

**City of Sherwood, Oregon
Planning Commission Meeting
June 2, 1992**

I. Call to Order/Roll Call:

Chairman Tobias called the meeting to order at 8:10 p.m. Commission members present were Chairman Tobias, Ken Shannon, James Scanlon, and Marty Ruehl. Marjorie Stewart arrived late. Marian Hosler, and Eugene Birchill were excused. Planning Director Carole W. Connell and Director of Finance & Administrative Services Polly Blankenbaker were also present.

II. Approval of 5/19/92 minutes.

Planning Director Connell requested the minutes of 5/19/92 be removed from the agenda. They will be presented with the next packet.

III. PUBLIC HEARINGS

Ms. Connell informed the Commission that item C, SUB 91-1 is not a public hearing. Ms. Connell also announced that the applicant for PUD 91-2, Sherwood View Estates PUD, had requested a continuance to 7/7/92 and the applicant for PUD 92-2, Cambridge Meadows PUD, had requested a continuance to 6/16/92. Jim Scanlon moved to approve the request for continuance for PUD 91-2 and PUD 92-2 to the dates mentioned. Mr. Ruehl seconded the motion. The motion carried unanimously.

IV. SUB 91-1 CASCADE VIEW ESTATES PHASE I FINAL SUBDIVISION PLAT FOR 34 LOTS ON THE NORTH SIDE OF SUNSET BLVD.

The preliminary plat was previously approved on February 5, 1991. The Planning Commission granted a one year extension in February, 1992. The applicant is requesting approval of Phase 1, 34 lots on the east side of the project. Ms. Connell identified differences from the original plat and proposed final plat. Smock St. is designed and stubbed to go east to Murdock Rd. There is also a change in phasing boundaries of Phase 1, from 32 lots originally, to 34 lots now. There is a reduction in average lot size; however all lots are 7,000 or more sq. ft. Lot 25 does not meet 80' lot depth requirement, and the applicant has applied for an administrative variance to reduce the depth to 77' on that lot. The variance is about to complete its review process and the City has no comments on it.

Ms. Connell reviewed the conditions of the original approval.

Brittany Lane aligns with the Whispering Firs Subdivision access road. The applicant will be required to loop the water improvements and will install 25 hp booster pump at the reservoir. Those improvements will come at the second phase of this development. The applicant has agreed to change Langer Ct. to Morback Ct. The Burke property is not included in the subdivision. The Burke property has been annexed, but the City did not get the 20' dedication on Sunset Blvd. as a part of that annexation. The applicant is working on that right now. The owner has agreed to dedicate the right of way, and the paper work is in process. The Burke's frontage will be improved. The sewer and water has already been connected to the Burke residence. The road improvements will continue without break on Sunset from the west end of lot 21 to the east end of lot 17.

This project is subject to the new storm water management plan, and the existing pond is an important part of that area's drainage. The applicant will be required to participate including an \$84,000 storm water assessment as their participation in the Murdock Basin storm drainage plan. Jim Scanlon asked if anything would actually get built.

Dick Bailey informed the Commission that he, the owner, and the developer met with Jim Rapp and the developer has agreed to make that contribution to the regional master plan. Mr. Scanlon said he was less concerned about the contributions than actually seeing the mitigation features being built. Mr. Scanlon wanted mitigation to occur continuous with subdivision construction not at some future date. Ms. Connell pointed out that these plans have to be approved by USA. USA is involved with regional planning and site specific planning. USA's response to this project was put on the table tonight.

Ms. Connell read the conclusion and recommendations listed in staff report dated 5-26-92. On Recommendation No. 3 there is a problem with the sewer easement across lot 29 that needs to be resolved. On Recommendation No. 5, Langer be changed to Morback. A Payback agreement to Whispering Firs developer will be included in the subdivision compliance agreement as will the \$85,000 storm water assessment.

Chairman Tobias questioned the vague requirements set out in the USA letter, especially item 3. Commission was unsure exactly what USA was requiring. Ms. Connell was requested to contact Walter Haight for clarification of the USA letter.

Mr. Shannon asked for clarification of what constituted a wetland. Chairman Tobias said it is an area of controversy.

Ron Wood, Riverside Engineering felt the USA letter was a form letter, and doesn't seem to recognize any of the plans already written. Mr. Wood said they were willing to either do on site detention and water control or support the master plan.

Mr. Scanlon questioned what is being done to protect the City's property from dumping untreated runoff on to it. Sandy Rome said that the Roy St. park will be a limited holding pond and that runoff will be piped through Kathy Park and the Rome property to a regional detention facility. Catch basins within the project will separate out oils.

Jim Scanlon recommended inserting into Recommendation No. 1 "... sanitary sewer, storm water runoff consistent with the Murdock Basin Master Plan, erosion...".

Chairman Tobias asked if it was customary now that all the wetlands be identified to USA before the plat is approved. Mr. Wood USA has additional requirements for wetlands over and above the state and federal government. USA requires a 25-foot buffering area. Chairman Tobias asked if this wasn't the first time USA had stepped in in this manner. Ms. Connell said the City did not notified USA on every development in the past, and that they have new rules.

Mr. Shannon asked if the driveway for Lot 14 and 18 is 25'. Ms. Connell assured him it was.

Mr. Scanlon asked if the double bulb cul-de-sac was approved with Phase II, and what the time frame on Phase II would be. He was informed the cul-de-sac was approved with Phase II and Phase II would probably be a year from now.

Mr. Scanlon moved to approve final plat SUB 91-1 Cascade View Estates Phase I with staff conclusions and recommendations dated May 26, 1992 amending item #1 to read "storm water runoff consistent with Murdock Basin Master Plan" and item #5 changing the street name from Langer to Morback. Mr. Ruehl seconded. Motion carried unanimously.

IV. Director's Report

Ms. Connell reported Cellular 1 and the Family Life Christian Church have appealed to City Council. Chairman Tobias noted that the Planning Commission is an appealing group here. Steeplechase will be coming up for extensions. Ms. Stewart requested that the Planning Commission be provided background information on the Therm Tech issue.

Ms. Connell announced there would not be a meeting on August 18 or September 1.

Chairman Tobias announced he would be resigning at the next meeting. Jim Scanlon announced he would also be resigning.

Mr. Tobias moved to adjourn, Jim Scanlon seconded. Meeting adjourned at 9:10 p.m.

Polly Blankenbaker
City Recorder