

July 20, 2021

ATTN: Philip Bradford

Planning Division  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

RE: SITE DESIGN REVIEW INCOMPLETE APPLICATION RESPONSE

Dear: Philip,

We are submitting our response to the incomplete application notice received on March 23, 2021. The revisions to the prior application material are summarized in the responses below and are intended to assist the reviewer in identifying the changes made to the application material.

Incomplete Items:

1. Responses to the applicable review criteria have reviewed and bolstered. Please, let us know at your earliest convenience if any deficiencies in the updated responses.
2. Insufficient detail in submitted plans and drawings. The following revisions have been made in the plans and drawings.
  - a. General Site Plan:
    - i. The location of private drives, and driveways on adjacent driveways have been added to sheet A1.01 Site Plan. Please note this information was added to the documents utilizing readily available information.
  - b. Landscape Plans:
    - i. Water consumption categories per WC Subsection s 4.176(.09) A.-D were added to sheet L2.0 Planting Plan West and L2.1 Planting Plan East.
    - ii. Details on outdoor furnishings can be found on L1.5 Landscape Details.
3. Correspondence from Republic Services showing coordination with the franchise garbage hauler of an adequate trash and recycling storage area is included in the additional application material. Republic Services has approved the refuse enclosure as shown.
4. The Sign Plan sheet A1.02 has been revised to include information and details describing the signage material and size, and other relevant detail to assist the reviewer in understanding the scale of the signs and related improvements.
5. The required Land Area Tabulation has been added to sheet A1.01 Site Plan.
6. The current development proposal does not include any outdoor loading areas. A receiving and staging area is proposed within the Warehouse Building B. No changes were made to the application material in response to this item.
7. Distances from the subject property to structures on adjacent properties have been added to sheet A1.01 Site Plan.

8. The required setbacks (rear) have been added to sheet A1.01 Site Plan.

Additional Incomplete Items:

- A. It is our understanding that the AKS application to combine lots 1800 and 1900 has been deemed completed by the city staff. Therefore, our application material has been revised to describe the subject parcel as one combined lot and the AKS application is included as an appendix item for this application.
- B. Per staff recommendation, we have removed all references to the future connection to the SMART facility. A separate application will be provided at a later date/time that will include a full Significant Resource Impact Report. The time frame for this application has not been determined at this time.

Engineering Comments

- A. The illumination and photometric analysis has been revised to include the street lighting along SW Boberg Rd., see sheet E1.12 Site Plan – Lighting Photometrics.
- B. During the pre-application meeting, City Engineering staff confirmed that the existing public roadway section and improvements are built to current standards and that no roadway widening, etc. is required. We understand that a grind and overlay of the asphalt pavement was presented as something that would be nice to have but not a requirement of this development, and that routine asphalt pavement repair of existing City streets is performed under the City's pavement maintenance program and not a developer requirement.

Natural Resource Comments

- A. The SROZ boundary and SROZ Impact Area have been correctly labeled throughout the application material.

Building Division Comments

The comments received from Building Division staff will be addressed with the Commercial Building Permit application. We appreciate the efforts by city staff to identify additional items that will need to be addressed.

We look forward to hearing from you. Please, let us know if you require any additional information to begin processing the request.

Sincerely,

Brandon Dole  
Project Manager

**SCOTT | EDWARDS ARCHITECTURE, L.L.P.**

(503) 896-5313 | bdole@seallp.com