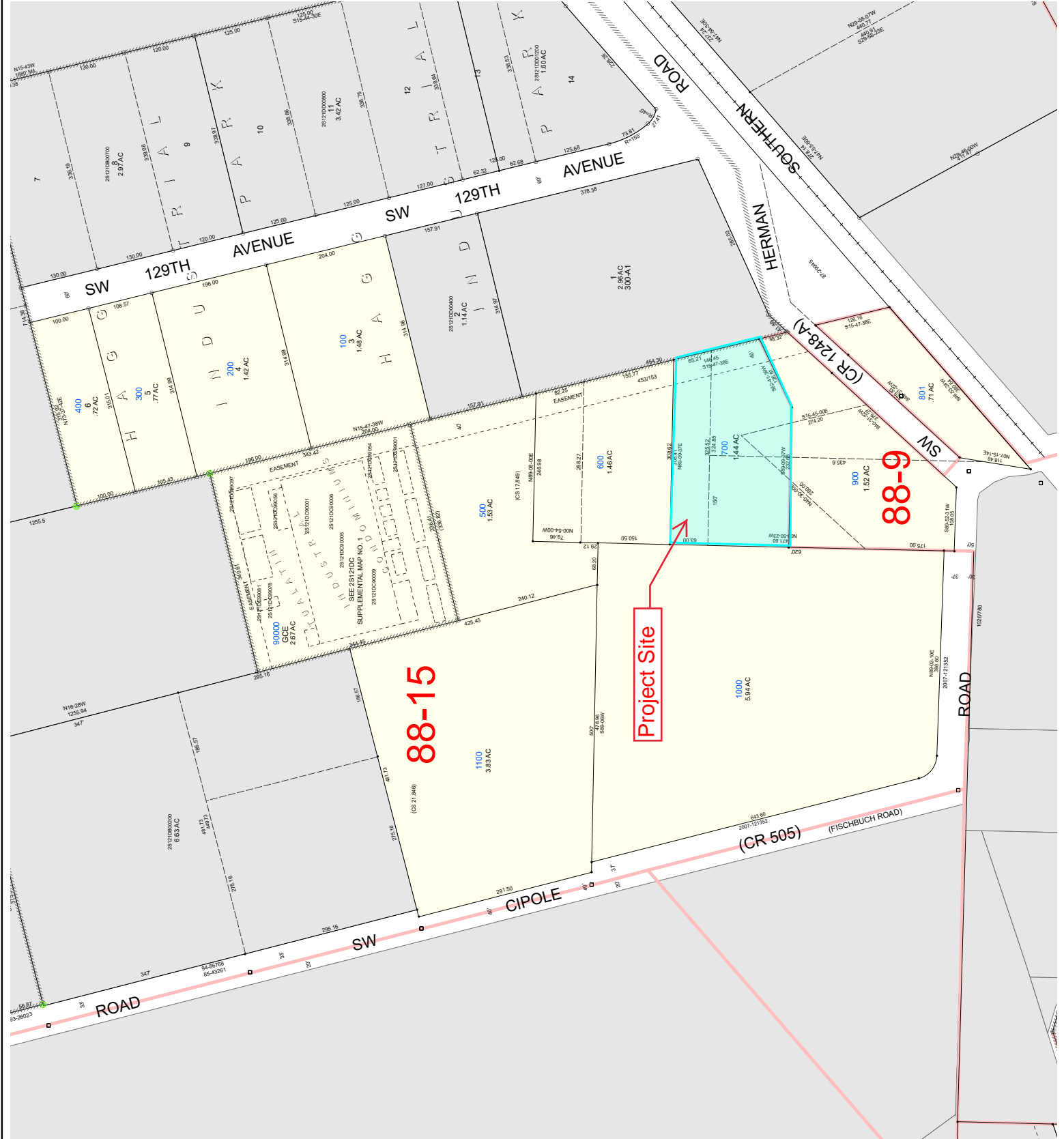


PLOT DATE: 6/8/2023
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and do not represent legal boundaries. Please consult the appropriate map for the most current information.

TUALATIN
2S121DC

D:\mnp



CERTIFICATION OF SIGN POSTING



Meeting Date & Time:

Monday, April 14th
6:00pm

LOCATION: AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

FOR MORE INFORMATION 503-563-6151

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:

<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the Herman Storage project, I hereby certify that on this day, 1 sign(s) was/~~were~~ posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Glen Southerland - AKS Engineering & Forestry

(Please Print)

Applicant's Signature: 

Date: 3/26/2025



April 25, 2025

City of Tualatin
Planning Division
10699 SW Herman Road
Tualatin, OR 97062-8233

RE: Neighborhood/Developer Meeting Summary

A Neighborhood/Developer meeting was held on April 14, 2025, at 6:00p.m. Meeting notices were mailed first class to residents within 1,000 feet, as provided by the City of Tualatin upon the Applicant's request. The project site was posted detailing the meeting date, time, and location, as required. On the meeting date, the meeting location was posted with an additional sign indicating that the meeting was taking place at the pre-arranged location. There were no attendees to the Neighborhood/Developer meeting.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to read 'G. Southerland', written over a horizontal line.

Glen Southerland, AICP
12965 SW Herman Road, Suite 10
Tualatin, OR 97062
(503) 563-6151 | southerlandg@aks-eng.com



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Ns

Parcel #: R529958

Map & Taxlot #: 2S121DC00700

County: Washington

OWNER

Amk Herman LLC

DATE PREPARED

Date: 03/20/2025

PREPARED BY

rrizo@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 03/20/2025

OWNERSHIP INFORMATION

Owner: Amk Herman LLC

CoOwner:

Site: Ns Tualatin OR 97062

Mail: 16350 NW Belt Rd Yamhill OR 97148

Parcel #: R529958

Ref Parcel #: 2S121DC00700

TRS: 02S / 01W / 21 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 685-A4

Census Tract: 032001 Block: 4018

Neighborhood: CPO5N - Cpo 5 Sherwood-Tualatin N

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 2300

Std Land Use: 8003 - Industrial-Vacant Land

Zoning: Tualatin-MG - General Manufacturing

Lat/Lon: 45.37627496 / -122.81162711

Watershed: Fanno Creek-Tualatin River

Legal: ACRES 1.44

ASSESSMENT AND TAXATION

Market Land: \$706,450.00

Market Impr: \$0.00

Market Total: \$706,450.00 (2024)

% Improved: 0.00%

Assessed Total: \$147,440.00 (2024)

Levy Code: 88.15

Tax: \$2,865.00 (2024)

Millage Rate: 19.4317

Exemption:

Exemption Type:

