

City of Sherwood, Oregon
Planning Commission Meeting
February 2, 1993

1. **Call to Order/Roll Call.** Chairman Birchill called the meeting to order at 7:00 p.m. Commission members present were: Eugene Birchill, Chris Corrado, Marian Hosler, Marty Ruehl, Marge Stewart, Chris Saxton, and Glen Warmbier. Planning Director Carole Connell and Secretary Kathy Cary were also present.

Newly appointed Commission member Chris Corrado was introduced.

2. **Minutes of January 19, 1993, meeting.**

Ms. Stewart moved, seconded by Mr. Warmbier, that the minutes of the January 19, 1993, meeting be approved as presented. Motion carried unanimously.

3. **Public Hearing.**

- A. **SUB 92-2 Langer Meadows Preliminary Subdivision Plat, a 53-lot housing development on North Sherwood Boulevard and MLP 92-4 an application for a Land Partition on North Sherwood Boulevard.**

Chairman Birchill read the Hearing Disclosure Statement and requested that Ms. Connell provide a staff report.

Ms. Connell advised that also to be considered as part of SUB 92-2 is an application for a minor land partition, which was inadvertently omitted from the agenda.

Ms. Connell noted that this is a request for a subdivision plat on North Sherwood Boulevard and includes a minor land partition of Tax Lots 2S1 29C:500, 501 and 502. She pointed out that Tax Lot 501 had previously been approved for a 48-unit multi-family project, but that project has been postponed, and at this time the proposed subdivision will utilize part of that parcel. Ms. Connell noted that the subject property includes three tax lots, including a portion of Tax Lot 500 which is east of the and outside the City limits, but within the urban growth boundary. Of the approximate 25 acres, 11.7 acres are inside of the City limits. She stated that the applicant proposes 44 single family lots and nine duplex lots.

Ms. Connell pointed out that the applicant proposes partitioning of the eastern portion of Tax Lot 500 outside city limits, and that Tax Lot 502 be officially partitioned because it had not yet gone through City review. However, staff recommends the illegally partitioned Lot 502 be consolidated with Tax Lot 501 so that it is no longer land-locked.

Ms. Connell noted that access to the subdivision is temporarily from one street onto Sherwood Boulevard, a minor arterial. Ms. Connell noted that full street development including a bike lane will require an additional 10-foot strip be dedicated, but that dedication was provided with the previous apartment project approval. Ms. Connell pointed out there are no cul-de-sacs or hammerhead streets in the development and all streets will eventually be through streets.

Ms. Connell advised that the single-family subdivision and partitions are within the uses specified in the Codes and the HDR Zone and recommended that SUB 92-2 and MLP 92-4 be approved based upon the findings of fact and the conditions outlined in her report.

Ms. Stewart questioned whether trees should be required to be placed in the middle of lots, which will reduce the size of yards. Ms. Connell responded that the City is attempting to have them planted close to the street since there are no planter strips.

Chairman Birchill opened the hearing for proponent testimony.

Mr. Jack Kohl, P.O. Box 145, Wilsonville, Oregon, addressed the Commission. Mr. Kohl advised that he concurs with the findings in the staff report and is prepared to proceed with the project.

There being no further proponent or opponent testimony, Chairman Birchill closed the public hearing and opened the hearing for questions from the Commission.

Ms. Stewart again requested that staff look at the street trees and their effect on the sidewalks and curbs.

Mr. Warmbier inquired as to whether staff had contacted the school regarding the access to the property. He noted that the school does not want a fence which would obscure the visibility for the children and would like to keep the area clear. He also requested that requirements for trees be

reviewed since they may become a liability for the City.

Mr. Ruehl questioned the width of the streets, one of which appears to be wider. Ms. Connell responded that they will all meet the City standard of 32 or 36 feet.

Mr. Ruehl expressed concern that requiring a fence might restrict the traffic pattern at North Sherwood Boulevard. Ms. Connell responded that there is a requirement for a clear vision area along the first 30 feet of the fence.

Mr. Kohl requested that the Commission consider a requirement that the applicant will work with the City staff to resolve the requirement for trees prior to final plat review.

After a brief discussion, Mr. Warmbier moved, seconded by Ms. Stewart that SUB 92-2 and MLP 92-4 be approved based on the findings of fact and subject to the following conditions:

SUB 92-2 - Langer Meadow Preliminary Subdivision Plat:

1. MLP 92-4 shall be simultaneously recorded with the final plat.
2. Construction drawings and estimated costs of sewer, storm sewer, water, streets, landscaping and lighting shall be submitted by the applicant and approved by the City, USA and TVFRD prior to final platting. 100 percent of the public improvement costs shall be bonded, and a subdivision compliance and maintenance agreement between the owner and the City shall be executed.
3. A pedestrian walkway easement fifteen (15) feet wide from the street to the school property shall be provided between lots 2 and 3.
4. The 1-foot by 50-foot street plugs on the plat shall be deleted.
5. A temporary turnaround to City and TVFRD standards shall be provided at the two (2) east-west street stubs.
6. The existing access easement on Tax Lot 501 shall be vacated.
7. Two (2) street trees and appropriate ground cover, as approved by the City, shall be planted at the project

entry. Individual lot street tree provisions shall be included at the time of final platting.

8. Provide street names consistent with the City Street Naming Policy.
9. This approval is valid for one (1) year. The project may be phased up to five (5) years.
10. A non-remonstrance agreement for future street improvements to Sherwood Boulevard shall be provided by the owner.
11. A six (6) foot fence shall be constructed along the common property line with the elementary school, with an opening at the walkway.

MLP 92-4 - Langer Meadows:

1. The partition shall be recorded simultaneously with SUB 92-2 Langer Meadows Final Plat.
2. Prior to recording of the partition or plat, Tax Lots 501 and 502 shall be consolidated.
3. The applicant shall record the partition in compliance with Washington County land partition requirements.
4. This approval is valid for one (1) year.

Motion carried unanimously.

Due to the previously scheduled "Vision Preference Survey", the Commission concurred that the remaining agenda item regarding the Status of Draft Code change re: Solid Waste and Industrial Uses be tabled until the next meeting.

5. **Adjourn:**

There being no further items before the Commission, Ms. Stewart moved, seconded by Mr. Warmbier that the meeting be adjourned. Motion carried, and the meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Kathy Cary,

Secretary