

City of Sherwood, Oregon
Planning Commission Meeting
June 16, 1992

1. **Call to Order/Roll Call:** Chairman Tobias called the meeting to order at 7:30 p.m. Commission members present were: Chairman Tobias, Marjorie Stewart, Marian Hosler, Kenneth Shannon, Marty Ruehl, and Eugene Birchill. Jim Scanlon was absent.
2. **Approval of May 19, 1992, and June 2, 1992, minutes:** Ms. Stewart moved, seconded by Mr. Ruehl, that the minutes of the May 19, 1992, meeting be accepted as written. Motion carried unanimously.

Mr. Ruehl moved, seconded by Mr. Shannon, that the minutes of the June 2, 1992, minutes be accepted as written. Motion carried unanimously.

3. **SP 90-6, Sherwood Village Manufactured Home Park request for a one-year extension.** Ms. Connell advised that a map of the manufactured home park was included in the Commission packets. She indicated that the applicant is seeking a one-year extension of the Commission's June 4, 1991, approval, which has expired. Ms. Connell stated that the Commission may grant a one-year extension for site approval upon written request of the applicant provided extension fee are paid and there is good cause to grant such extension. She noted that the applicant's request for extension is based on: failure of the property to sell, delay in obtaining financing, and illness of one of the partners. Ms. Connell advised that the manufactured housing standards had changed since the June 4, 1991, approval, but there had been no significant change in the development. The new standards generally require larger lots, setback requirements and larger homes.

Based on the foregoing and the City's practice of granting extensions, Ms. Connell recommended that the Commission approve the applicant's request. Ms. Connell noted that detailed drawings for storm drainage and erosion control have not been submitted.

Mr. Vern Wise advised the Commission that a potential buyer for the property had canceled the purchase offer on June 8th. Mr. Wise noted that he and his partner are seeking financing

for the project, and if they are successful, he anticipates that the project will start sometime in July and will take approximately 90 days to complete--provided the extension is granted.

Ms. Stewart noted that a new school has been proposed near the site of the park and asked Mr. Wise if he had considered the impact of the new school. Mr. Wise responded that he had considered the planned school and that the lots in the park will accommodate the larger homes.

Mr. Ruehl moved, seconded by Ms. Hosler, that the Commission grant extension for SP-90-6 for a period of one year. Motion carried unanimously.

4. **Metro presentation on Region 2040 Plan:** Ms. Connell advised that the presentation has been rescheduled for July 7, 1992.
5. **Public Hearings:**

Chairman Tobias read the "Hearing Disclosure Statement" and opened the Public Hearing.

A. PUD 92-2 - Cambridge Meadows PUD Preliminary Development Plan and Preliminary Subdivision Plat for a 103-lot Residential Development on Sunset Boulevard and Ladd Hill Road.

Ms. Connell directed the groups' attention to the posted area map and noted that a portion of the site under discussion was recently annexed into the city limits and borders the urban growth boundary. Ms. Connell then reviewed her report dated June 8, 1992. She noted that the application is for a two-phase development, but that phase boundaries have not been determined since there has not been a review by the State Division of Lands to determine the specific site and area of the wetland. Ms. Connell noted that if the applicant's proposal is approved, the first phase will be the location away from the wetlands. Ms. Connell stated that the applicant will work with staff to resolve all issues during the review process and that additional information will be provided to the Commission as the issues are finalized.

Ms. Connell pointed out that the size of the site allows for 121 houses, but 103 are proposed. Ms. Connell noted the following proposed code variations:

1. The average size of the is 6250 square feet, or 750 less than the standard 7000-foot minimum for a lot in an LDR zone. The proposed PUD allows flexibility for the applicant to reduce road and lot sizes, among other things, while minimizing the loss of amenities on the site.
2. Departure of the 60-foot lot width at building line; 25 lots do not meet width requirement. This is a common variation for standard subdivisions with 5,000-square foot lots, and especially lots on cul-de-sacs.
3. Reduced 40-foot minimum turn-around radius for cul-de-sacs; proposed hammerhead cul-de-sacs are 30 to 35 feet and do not meet the standard.
4. Elimination of sidewalks on streets ending in hammerheads. This will allow more retention of open space areas.

Ms. Connell noted that the applicant plans to dedicate two areas consisting of approximately four acres to the City as a major open space area.

Ms. Connell advised that the application does not fully address traffic impact. She noted that the access point on Brookman Road, which was included in the recent annexation, does not meet the County's standards for roads since it is chip-sealed rather than paved. Ms. Connell pointed out that there is a cul-de-sac access onto Sunset Boulevard to serve the properties in that area without having to cross wetlands; and eight properties are accessed by Ladd Hill Road.

Ms. Connell reported that the applicant has made a request to DSL to verify the wetlands area; however, no response has been received.

For the benefit of the citizens attending the meeting, Ms. Connell reviewed the conclusions and recommendations contained in her report dated June 8, 1992. After the verbal review, Ms. Connell recommended approval of the conceptual plans subject to the conditions listed in her staff report, plus an additional condition that the property owners dedicate a 10-foot right-of-way on Sunset and a 15-foot right-of-way on Ladd Hill Road.

Ms. Connell next reviewed the documents attached to her June 8th report: a communication dated May 19, 1992, from Burghardt & Company responding to Ms. Connell's report; Transportation

Analysis for Cambridge Meadows by William Peterson Engineering Consultants, Inc.; a wetland delineation report from Cascade Earth Sciences. Ms. Connell also distributed a copy of a letter from adjacent property owners Steven Blauvelt and Gay Sato of 23895 SW Ladd Hill Road.

Ms. Connell concluded her report.

Chairman Tobias called for proponent testimony.

Mr. William Peterson, representing Burghardt and Co., responded.

Mr. Peterson stated that the applicants appreciated the opportunity to work with staff and expressed their desire to work towards resolution of the items outlined in Ms. Connell's report. He requested that the Commission review the conclusion and recommendation portion of the report so that he could respond item-by-item.

Using the same numerical sequence, Mr. Peterson answered as follows:

1. Applicant reviewed the floodplain maps at the offices of LCDC in Salem. When the area was investigated, Cedar Creek had backwater at Sunset Boulevard. Since this area was zoned outside city limits, the property was on a county map which had no indication of a wetland. Applicant has no problem with this condition.
2. Applicant agrees they must comply with the wetland rules and regulations.
3. Applicant agrees with condition.
4. Applicant agreed to realign and stub the southernmost street to the west property line, thereby deleting the hammerhead cul-de-sac.
5. Applicant requested that the access onto Brookman Road be allowed to remain until the area of the wetlands can be definitely established. The access is needed in order to begin development of the project; otherwise, lack of the access will delay the project.
6. Applicant agrees.
7. Applicant agrees.
8. Applicant agreed to one access.

9. Applicant agrees.
10. Applicant agrees.
11. Applicant has a problem in that they do not want to insure anything.
12. Applicant agrees.
13. Applicant will comply.
14. Applicant felt they should not be required to make future street improvements in front of the Minor's home on Sunset Boulevard. He stated that the City's development fund had been set up to defray these costs by utilizing funds from the traffic impact fees. If the area is a floodplain fill, it would be better to improve the entire road with TIF funding.
15. Applicant will save as many trees as possible.
16. Applicant does not feel this condition is necessary. After the property has been dedicated to the City, the City has a right to put in whatever type of construction or trails desired.
17. Applicant agrees with added condition No. 17 to dedicate necessary right-of-way.

Mr. Peterson concluded his remarks and Chairman Tobias called for a 10-minute recess. The meeting reconvened at approximately 9:30.

Chairman Tobias called for opponent testimony.

Mr. John Seeley stated that proposed streets in the development will give him easy access to the back of his property, which he appreciates; however, he is very concerned about the traffic on Brookman since several accidents have happened in the curves. He noted that there will be an increased traffic problem on Ladd Hill Road and recommended that the street not be extended to Ladd Hill. He also requested that the water flow will create a problem on his property as well as draining onto Brookman Road. Mr. Seeley felt that because of the drainage and traffic problems, it would not be a good idea to put the road through to Brookman.

Mr. Ken Moore is also concerned about the access to Brookman Road and requested that consideration be given to the traffic on Brookman as well as the increased traffic on Ladd Hill Road. He urged that the access be eliminated. Mr. Moore also indicated he

felt the size of the lots and the high density of the development do not seem to be compatible with the area. Mr. Moore urged that consideration also be given to retaining the fir trees along the roads and streets.

Mr. Mark Stoller stated that he had several concerns, which might be more related to the City; for example, the already overcrowded conditions at the elementary school and the impact the new development will have on the schools. He is also concerned about the traffic on Ladd Hill Road as well as Brookman. He noted that visibility is very poor for those who have to back out of their driveways and adding more traffic will increase the risks. Mr. Stoller is also concerned that some of the lots in the development are smaller than the minimum requirements for manufactured homes. He recommended that the developer be required to stay closer to the 7,000-square foot lot requirement. Mr. Stoller also requested that the hammerheads be changed as outlined in the fire department report since an emergency access problem will be created if they are not changed.

There being no further testimony, Chairman Tobias asked the applicant if he would like to respond.

Mr. Peterson thanked the opponents for their comments and advised that the developer is aware of the traffic and accident problems on Brookman and Ladd Hill Roads. He pointed out that some of the conditions of acceptance will assist in alleviating some of the problems; i.e., wider streets, and street lights which will assist cars backing out of drives.

Ms. Margarette Nichols stated that property owners on Brookman should consider removing the trees by their driveways. By doing this, they will increase visibility to the traffic. She also noted that property owners with trees that obscure visibility are liable in the event of an accident.

Mr. Glade expressed an interest in the survey of the property lines surrounding the development since it appears to encroach onto his property.

Chairman Tobias stated that the question should be resolved; however, the Commission is not the proper authority to address the situation.

After an extensive question and answer period, consultation with plans and the applicant, Chairman Tobias requested that a "problem list" be developed. The following items were placed on the list:

1. Small lot sizes.

2. Problems regarding access to Ladd Hill and Brookman Roads need to be resolved.
3. Small hammerheads and lack of sidewalks.
4. Reduce the loss of natural trees.
5. Cul-de-sac turnarounds less than 50 feet; alternatives may require redesign of plat.
6. Majority favor of access to Brookman, but feels sidewalks should go across portion of property that is being eliminated on the Minor's property.
7. Two access roads into the development should be required.

After extensive discussion of the above problems, Mr. Ruehl moved approval of PUD 92-2, which includes a Preliminary PUD Plan and the Preliminary Subdivision Plat, based on the findings of fact in the staff report with the following conditions:

1. Delineate the 100-year floodplain on the plan and dedicate as per City requirements.
2. Provide proof of PUD plan concurrence by the Division of State Lands and USA regarding wetland delineation, mitigation and buffer areas.
3. Subject to approval by the City Parks Advisory Board, dedicate the open space to the City of Sherwood. The applicant may then apply for Parks SDC credit.
4. Re-align the southernmost hammerhead to coincide with the southernmost cul-de-sac and stub the street to the west property line, deleting the hammerhead.
5. Verify adequate sight distance at the project's intersection with Ladd Hill Road. Re-align the intersection so that it has no less than a 75 degree angle as required by Washington County intersection standards.
6. Vacate the existing right-of-way in the southwest corner of the project that intersects with Brookman Road.
7. Provide two (2) parallel driveways near the common property lines of lots 84 and 85.

8. Verify sight distance at the cul-de-sac intersection with Sunset Boulevard. Remove vegetation from the clear vision area. Provide adequate turning radius at the intersection.
9. Provide sidewalks on the lot side only of the cul-de-sac paralleling Sunset Boulevard. Restrict on-street parking to the north side of the cul-de-sac.
10. Ensure all hammerheads comply with TVFD standards.
11. Provide on-site water detention and a water quality facility in accordance with USA requirements. The applicant may be eligible for Stormwater SDC credits.
12. Subject to the final wetlands determination by DSL or the Corps of Engineers, provide an acceptable method for transporting water run-off from Tax Lot 2601 into the creek.
13. Prepare engineered facility plans which extend services to all adjoining properties, and which includes maintenance provisions and improvement costs for the following public facilities:
 - a. Fire protection
 - b. Water line extensions
 - c. Sewer line extensions
 - d. Street improvements including interior sidewalks on both sides, except as per No. 10 above, and half-street improvements including sidewalks to Ladd Hill Road, Brookman Road and Sunset Boulevard. On Sunset Boulevard, the half-street improvements shall extend across the Minor's frontage if no significant floodplain or grade changes are required. On Brookman Road, the improvements shall extend from Lot 19 east to the property line abutting Tax Lot 2900
 - e. Erosion control consistent with USA and DEQ requirements
 - f. Storm water quantity and quality facilities that treat and manage all storm water on-site before entering wetlands and exiting the property
 - g. Street trees (added by staff)
14. The City will permit latitude in off-setting interior street improvements within the right-of-way where such off-sets may preserve trees in the southern portion of the project.

15. Coordinate with the City and the neighborhood in the possible construction of a pedestrian trail in the wetlands.
16. The owner shall dedicate ten (10) feet of frontage on Sunset Boulevard for road right-of-way, fifteen (15) feet on Ladd Hill Road for road right-of-way, and frontage on Brookman Road if necessary.
17. Eliminate the arborvitae in front of the driveways of Lots 86, 87 and 88 on Sunset Boulevard and replace with street trees as required by the City.
18. Provide "No Parking" signs on both cul-de-sac radius.
19. Eliminate direct access from lots 19, 20, 21 and 22 onto Brookman Road.

The motion was seconded by Mr. Birchill and carried unanimously.

6. Director's Report:

Ms. Connell introduced Mr. Scot Seigel, a city planning student at Portland State University, who is volunteering as a planning assistant for the City. Ms. Connell advised that Mr. Seigel had prepared the report regarding the Cambridge Meadow subdivision. He has worked for the City eight hours a week since May 1, 1992.

Ms. Connell reported that Cellular One had withdrawn their appeal regrading construction of a telephone facility in Sherwood.

Ms. Connell reported that she spoke to Mr. Walter Haight of the Unified Sewerage Agency about the tenor of their most recent correspondence regarding land use application. Mr. Haight assured Carole that their comments were strictly recommendations.

Chairman Tobias formally submitted his resignation from the Planning Commission to be effective at the end of the June 16th meeting. He requested nomination for a new Chairman. Ms. Stewart moved that Eugene Birchill be named as Chairman of the Planning Commission. Motion was seconded by Ms. Hosler and carried unanimously.

Mr. Shannon moved, seconded by Ms. Hosler, that Marty Ruehl be named Vice-Chairman of the Planning Commission. Motion carried unanimously.

It was also noted that Mr. Scanlon will be submitting his

resignation as a member of the Planning Commission.

Mr. Birchill requested that the rules and regulations regarding grading become an item of study for the Commission.

7. Adjourn:

Mr. Shannon moved, seconded by Ms. Hosler that the meeting be adjourned. Motion carried and the meeting adjourned at 11:30 p.m.

Respectfully submitted,

Kathy Cary,
Secretary