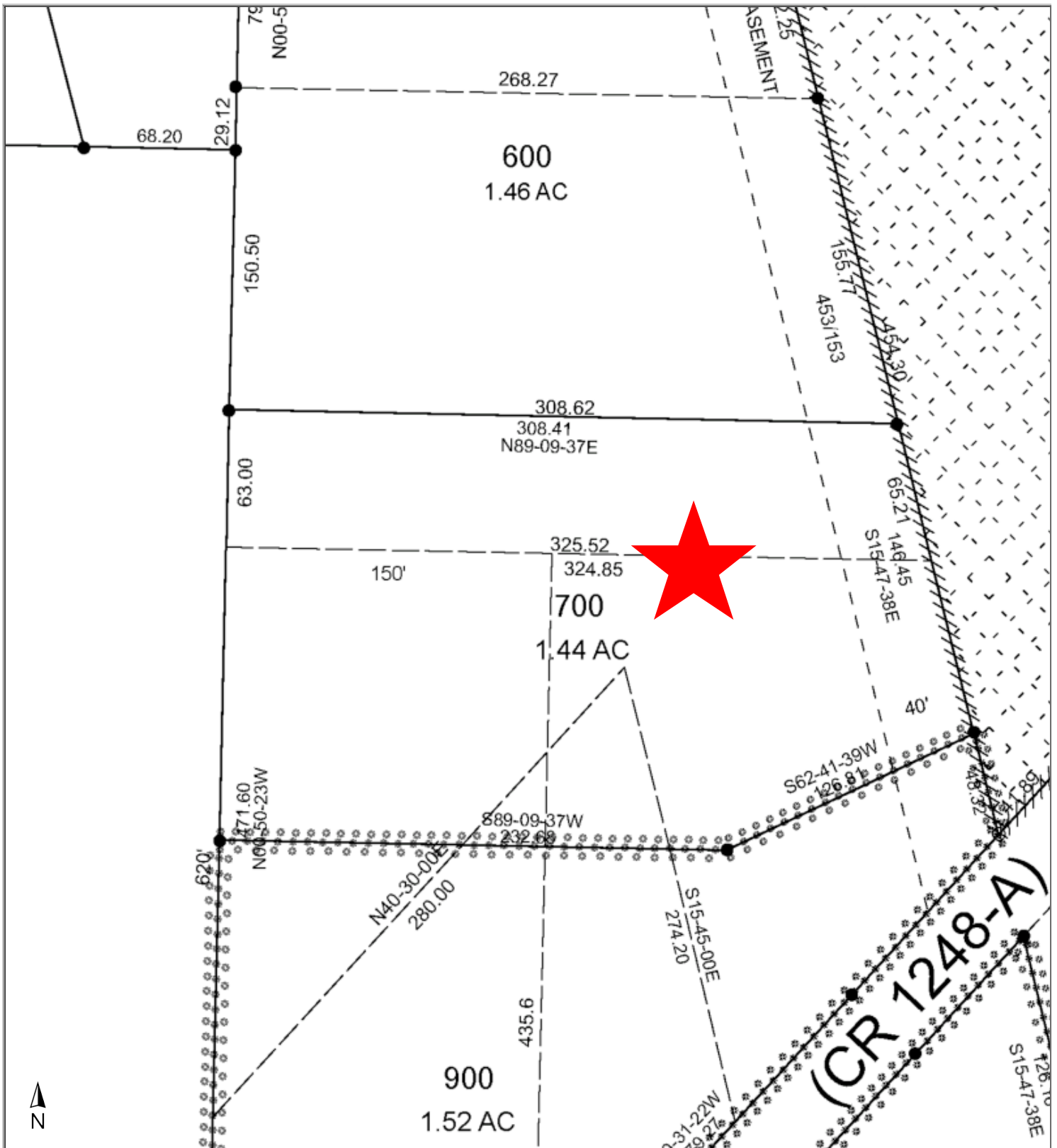
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 1.44 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 62,726 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
AMK HERMAN LLC	11/26/2024	51476	\$1,380,000.00	Warranty Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title

ParcelID: R529958

Tax Account #: 2S121DC00700

Ns, Tualatin OR 97062

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

File No.: 24-157991

Washington County, Oregon

2024-051476

D-DW

11/26/2024 04:01:07 PM

Str=4 A STROM

\$15.00 \$11.00 \$5.00 \$60.00 \$1,380.00

\$1,471.00

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

Grantor

Cipole Properties, LLC, an Oregon limited liability company
PO Box 69
Tualatin, OR 97062

Grantee

AMK Herman, LLC, an Oregon limited liability company
16350 NW Belt Road
Yamhill, OR 97148

After recording return to

AMK Herman, LLC, an Oregon limited liability company
16350 NW Belt Road
Yamhill, OR 97148

Until requested, all tax statements shall be sent to

AMK Herman, LLC, an Oregon limited liability company
16350 NW Belt Road
Yamhill, OR 97148
Tax Acct No(s): 2S121DC 00700, R529958

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Cipole Properties LLC, an Oregon limited liability company, Grantor(s) convey and warrant to AMK Herman, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$1,380,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 20th day of November, 2024

By: Jeffrey D. Hunt
Jeffrey D. Hunt, Managing Member

By: Patrick J. Larson
Patrick J. Larson, Managing Member

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 20th day of November, 2024 by Jeffrey D. Hunt, as Managing Member, and Patrick J. Larson, as Managing Member, of Cipole Properties, LLC, an Oregon limited liability company, on behalf of the llc

[Signature]
Notary Public for Oregon
My Commission Expires: 2-22-27



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the Southeast one-quarter of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, and being more particularly described as follows:

BEGINNING at the Southwesterly corner of Lot 1 of the plat of "Hagg Industrial Park"; thence along the Westerly line of said Lot 1, North 15°47'38" West 48.32 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR." and the True Point of Beginning; thence leaving said Westerly line, South 62°41'39" West 126.81 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence South 89°09'37" West 232.68 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the East line of Document Number 2010-099106; thence along said East line, North 00°50'23" West 198.00 feet to the Southerly line of Document Number 98-098111; thence along said Southerly line, North 89°09'37" East 308.41 feet to the Westerly line of said Lot 1; thence along said Westerly line, South 15°47'38" East 146.45 feet to the True Point of Beginning.

A tract of land created after January 1, 2008 pursuant to Property Line Adjustment Application #L2000237-PLa and Property Line Adjustment Deed recorded November 12, 2020 as Document No. 2020-114853, and as corrected by document recorded July 28, 2021, as Document No. 2021-082868.

Exhibit I: Trip Generation and Distribution Memorandum

Memorandum

To: **Monty Hurley, AKS Engineering & Forestry**

From: **Myla Cross**
Jennifer Danziger, PE

Date: **April 30, 2025**

Subject: **Tualatin Outdoor Vehicle Storage**
Trip Generation & Distribution Memorandum



RENEWS: 12/31/2025

Introduction

This memorandum reports the findings of a trip generation study conducted for a proposed outdoor vehicle storage development located on a currently vacant lot south of 13025 SW Herman Road on Map No. 2S121DC Tax Lot 700 in Tualatin, Oregon. The project will be constructed in two phases, the first phase will include 91 vehicle spaces, and the second phase will reduce the number of vehicle spaces to 80.

The study examines the projected trip generation of the proposed development using two different methodologies and presents the morning peak hour, evening peak hour, and daily trip generation of the site for a typical weekday.

Location Description

The project site is located northeast of the SW Herman Road & SW Cipole Road intersection on Map No. 2S121DC Tax Lot 700 in Tualatin, Oregon. The property encompasses approximately 1.43 acres, is currently vacant, and is zone General Manufacturing (MG). The proposal will include an outdoor vehicle storage area for large vehicles such as RVs, boats, and trailers. Access will be provided via a shared driveway connecting to SW Herman Road.

SW Herman Road is classified as a Minor Arterial per the City of Tualatin's Transportation System Plan. The roadway has a two-lane cross section. The posted speed is 45 mph. On-street parking is prohibited along both sides of the roadway.

Figure 1 presents an aerial image of the nearby vicinity with the project site shown in yellow.

