



## WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation,  
Planning and Development Services  
155 North First Avenue, Suite 350-13, Hillsboro, Oregon 97124  
503 846-8761 · FAX: 503 846-2908  
[www.co.washington.or.us](http://www.co.washington.or.us)

September 5, 2023

AKS Engineering & Forestry, LLC  
Attn: Chris Goodell  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062

**SUBJECT: NOTICE OF INCOMPLETE APPLICATION, TEMPORARY TRACKING – S2300221**

Dear Mr. Goodell

Staff received your application for expansion of an existing Contractor's Establishment approved through Casefile L1400431-D(IND). Upon resubmittal of the revised development application staff will conduct a completeness check and inform you on what items remain missing, if any.

- A. Preliminary drainage plan as required by CDC Section 410.
- B. Completed Service Provider Letter from the Fire Marshal.
- C. Updated SNR Assessment and mapping to include a delineation of the Title 13 riparian boundaries. Noting that the map note indicated that the boundaries were derived from Metro mapping data and not an in the field delineation.

Pursuant to ORS 215.427(2) and Washington County CDC Section 203-5.4, the application shall be deemed complete upon receipt of: (a) All of the missing information; (b) Some of the missing information and written notice from the applicant that no other information will be provided; or (c) Written notice from the applicant that none of the missing information will be provided. The application will be void if the application has not been made complete by **February 5, 2024** (180 days after being submitted, ORS 215.427(4) and CDC Section 203-5.5).

Staff will retain the fees and forms you have submitted to date and will process them with a subsequent and complete application submittal. You may resubmit a modified application and it will be reviewed again for completeness. If it is then determined to be complete, you will be notified and your application will be processed in accordance with Section 203-4 of the Community Development Code. If you do not wish to pursue the application, please provide to this Department a written statement withdrawing the application and requesting for a refund of the fees you have submitted to date.

Eight (8) of copies of the application will ultimately be needed for the County's review. You may provide fewer than this number for the resubmittal review. However, per Section 203-5.1, the County will not deem an application complete until the full number of copies is received. An electronic copy on a thumb drive of the completed application is also requested. Should you have any questions, please feel free to contact me at 503-846-3832 or by email at [paul\\_schaefer@co.washington.or.us](mailto:paul_schaefer@co.washington.or.us)

Sincerely,

Paul Schaefer, Senior Planner

## Louisa Bruce

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**From:** Louisa Bruce  
**Sent:** Tuesday, January 2, 2024 9:28 AM  
**To:** Chris Goodell; Marie Holladay  
**Subject:** L2400001 Acceptance Letter  
**Attachments:** L2400001 Acceptance Letter.pdf

Chris and Marie,

Attached is the Acceptance Letter for the Emrick application on Day Road for your records.

Thank you,

**Louisa Bruce | Administrative Specialist II**  
Washington County Department of Land Use & Transportation  
Planning and Development Services | Current Planning  
155 N First Ave., Suite 350, MS 13 | Hillsboro, OR 97124  
503-846-3849 | 503-846-2908 fax  
[louisa\\_bruce@co.washington.or.us](mailto:louisa_bruce@co.washington.or.us) | [www.co.washington.or.us/lut](http://www.co.washington.or.us/lut)

*The counter lobby is open Monday through Thursday, 8AM to 4PM.  
Staff are working in office and remotely throughout the week and are best reached by email.*

*Due to staffing shortages in Current Planning, responses to emails and phone calls are expected to take longer than anticipated.*

**PLEASE NOTE: MAJORITY OF STAFF CONTINUES TO WORK REMOTELY AND ARE BEST REACHED BY EMAIL.**

*Please submit planning-related questions to [LUTDEV@co.washington.or.us](mailto:LUTDEV@co.washington.or.us).*

*Your patience is appreciated.*

[Current Planning updates](#)  
[LUT Services available online](#)



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**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning Section  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908

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**NOTICE OF APPLICATION ACCEPTANCE**  
**TYPE II AND III LAND USE APPLICATIONS**

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URBAN

Date Accepted for Processing Purposes: 12/28/2023

Casefile No.: L2400001

**APPLICANT:**

Emrick Investments, LLC  
Sean Emrick / Don Brown  
PO Box 26439  
Eugene OR 97402

**APPLICANT'S REPRESENTATIVE:**

AKS Engineering & Forestry, LLC  
Chris Goodell / Marie Holladay  
12965 SW Herman Rd Ste 100  
Tualatin OR 97062

TYPE III APPLICATION\*

**PROPOSED DEVELOPMENT ACTION:** Development Review to expand an existing Contractor's Establishment approval through Casefile L1400431-D(IND).

