



Resolution 2003-017

**A RESOLUTION APPROVING A ROAD MODIFICATION REQUEST FOR THE
ROOT PROPERTY (TAX MAP 2S128B TAX LOTS 106 AND 101)**

WHEREAS, Mr. Gordon Root, Root Holdings LLC has requested a road modification to construct a public road that does not meet all required city road standards; and

WHEREAS, The proposed public road would connect Galbreath Drive to Cipole Road; and

WHEREAS, Section 7.304.02 gives authority to the City Council to approve road modification requests; and

WHEREAS, City staff has prepared a staff report dated February 4, 2003 which recommends approval of the road modification request.


NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. The City Council approves the road modification request subject to the condition stated in the February 4, 2003 City Staff Report attached as Exhibit 1.

Duly passed by the City Council this 11th day of February 2003.


Mark O. Cottle, Mayor

ATTEST:


C.L. Wiley, City Recorder

NEW BUSINESS - C

CITY OF SHERWOOD

Staff Report & Exhibit to Resolution

Root Property Road Modification

TO: CITY COUNCIL

Report Date: 2-4-03
Council Date: 2-11-03

FROM: PLANNING DEPARTMENT
Keith Jones
Senior Planner

RE: **RESOLUTION 2003-017**, Proposed Road Modification for
Root Property, Tax Lots 106 and 101 of Tax Map 2S128B

MANAGER: _____
Dave Wechner, Planning Director

I. BACKGROUND

The Root property consists of two parcels of land located at the northeastern portion of the City and is zoned General Industrial (GI). Mr. Root intends to divide the southern tax parcel into three lots for industrial development. To access the property a road is proposed that would connect existing Galbreath Drive from the west through the property and connect to Cipole Road to the east. Bonneville Power owns right-of-way that separates Mr. Root's property from the Industrial Park of Sherwood and Galbreath Drive. Mr. Root's proposed public roadway would extend Galbreath Drive along the Bonneville Power property and through Mr. Root's property. Bonneville Power is agreeable to sell Mr. Root the property to construct the road.

II. REQUEST

The applicant is requesting the following modification to the Sherwood local access street standards. These modifications would be for 600 feet of the proposed connection from Galbreath Drive to Cipole Road.

Sherwood Local Access Street Standards

Right-of-way width: 50 feet Proposed: 40 feet

Sidewalk: 5 foot sidewalk on both sides of the street.

Proposed: 5-foot sidewalk on one side.

Sherwood Zoning and Community Development Code (SZCDC) Section 7.304.02 requires that streets that are not in full compliance with the code must be approved by the City Council. The applicant is requesting the City Council grant an exception to the street standards as stated above.

III. FINDINGS

Section 7.304.02 gives authority to the City Council to allow exception to the city street standards. The applicant is requesting the modification due to the limited space that exists between the power towers and the property line. The current required right-of-way width is 50 feet, a 10-foot reduction in right-way width is requested for total of 40 feet of right-of-way width. Connection of Cipole Road to Galbreath Drive is essential to traffic circulation because it provides a means to head north to Highway 99W without accessing Tualatin-Sherwood Road which is currently heavily congested.

IV. CONCLUSION

The proposed road design would allow the extension of the road through the Bonneville Power property and would be constructed as close as possible to the existing standard. The proposal would allow for adequate road width and a sidewalk for pedestrians. The connection is considered essential to traffic circulation as required by SZCDC Section 7.304.02-A. The City Engineer, Terry Keyes has indicated that he supports the proposed road modification request.

V. RECOMMENDATION

MOTION TO APPROVE RESOLUTION 2003-017 subject to the following conditions:

VI. CONDITIONS

1. Prior to or concurrent with the dedication of right-of-way a lot line adjustment shall be approved by the Planning Department and recorded with Washington County. The lot line adjustment shall adjust the property line separating Mr. Root's two pieces of property (Tax Lot 106 and 101) so that the adjusted lot line falls in the middle of the proposed public right-of-way dedication. This adjustment would prevent the creation of new lots when the right-of-way is dedicated.

VII. ATTACHMENTS

Attachment 1– Proposed road plan prepared by Buford Associates dated April 19, 2001 – provided as a paper copy.

Attachment 2 – Letter to Terry Keyes from Gary Buford dated January 16, 2003 – provided as a paper copy.

Attachment 3 – Letter from Neal E. Meisner, Department of Energy to Gordon Root dated September 7, 2001 – provided as a paper copy.