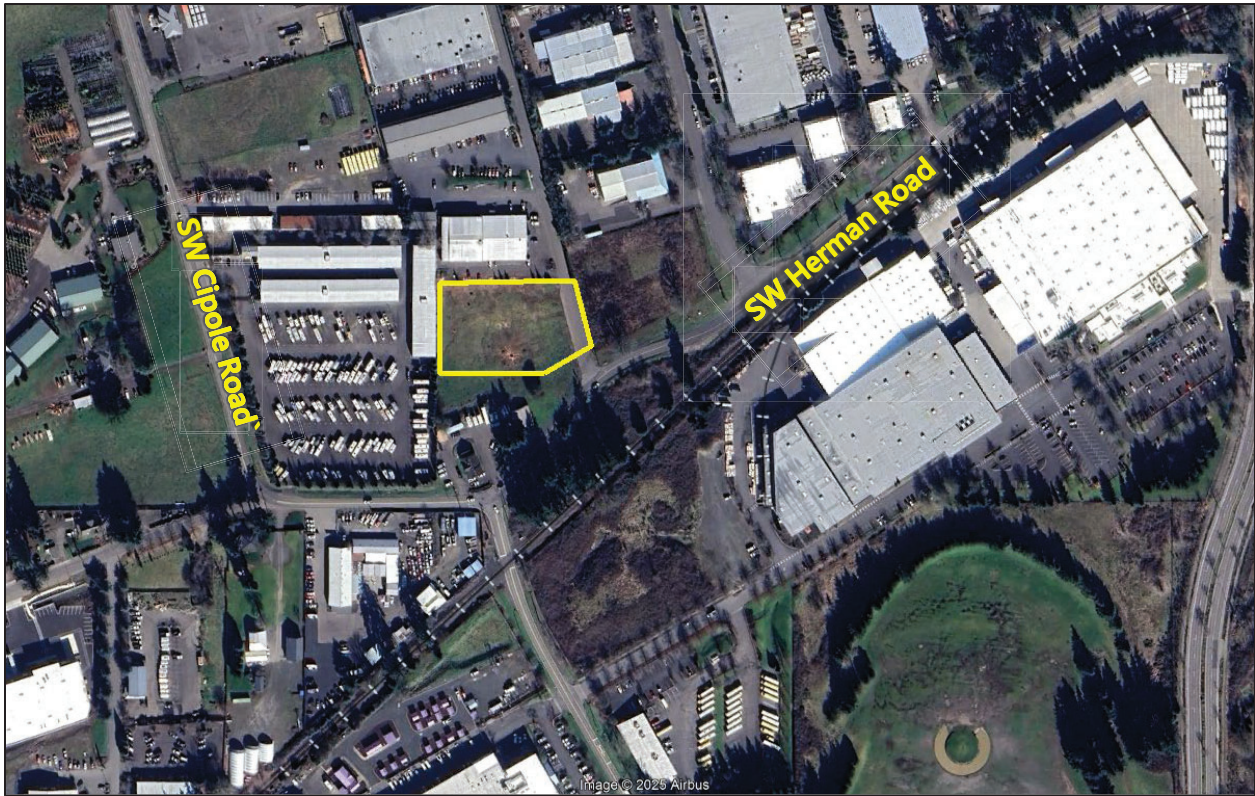


Figure 1: Site Location (Washington County)

Trip Generation

The project will be constructed in two phases, the first phase will include 91 vehicle spaces, and the second phase will reduce the number of vehicle spaces to 80. To present the worst-case scenario, the potential trip generation for the site will be calculated using the 91 vehicle spaces that will be provided by the first phase.

Outdoor vehicle storage does not have a specific land use category in the *Trip Generation Manual*.¹ Therefore, two different methods are presented to determine the trip generation from the project site.

Custom Trip Rates

The first method to estimate trip rates for the proposed outdoor storage facility applies rates from a custom trip generation study of four vehicle storage facilities in the City of Vancouver and unincorporated Clark County, conducted by Han Lee & Associates and dated October 7, 2014.

Traffic volume surveys of the four outdoor storage facilities were conducted which captured morning peak hour, evening peak hour, and average daily trip (ADT) generation of the four locations. The average rates of these four locations were calculated to be:

- ADT = 0.178 trips per vehicle space

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.

- Morning peak hour trips = 0.012 trips per vehicle space
- Evening peak hour trips = 0.015 trips per vehicle space

ITE Trip Rates

The second method to estimate trips rates for the proposed outdoor storage facility applies rates from the *Trip Generation Manual*. The site is assumed to function similarly to mini-storage with the vehicle spaces assumed to be equivalent to storage units. The rates for land use code 151, *Mini-Warehouse*, are listed below:

- ADT = 0.1796 trips per storage unit
- Morning peak hour trips = 0.0121 trips per storage unit
- Evening peak hour trips = 0.0168 trips per storage unit

Trip Rate Comparison

As shown, the ITE trip generation rates using the land use code 151, *Mini-Warehouse*, are higher than the custom trip rates during the morning peak hour, evening peak hour, and average weekday. Therefore, using the trip rates for land use code 151, *Mini-Warehouse*, and the 91 vehicle spaces provided by the first phase, the potential trip generation, based on number of storage units for the site is estimated in Table 1.

Table 1: Trip Generation Estimate – ITE Trip Rates

Land Use	Intensity	Morning Peak Hour			Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
Mini-Warehouse	91 Units	1	0	1	1	1	2	16

Using the ITE trip generation rates, the proposed facility is projected to generate 1 morning peak hour trip, 2 evening peak hour trips, and 16 average daily trips.

Trip Distribution

A preliminary distribution of site trips was estimated based on locations of likely trip origins and destinations, and locations of major transportation facilities in the site vicinity. The following trip distribution was estimated:

- Approximately 50% of site trips will travel to/from the east along SW Herman Road.
- Approximately 50% of site trips will travel to/from the west along SW Herman Road.

Transportation Impact Analysis Requirements

The City of Tualatin Traffic Study Requirements outlines two levels of traffic analysis that may be required based on the development type and size.

A Trip Generation and Distribution Description is required for any development that, in the judgement of City staff, would generate 100 or more new daily trips.



A full Transportation Impact Analysis is required for cases (in staff's judgement) that would be anticipated to generate more than 500 vehicle trip ends per day and/or more than 60 vehicle trip ends in the morning or evening peak hour and/or more than 100 vehicle trip ends during the peak hour of development traffic.

The trip generation potential of the site was estimated to be 1 morning peak hour trip, 2 evening peak hour trips, and 16 average daily trips, therefore, falling well below the City's threshold for a Trip Generation and Distribution Description or full Transportation Impact Analysis. This memorandum provides the trip generation and trip distribution; therefore, no further analysis is required.

Conclusion

This memorandum presents two different methods to determine the potential trip generation of the site. The ITE trip generation rates using the land use code *Mini-Warehouse* are higher than the custom trip rates during the morning peak hour, evening peak hour, and average weekday. Therefore, using the ITE trip rates, the potential trip generation of the site is estimated at 1 morning peak hour trip, 2 evening peak hour trips, and 16 average daily trips.

The City of Tualatin requires a full Transportation Impact Analysis when a development is anticipated to generate more than 500 vehicle trip ends per day and/or more than 60 vehicle trip ends in the morning or evening peak hour and/or more than 100 vehicle trip ends during the peak hour of development traffic. As shown, the proposed development falls well below these thresholds, therefore, no further analysis is required beyond what is provided in this memorandum.

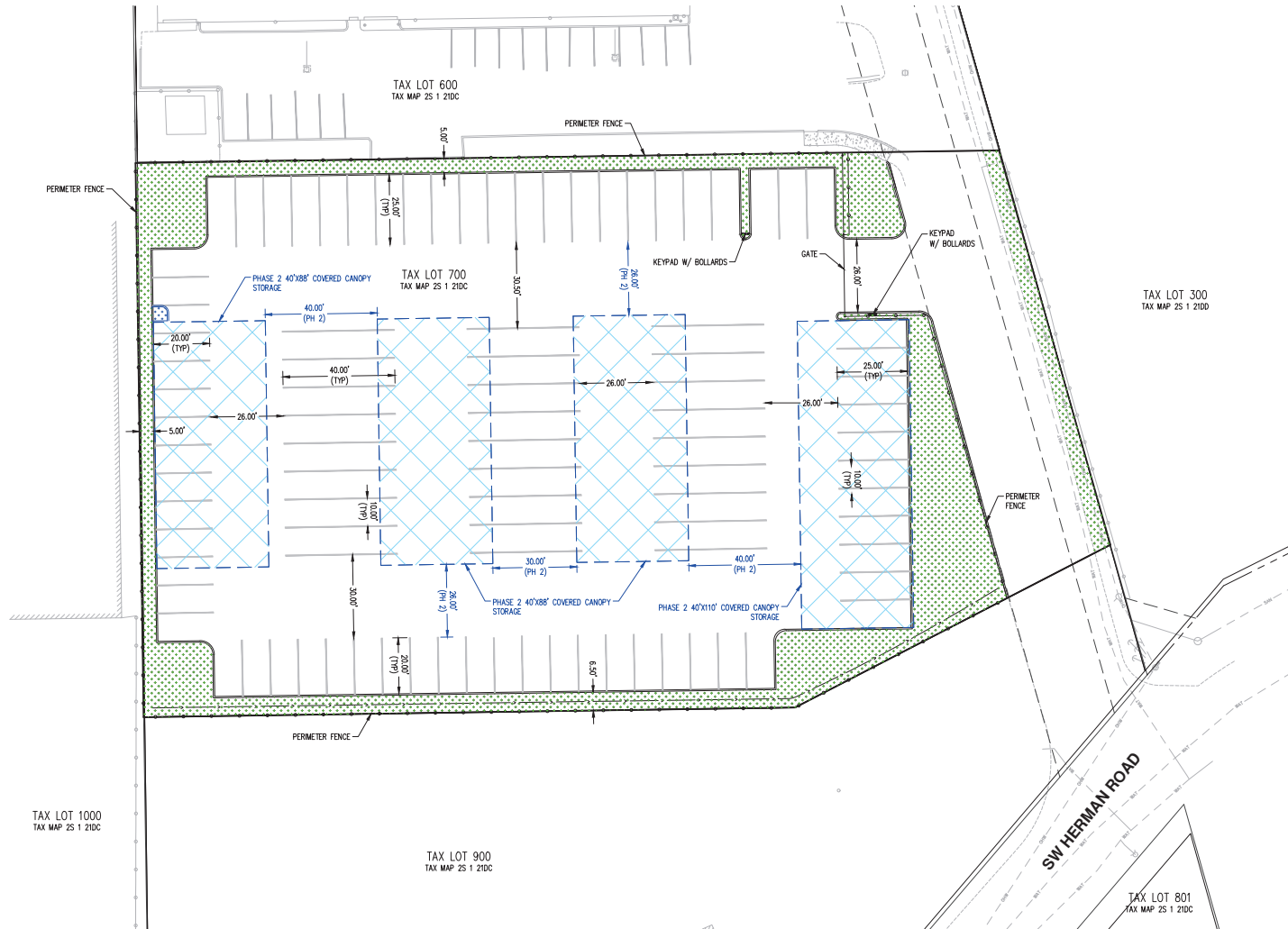
Attachments:

Site Plan

ITE Trip Generation

Boat & RV Storage Trip Generation Study



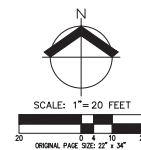


SITE SUMMARY

PHASE 1 CONCEPT	
TOTAL PROVIDED UNCOVERED VEHICLE STORAGE SPACES:	91
UNCOVERED 10'X20':	34
UNCOVERED 10'X25':	33
UNCOVERED 10'X40':	24
PHASE 1 AREA	
LANDSCAPE AREA:	9,432 SF
TOTAL AREA:	62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.1%
REQUIRED LANDSCAPE PERCENTAGE:	15%
PHASE 2 CONCEPT	
TOTAL PROVIDED VEHICLE STORAGE SPACES:	80
CANOPY COVERED 10'X40':	34
UNCOVERED 10'X20':	24
UNCOVERED 10'X25':	22
PHASE 2 AREA	
LANDSCAPE AREA:	9,403 SF
TOTAL AREA:	62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.0%
REQUIRED LANDSCAPE PERCENTAGE:	15%

LEGEND

PHASE 1 LANDSCAPE AREA	
PHASE 2 LANDSCAPE AREA	
PHASE 2 CANOPY COVERED STORAGE FOOTPRINT	



PRELIMINARY SITE PLAN AMK HERMAN STORAGE

TUALATIN, OREGON



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

Land Use: Mini-Warehouse

Land Use Code: 151

Land Use Subcategory: All Sites

Setting/Location: General Urban/Suburban

Variable: Storage Units (100s)

Trip Type: Vehicle

Formula Type: Rate

Variable Quantity: 0.91

AM PEAK HOUR

Trip Rate: 1.21

	Enter	Exit	Total
Directional Split	51%	49%	
Trip Ends	1	0	1

PM PEAK HOUR

Trip Rate: 1.68

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	1	1	2

WEEKDAY

Trip Rate: 17.96

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	8	8	16

SATURDAY

Trip Rate: 16.29

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	7	7	14

Caution: Small Sample Size



H. Lee & Associates

Traffic Engineering, Transportation Planning, and Planning

MEMORANDUM

P.O. Box 1849
Vancouver, WA 98668
Phone: (360) 567-3002
Fax: (360) 567-3005

To: City of Vancouver Staff

From: Hann Lee, P.E.

Date: October 7, 2014

Subject: Garrison Heights Boat & RV Storage Trip Generation
Page 1 of 4



Expires 01/30/16

INTRODUCTION

The Garrison Heights Boat & RV Storage project is located on Parcels 1100787-000, 110794-004, and 110785-000 which is located west of NE 87th Avenue, north of E. 5th Street and south of E. 7th Street. A single driveway is proposed onto E. 5th Street. The proposed project is comprised of 146 storage spaces for boats and RVs. The site plan is attached as reference.

The threshold to require a full traffic study for a proposed development in the City of Vancouver is 20 or more net new P.M. peak hour trips. The threshold for requiring a trip generation and distribution analysis for the proposed project is five (5) or more net new P.M. peak hour trips. The ITE Trip Generation Manual does not have a specific rate or equation to estimate trips for the proposed use (boat & RV storage). To estimate the trip generation of the proposed use, identical uses within Clark County and the City of Vancouver were surveyed. Based on the results of the trip generation survey, the appropriate level of traffic study will be determined.

TRIP GENERATION SURVEY METHODOLOGY

The trip generation survey methodology was based on the *Trip Generation Handbook*, 2nd Edition, Chapter 4 (Institute of Transportation Engineers (ITE), June 2004). As stated above, the reason for conducting the trip generation survey is that the description of the site is not covered by the land use classifications presented in ITE's *Trip Generation*. Therefore, the collection of local data is needed to establish a local rate for boat and RV park storage.

The *Trip Generation Handbook* calls for at least three sites to be studied and five preferred. There are a limited number of similar facilities in the City of Vancouver and surrounding unincorporated Clark County. The following four facilities were found to be similar to the proposed Garrison Heights Boat & RV Storage project.

- East Vancouver RV & Boat Storage – 1306 NE 172nd Avenue, unincorporated Clark County, WA

- Pedron's Auto Boat & RV Storage – 6002 NE 152nd Avenue, Vancouver, WA 98682
- Specialty Recreational Vehicle Storage – 11026 NE St. Johns Road, unincorporated Clark County
- Brush Prairie RV Storage – 11111 NE 117th Avenue, unincorporated Clark County

The East Vancouver RV & Boat Storage has 277 total storage spaces. Only 140 storage spaces are covered and encompass 54,205 square feet of covered storage areas.

Pedron's Auto Boat & RV Storage has 85 covered storage spaces for RVs and boats which encompasses 47,888 square feet of covered storage area. The remaining 35,840 square feet of covered storage space is for storing up to 136 automobiles.

The Specialty Recreational Vehicle Storage facility has 99 covered storage spaces encompassing 33,176 square feet of covered storage area.

The Brush Prairie RV Storage facility has 171 covered storage spaces encompassing 55,292 square feet of covered storage area.

The site plans of the survey sites can be referenced in Attachment A.

Forty-eight (48) hour trip generation surveys were conducted at the survey sites. The days each facility was counted are summarized below:

- East Vancouver RV & Boat Storage - 6/11/14 and 6/17/14
- Pedron's Auto Boat & RV Storage - 6/12/14 and 6/17/14
- Specialty Recreational Vehicle Storage - 6/17/14 and 6/18/14
- Brush Prairie RV Storage – 6/17/14 and 6/18/14

The trip generation rates for weekday daily; peak hour of adjacent street one hour between 7:00 and 9:00 A.M.; and peak hour of adjacent street one hour between 4:00 and 6:00 P.M. were derived from the data collected based on a weighted average of all the sites. The independent variable chosen was the number of storage spaces. The area of covered storage area varied widely among the sites and was deemed too inconsistent to be the independent variable.

DERIVED TRIP GENERATION RATES

The daily trip generation rate is derived in Table 1. The daily rate was derived using a weighted average. The daily trip generation rate derived for the RV, Boat, & Auto storage use is 0.178 daily trips per storage space. The standard deviation is 0.081 which is less than 110% of the weighted average so the ITE *Trip Generation Handbook* indicates that the weighted average is good to use.

The A.M. peak hour trip generation rate is derived in Table 2. The A.M. peak hour rate was derived using a weighted average. The A.M. peak hour trip generation rate derived for the RV,

Boat, & Auto storage use is 0.012 A.M. peak hour trips per storage space. The standard deviation is 0.011 which is less than 110% of the weighted average so the ITE *Trip Generation Handbook* indicates that the weighted average is good to use.

The P.M. peak hour trip generation rate is derived in Table 3. The P.M. peak hour rate was derived using a weighted average. The P.M. peak hour trip generation rate derived for the RV, Boat, & Auto storage use is 0.015 P.M. peak hour trips per storage space. The standard deviation is 0.015 which is less than 110% of the weighted average so the ITE *Trip Generation Handbook* indicates that the weighted average is good to use.

The trip generation survey and the summary by hour are provided in Attachment B for reference.

Table 1. Derived Daily Trip Generation Rate

Location/Date of Survey	Daily Trips	Total Spaces	Daily Rate
Specialty RV Storage			
6/17/14	24	99	0.242
6/18/14	24	99	0.242
Brush Prairie RV Storage			
6/17/14	25	171	0.146
6/18/14	37	171	0.216
East Vancouver RV & Boat Storage			
6/11/14	68	277	0.245
6/17/14	15	277	0.054
Pedron's Auto Boat & RV Storage			
6/12/14	25	181	0.138
6/17/14	56	181	0.309
Total	274	728	0.178 ¹
Standard Deviation			0.081

¹Weighted Average

Table 2. Derived A.M. Peak Hour Trip Generation Rate

Location/Date of Survey	A.M. Peak Hour Trips ²	Total Spaces	A.M. Peak Hour Rate
Specialty RV Storage			
6/17/14 – 7:00 to 8:00 A.M.	3	99	0.030
6/18/14 – 7:00 to 8:00 A.M.	0	99	0.000
Brush Prairie RV Storage			
6/17/14 – 8:00 – 9:00 A.M.	0	171	0.000
6/18/14 – 8:00 – 9:00 A.M.	2	171	0.012
East Vancouver RV & Boat Storage			
6/11/14 – 7:45 to 8:45 A.M.	5	277	0.018
6/17/14 – 8:00 to 9:00 A.M.	5	277	0.018
Pedron's Auto Boat & RV Storage			
6/12/14 – 8:00 to 9:00 A.M.	2	181	0.011
6/17/14 – 8:00 to 9:00 A.M.	0	181	0.000
Total	17	728	0.012 ¹
Standard Deviation			0.011

¹Weighted Average

²Inbound = 53% of trips, Outbound = 47% of trips

Table 3. Derived P.M. Peak Hour Trip Generation Rate

Location/Date of Survey	A.M. Peak Hour Trips ²	Total Spaces	A.M. Peak Hour Rate
Specialty RV Storage			
6/17/14 – 5:00 to 6:00 P.M.	1	99	0.010
6/18/14 – 5:00 to 6:00 P.M.	0	99	0.000
Brush Prairie RV Storage			
6/17/14 – 5:00 – 6:00 P.M.	1	171	0.006
6/18/14 – 4:45 – 5:45 P.M.	3	171	0.012
East Vancouver RV & Boat Storage			
6/11/14 – 4:30 to 5:30 P.M.	5	277	0.018
6/17/14 – 4:30 to 5:30 P.M.	0	277	0.018
Pedron's Auto Boat & RV Storage			
6/12/14 – 5:00 to 6:00 P.M.	3	181	0.017
6/17/14 – 5:00 to 6:00 P.M.	9	181	0.050
Total	22	728	0.015¹
Standard Deviation			0.015

¹Weighted Average

²Inbound = 55% of trips, Outbound = 45% of trips

TRIP GENERATION BASED ON DERIVED RATES

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the proposed project were developed from rates derived by the trip generation described above that was conducted by H. Lee & Associates. The proposed project is expected to generate 26 net daily, 2 net A.M. peak hour (1 in, 1 out), and 2 net P.M. peak hour (1 in, 1 out) trip which is summarized in Table 4.

Table 4. Trip Generation

Land Use	Amount	Average Daily	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
RV, Boat & Automobile Storage								
Rate per Storage Unit		0.178	0.006	0.006	0.012	0.008	0.007	0.015
Trips	146 units	26	1	1	2	1	1	2

TRIP DISTRIBUTION AND ASSIGNMENT

Because the proposed project is estimated to generate fewer than 5 peak hour trips, a trip distribution and assignment of project-generated trips is not required by the City of Vancouver.

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>Allowed Use</u>
Site Address / Location:	<u>19990 SW Cipole Rd</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>September 02, 2025</u>
		SPL Expiration Date:	<u>September 02, 2027</u>

Applicant Information:

Name EMMA EICHHORN

Company AKS ENGINEERING & FORESTRY
12695 SW HERMAN RD, SUITE 100

Address TUALATIN OR 97062

Phone/Fax 503-563-6151

E-mail: eichhorne@aks-eng.com

Owner Information:

Name ALEX HURLEY

Company HERMAN RV STORAGE LLC
12965 SW HERMAN RD

Address TUALATIN OR 97062

Phone/Fax _____

E-mail: _____

Tax lot ID

2S121DC00700

2S121D000301

Development Activity

Vehicle Storage Facility

Off-site Improvements

Pre-Development Site Conditions:

Sensitive Area Present: ☐ On-Site ☒ Off-Site

Vegetated Corridor Width: 50

Vegetated Corridor Condition: Marginal

Post Development Site Conditions:

Sensitive Area Present: ☐ On-Site ☒ Off-Site

Vegetated Corridor Width: 50

Enhancement of Remaining Vegetated Corridor Required:

☐

Square Footage to be enhanced:

317

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Stormwater Pipe (Temporary Encroachment; Restoration Planting In-place Required)</u>	<u>282</u>
<u>Stormwater Outfall (Permanent Encroachment; No Mitigation Required up to 100 SF)</u>	<u>64</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
_____	_____
_____	_____
_____	_____

☐ Conditions Attached ☒ Development Figures Attached (4) ☐ Planting Plan Attached ☐ Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. **For off-site Vegetated Corridors up to 50 feet wide the applicant shall restore any temporary disturbance areas and shall also enhance Vegetated Corridor within the permanent easement to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
13. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
14. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
15. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the**

next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

16. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**

FINAL PLANS

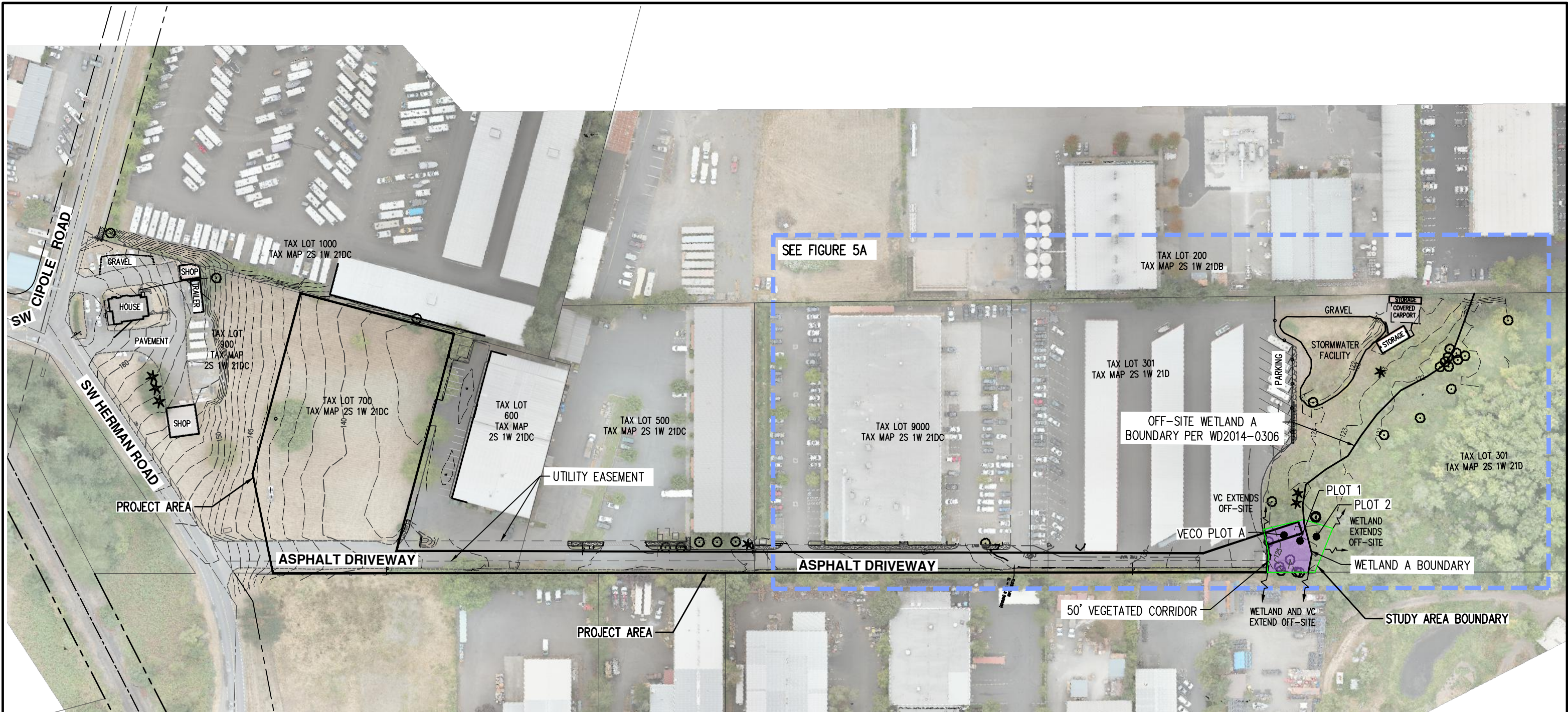
17. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
18. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
19. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
20. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

This Service Provider Letter is not valid unless CWS-approved site plan is attached.



Stacy Benjamin
Environmental Plan Review

Attachments (4)



LEGEND (COLOR COPY):



TOTAL ON-SITE PEM/SLOPE WETLAND A AREA:
1,184 SF± (0.03 ACRES)



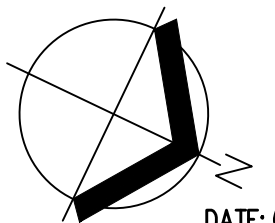
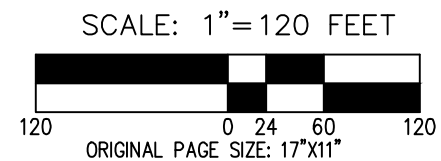
MARGINAL CONDITION VEGETATED CORRIDOR AREA:
3,063 SF± (0.07 ACRES)

THE ON-SITE WETLAND BOUNDARY WAS ADOPTED PER
CWS SPL 23-000890 AND A SITE ASSESSMENT WAS
CONDUCTED BY AKS ENGINEERING AND FORESTRY, LLC ON
AUGUST 8, 2025.

1 FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS,
PARTIAL TREE SURVEY OF TREES >6" DBH AND PROPERTY LINES
DERIVED FROM AKS PROFESSIONAL LAND SURVEY WITH
SUB-METER ACCURACY.