This notice is to inform you that your application has been reviewed and determined to be complete. We will now begin the process of reviewing your application for conformance with the appropriate development standards. The expected review period for your request is 120 days.

If adverse public comments are submitted or if unforeseen problems are found during our review, additional time may be required to adequately address these issues.

The project planner assigned this Casefile is **Paul Schaefer, Senior Planner**. For additional information, please contact him/her at (503) 846-8761.

You can check the status of your Casefile on the Washington County web page at the following link:  
<http://www.washingtoncountyor.gov/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

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\* For Type III applications, the **tentative** hearing date is 4/18/2024.

**From:** [Cindy Luxhoj](#)  
**To:** [Daniel Pauly](#)  
**Subject:** FW: FW: [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd  
**Date:** Thursday, May 30, 2024 3:14:56 PM  
**Attachments:** [image001.png](#)

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**Cindy Luxhoj AICP**

*Associate Planner*  
City of Wilsonville

503.570.1572

[luxhoj@ci.wilsonville.or.us](mailto:luxhoj@ci.wilsonville.or.us)

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

*Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.*

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**From:** Miranda Bateschell <bateschell@ci.wilsonville.or.us>  
**Sent:** Tuesday, February 6, 2024 1:50 PM  
**To:** Amy Pepper <apecpper@ci.wilsonville.or.us>  
**Cc:** Zach Weigel <weigel@ci.wilsonville.or.us>; Chris Neamtzu <neamtzu@ci.wilsonville.or.us>; Cindy Luxhoj <luxhoj@ci.wilsonville.or.us>  
**Subject:** FW: [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd

FYI

**Miranda Bateschell** (*she/her*)

*Planning Director*  
City of Wilsonville  
503.570.1581

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**From:** Erin Wardell <Erin\_Wardell@washingtoncountyor.gov>  
**Sent:** Tuesday, February 6, 2024 10:02 AM  
**To:** Miranda Bateschell <bateschell@ci.wilsonville.or.us>  
**Cc:** Stephen Shane <Stephen\_Shane@washingtoncountyor.gov>  
**Subject:** RE: [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd

[This email originated outside of the City of Wilsonville]

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Hi Miranda,

Yes the application was deemed complete as of yesterday. Stephen is routing the application materials to you so you'll have them to review.

**Erin Wardell, AICP | Planning and Development Services Manager**

503-846-3876

[erin\\_wardell@washingtoncountyor.gov](mailto:erin_wardell@washingtoncountyor.gov)

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**From:** Miranda Bateschell <[bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us)>

**Sent:** Monday, February 5, 2024 6:03 PM

**To:** Erin Wardell <[Erin\\_Wardell@washingtoncountyor.gov](mailto:Erin_Wardell@washingtoncountyor.gov)>

**Subject:** RE: [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd

Hey Erin,

Just reaching out to find out if the Type II Application is complete. I believe they had til today (180-day rule).

Let me know,

Thanks,

**Miranda Bateschell** (*she/her*)

*Planning Director*

City of Wilsonville

503.570.1581

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**From:** Erin Wardell <[Erin\\_Wardell@washingtoncountyor.gov](mailto:Erin_Wardell@washingtoncountyor.gov)>

**Sent:** Tuesday, January 23, 2024 9:11 AM

**To:** Miranda Bateschell <[bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us)>

**Cc:** Zach Weigel <[weigel@ci.wilsonville.or.us](mailto:weigel@ci.wilsonville.or.us)>

**Subject:** RE: [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd

[This email originated outside of the City of Wilsonville]

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Hi Miranda,

Do you have time for a call this morning? I can be free anytime before 1 pm.

**Erin Wardell, AICP | Planning and Development Services Manager**

503-846-3876

[erin\\_wardell@washingtoncountyor.gov](mailto:erin_wardell@washingtoncountyor.gov)

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**From:** Miranda Bateschell <[bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us)>

**Sent:** Monday, January 22, 2024 3:44 PM

**To:** Erin Wardell <[Erin\\_Wardell@washingtoncountyor.gov](mailto:Erin_Wardell@washingtoncountyor.gov)>

**Cc:** Zach Weigel <[weigel@ci.wilsonville.or.us](mailto:weigel@ci.wilsonville.or.us)>

**Subject:** [EXTERNAL] L2400001-D(IND) Brown Contracting Application for CE Expansion on SW Day Rd

**Importance:** High

Erin,

I'm reaching out regarding the above cited case file. I have significant concerns for a number of reasons and would like to request that the hearing be continued to provide for adequate interjurisdictional coordination. Please let me know as soon as possible what you can about the hearing date and the concerns cited below:

- The request/notice for comments is dated 12.28.2023, but the postmark on the envelope to the City was 01.09.2024.
- Service provider letters are required; however, at no time was the Applicant required to contact the City of Wilsonville despite Day Road being a City of Wilsonville facility, and being located within Wilsonville water and stormwater districts, for which we will need to develop Conditions of Approval.
- According to our UPAA, watershed and stormwater coordination should be occurring and we should be provided with adequate noticing.
- There is an active compliance violation with Goal 5 / Title 13 resources by which this application does not resolve and the City of Wilsonville never received a response from the County about beforehand.

Our preference is to work with the County in advance of these hearings to resolve these types of issues, particularly in UGB Expansion Areas. It is frustrating to see a situation like this where we have not been given that opportunity despite our substantial coordination on the Concept Planning, Parkway, SE Industrial Area Infrastructure Study, etc. Especially since this is not the first time, and it feels like history repeating itself. My staff reached out to County staff back in October after receiving a complaint from a neighbor, and were told an application was not filed/complete, so it is doubly frustrating the lack of coordination and advance notice.

I was under the impression that we had a mutual commitment to work together to see Basalt Creek plans (particularly the Transportation Plan) come to fruition.

Please let me know if a continuance is possible and how coordination can be achieved in the future.

Thanks, Miranda

**Miranda Bateschell** *(she/her)*

Planning Director

City of Wilsonville

503.570.1581

[bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us)



29799 SW Town Center Loop East, Wilsonville, OR 97070

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

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**CAUTION:** This email originated from outside the County. Exercise caution when opening attachments or clicking links from unknown senders. Always follow the guidelines defined in the KnowBe4 training when opening email received from external sources. Contact the ITS Service Desk if you have any questions.

**INFO:** Washington County email address has changed from @co.washington.or.us to @washingtoncountyor.gov. Please update my contact information.

**INFO:** Washington County email address has changed from @co.washington.or.us to @washingtoncountyor.gov. Please update my contact information.



**WASHINGTON COUNTY**  
 Dept. of Land Use & Transportation  
 Planning & Development Services  
 Current Planning Section  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 http://www.co.washington.or.us

CASEFILE NO.: L2400001-D(IND)

**Affidavit of Mailing**

STATE OF OREGON                    ]  
 COUNTY OF WASHINGTON    ] ss

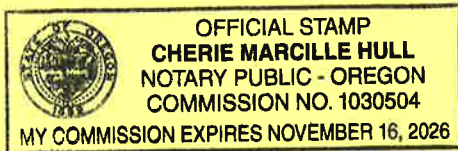
Louisa Bruce, declares as follows: That all times herein mentioned, (s)he was an employee for Washington County; that acting for the County on Thursday, March 21, 2024, (s)he did on that date, mail a Notice of Public Hearing to the applicant, the owners of the subject property, all persons who submitted written comments; and the Community Participation Organization in which the subject property is located as described in Casefile L2400001-D(IND) in accordance with the requirements of the Washington County Community Development Code.

Attached is a copy of the Public Notice mailed and a list of entitled parties to whom the notice was sent.

I, Louisa Bruce, being first duly sworn depose and say that I am the party in the foregoing statement and that the same is true.

*[Handwritten signature]*

Subscribed and sworn to before me 3-21-2024



*Cherie M. Hull*  
 Notary Public for Oregon

My Commission Expires: 11-16-2026

STATE OF OREGON  
 COUNTY OF WASHINGTON

APPROVED AS TO FORM  
s/ Jacquilyn Saito-Moore  
 Sr Assistant County Counsel  
 for Washington County, Oregon





City of Tualatin

SW BOONES FERRY ROAD

SW BOONES FERRY ROAD

SW DAY ROAD

City of Wilsonville

SWI COMMERCE CIRCLE

SW 95TH AVENUE

L240001-D(IND)  
Notification Area  
created 2/5/24  
by Teri Heino

SW GRAHAMS FERRY ROAD

SW GARDEN ACRES ROAD



**WASHINGTON COUNTY**

Department of Land Use & Transportation  
Planning and Development Services  
Development Review/Current Planning  
155 N. 1<sup>st</sup> Avenue. #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

**Notice of Virtual Public Hearing via Zoom Webinar (See page 4 for access information)**

URBAN

CPO: 5

**Comprehensive Framework Plan for the Urban Area**

**EXISTING LAND USE DISTRICT(S):**

Future Development 20-Acre District (FD-20)

**ASSESSOR MAP: TAX LOT NUMBER(S):**

3S1 02 B0 00302, 00303, 00309, 00310 & 00311

**SITE SIZE:** 10.78 acres

**SITE ADDRESS:** 9675, 9775, 9779 & 9805 SW Day Road, Sherwood, Or 97140

**PROPOSED DEVELOPMENT ACTION:** Development Review for expansion of an existing Contractor's Establishment approved via Casefile 14-431-D(IND).