CWS FILE NO. 25-002161
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 9/2/2025
SPL ATTACHMENT 1 OF 4

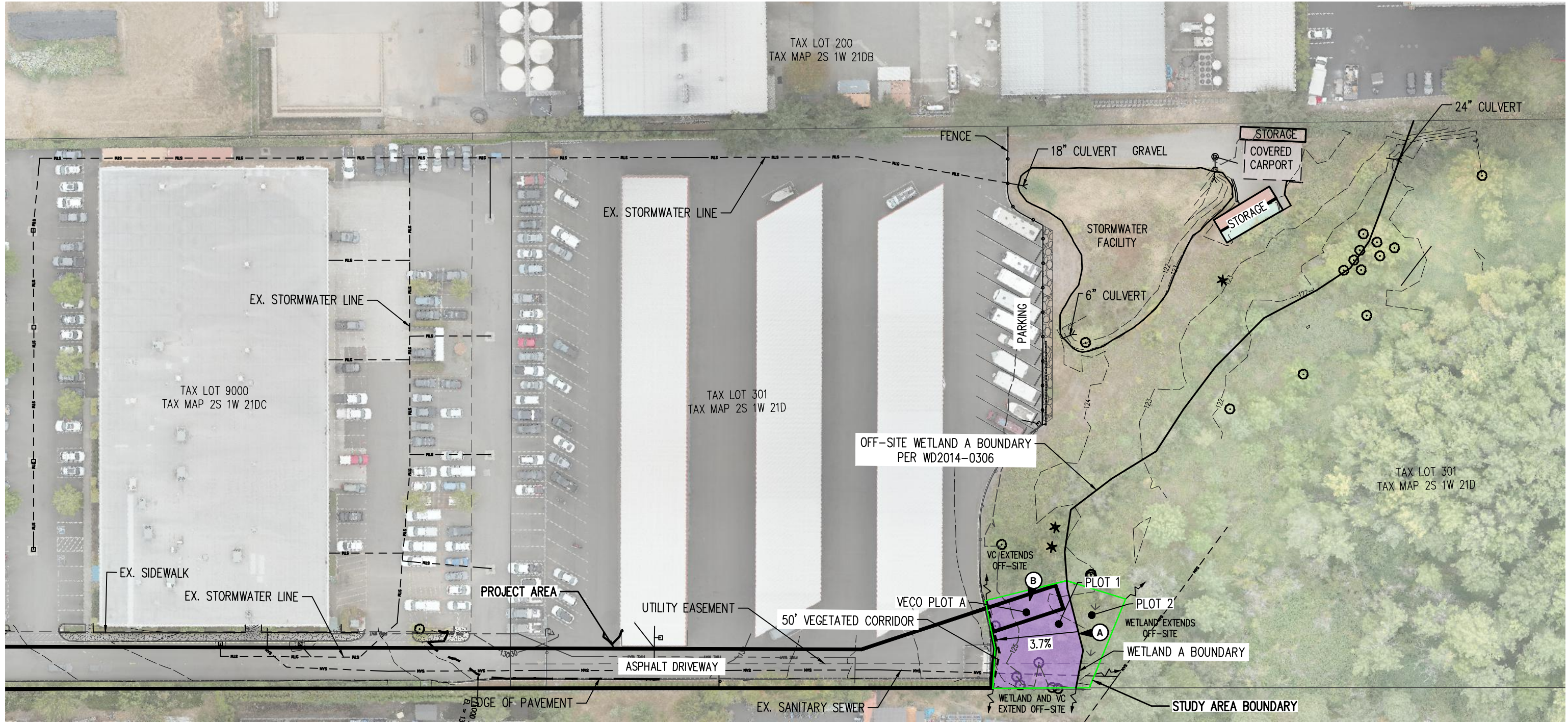
AKS DRONE AERIAL SURVEY
(AUGUST 2021)



DATE: 08/11/2025

NATURAL RESOURCES EXISTING CONDITIONS		FIGURE
SW HERMAN ROAD VEHICLE STORAGE FACILITY SITE ASSESSMENT REPORT		5
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: EE AKS JOB: 7949





LEGEND (COLOR COPY):



TOTAL ON-SITE PEM/SLOPE WETLAND A AREA:
1,184 SF± (0.03 ACRES)



MARGINAL CONDITION VEGETATED CORRIDOR AREA:
3,063 SF± (0.07 ACRES)



PHOTO POINT LOCATION AND ORIENTATION

THE ON-SITE WETLAND BOUNDARY WAS ADOPTED PER CWS SPL 23-000890 AND A SITE ASSESSMENT WAS CONDUCTED BY AKS ENGINEERING AND FORESTRY, LLC ON AUGUST 8, 2025.

1 FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, PARTIAL TREE SURVEY OF TREES >6" DBH AND PROPERTY LINES DERIVED FROM AKS PROFESSIONAL LAND SURVEY WITH SUB-METER ACCURACY.

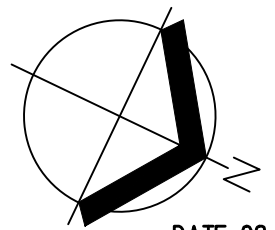
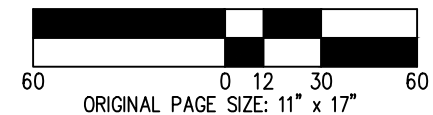
AKS DRONE AERIAL SURVEY
(AUGUST 2021)

CWS FILE NO. 25-002161

Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW

By SNB Date 9/2/2025
SPL ATTACHMENT 2 OF 4

SCALE: 1" = 60 FEET



DATE: 08/11/2025

NATURAL RESOURCES EXISTING CONDITIONS

SW HERMAN ROAD VEHICLE STORAGE FACILITY SITE ASSESSMENT REPORT

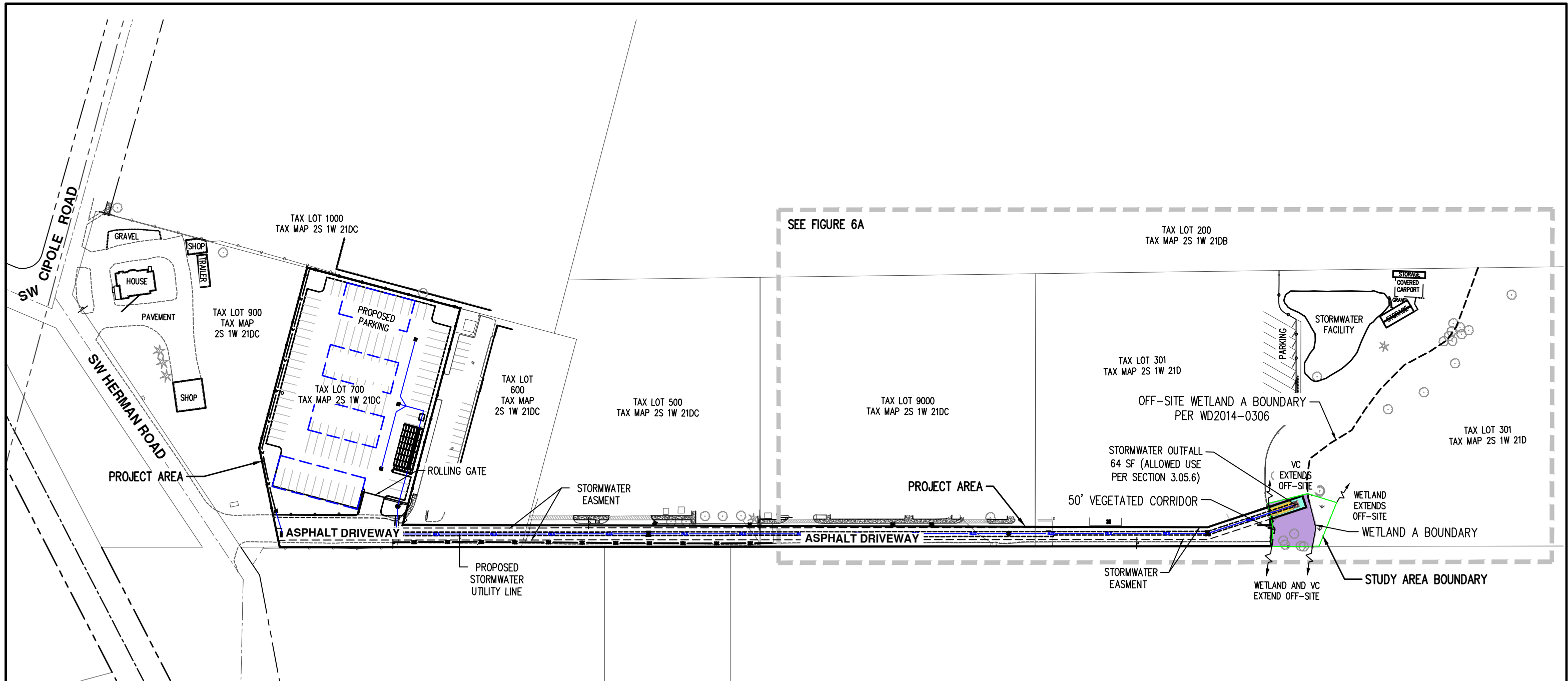
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



FIGURE

5A

DRWN: RAS
CHKD: EE
AKS JOB:
7949

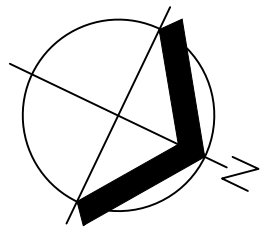
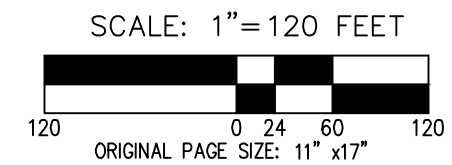


LEGEND (COLOR COPY):

- TOTAL ON-SITE PEM/SLOPE WETLAND A AREA: 1,184 SF± (0.03 ACRES)
- VEGETATED CORRIDOR AREA TO REMAIN: 2,400 SF± (0.06 ACRES)
- VEGETATED CORRIDOR AREA TO BE ENHANCED: 317 SF±
- TEMPORARY VEGETATED CORRIDOR IMPACT AREA TO BE RESTORED TO GOOD CONDITION: 282 SF±
- PERMANENT VEGETATED CORRIDOR IMPACT AREA: 64 SF±
- PROPOSED STORMWATER UTILITY LINE

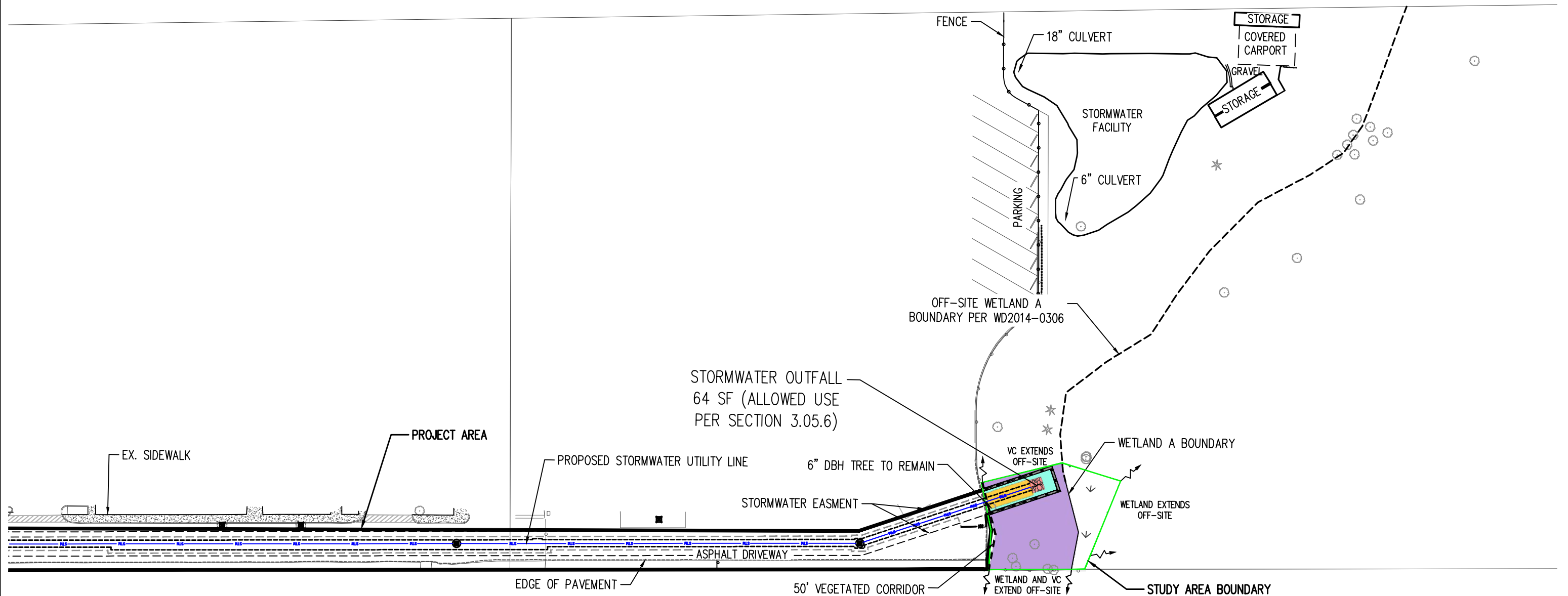
THE ON-SITE WETLAND BOUNDARY WAS ADOPTED PER CWS SPL 23-000890 AND A SITE ASSESSMENT WAS CONDUCTED BY AKS ENGINEERING AND FORESTRY, LLC ON AUGUST 8, 2025.

CWS FILE NO. 25-002161
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By *SNB* Date 9/2/2025
SPL ATTACHMENT 3 OF 4



DATE: 08/11/2025

NATURAL RESOURCES SITE PLAN OVERVIEW		FIGURE
SW HERMAN ROAD VEHICLE STORAGE FACILITY SITE ASSESSMENT REPORT		6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: EE AKS JOB: 7949



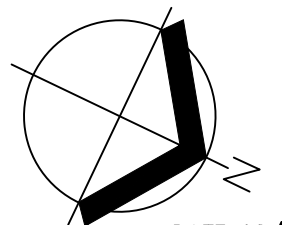
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Clean Water Services
FOR ENVIRONMENTAL REVIEW
By *SNB* Date 9/2/2025
SPL ATTACHMENT 4 OF 4

SCALE: 1" = 60 FEET
60 0 12 30 60
ORIGINAL PAGE SIZE: 11" x 17"



DATE: 08/11/2025

NATURAL RESOURCES SITE PLAN		FIGURE
SW HERMAN ROAD VEHICLE STORAGE FACILITY SITE ASSESSMENT REPORT		6A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: EE AKS JOB: 7949