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a Virtual hearing on

**April 18<sup>th</sup>, 2024 at 1:00 p.m.**

To abide by public health recommendations during the coronavirus pandemic, Washington County has changed the meeting to a virtual meeting and is asking residents and interested parties to attend the Hearings Officer meeting virtually.

By Telephone: **1 669 900 6833**

Webinar ID: **885 5655 6632**

**Zoom Webinar link:**

<https://us02web.zoom.us/j/88556556632>

**To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar.**

**Please contact the people below, at least 24 hours prior to the meeting:**

Louisa Bruce, Hearings Clerk (503-846-3849)

[louisa\\_bruce@washingtoncountyor.gov](mailto:louisa_bruce@washingtoncountyor.gov)

Paul Schaefer, Senior Planner (503-846-3832)

[paul\\_schaefer@washingtoncountyor.gov](mailto:paul_schaefer@washingtoncountyor.gov)

or call 503-846-8761

CASEFILE / PROJECT #: L2400001-D(IND)

**APPLICANT:**

Emrick Investments, LLC

Sean Emrick & Don Brown

PO Box 26439

Eugene, OR 97402

**APPLICANT'S REPRESENTATIVE:**

AKS Engineering And Forestry

Chris Goodell & Marie Holladay

12965 SW Herman Road, Ste 100

Tualatin, OR 97062

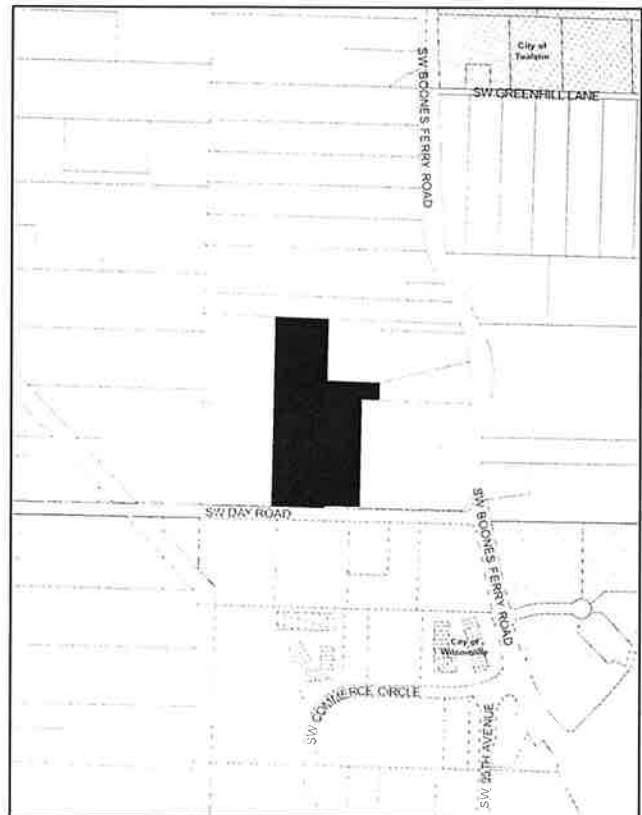
**OWNER:**

Emrick Investments, LLC

Same Address As Applicant

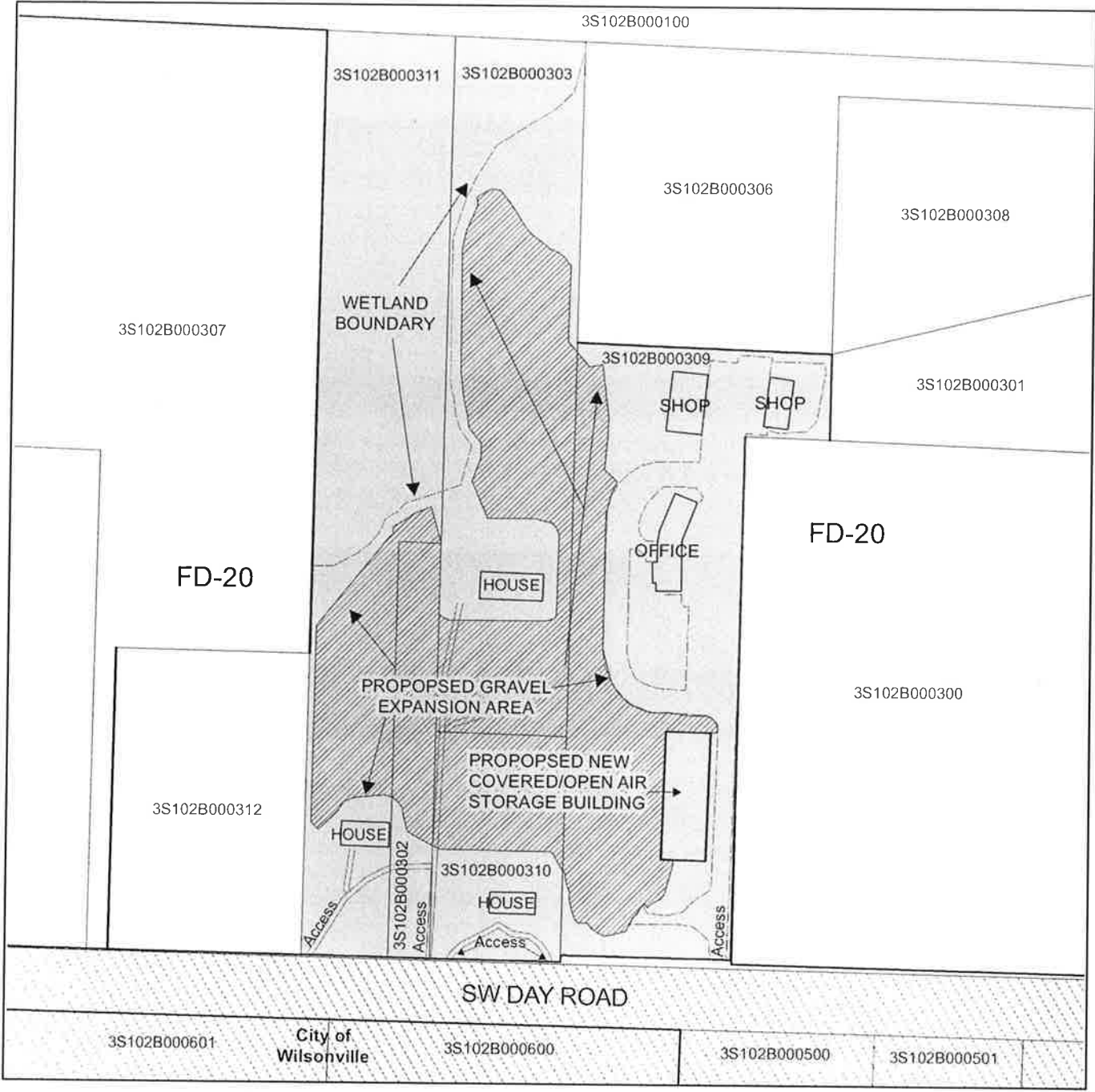
**LOCATION:** On the north side of SW Day Road approximately 750 feet west of its intersection with SW Boones Ferry Road.

**AREA MAP WITH SUBJECT PROPERTY ↓**



**Notice to Mortgagee, Lien Holder, Vendor or Seller:**  
ORS Chapter 215 requires if you receive this notice it must promptly be forwarded to the purchaser.

TAX MAP/LOT NO. 3S102 B0 00302, 00303, 00309, 00310, 00311



↑ NORTH  
NOT TO SCALE

■ AREA OF CONSIDERATION

**SITE & SURROUNDING LAND USE DISTRICTS:**  
Future Development 20-Acre District (FD-20)  
City of Wilsonville

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
- C. Transportation System Plan
- D. Washington County Community Development Code:
  - ARTICLE I, Introduction & General Provisions
  - ARTICLE II, Procedures
  - ARTICLE III, Land Use Districts
  - ARTICLE IV, Development Standards
  - ARTICLE V, Public Facilities and Services
  - ARTICLE VI, Land Divisions & Lot Line Adjustments
  - ARTICLE VII, Public Transportation Facilities
- E. R & O 86-95 Traffic Safety Improvements
- F. ORD. NO. 738, Road Design and Construction Standards
- G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax