

CITY OF SHERWOOD
PLANNING COMMISSION MEETING

Senior/Community Center
7:30 p.m.

AGENDA

June 20, 1988

1. Call to Order
2. Approval of Minutes, May 16, 1988
3. Bilet Products Status Report
4. Approval request for a Minor Land Partition on S. E. Lincoln
by Home Construction Consultants (MLP88-2)
5. Adjourn

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: May 18, 1988

FROM: Carole W. Connell
City Planner

FILE NO: MLP88-2

SUBJECT: Request for a Minor Land Partition to divide a 20,000 square foot lot with a residence into three lots.

I. PROPOSAL DATA

Applicant: Home Construction Consultants
4500 Kruse Way
Lake Oswego, Oregon 97034

Owner: Yvonne I. Scheller and Merle R. & Verl D. Adams

Location: 155 S.E. Lincoln Street and further described as Tax Lot 1600, Map 2S-1-32AB.

II. BACKGROUND DATA

The subject property is currently a 20,000 square foot lot with a single family residence that fronts onto Lincoln. The lot is 100 feet wide and 200 feet deep and adjoins Highland Street in back. The applicant proposes to segregate the house from the remainder of the lot and create two parcels that front onto Highland Street.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.103 Medium Density Residential Low MDRL zone
- B. Chapter 4 Section 4.100 Application Content
- C. Chapter 6 Public Improvements
- D. Chapter 7 Section 7.500 Minor Land Partitions
- E. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

A. The subject request is to divide Tax Lot 1600, Map 2S-1-32AB into three parcels as follows:

- 1. Parcel 1: 8000 sq.ft. (100x80) with residence
- 2. Parcel 2: 6000 sq. ft. (50x120)

3. Parcel 3: 6000 sq.ft. (50x120)

- B. The property is zoned Medium Density Residential Low MDRL. The minimum lot size in the zone is 5000 sq. ft. for a single family residence. All three parcels comply with the minimum lot size, width and depth requirements. The existing residence will comply with the required setbacks as proposed by the division.
- C. Access to the existing residence will remain on Lincoln. Access to the two new parcels is proposed to be from Highland. Highland is paved up to the subject property, providing access to Dependable Fordath and the duplex. Between Oregon and Willamette, Highland is only partially (20') dedicated and none of it is paved to city standards. Highland Street in this vicinity is a planned collector street to better link Oregon and Willamette Street. A collector street requires 54 feet of right-of-way. The applicant has proposed to dedicate 17 feet to Highland, the amount needed from each side to achieve collector status. There are no proposed Highland road improvements as a part of this application.
- D. Lincoln Street is a local street and is partially improved to city standards. An additional 4 feet of dedication is needed to bring this street to local street status. The applicant has proposed to dedicated 4 feet to Lincoln.
- E. Surrounding land use in the area includes Dependable Foundary to the west; vacant land to the north; single-family residential to the east and a duplex to the south.
- F. City water service in the area consists of a 2 inch line to the adjoining duplex; a 12 inch line in Willamette and a 6 inch line in Lincoln. The city's minimum standard for a water line in a residential area is 8 inches. The applicant proposes connecting the two new lots to the 6 inch line in Lincoln by way of an easement through Lot 1. By city standards, an 8 inch line needs to be extended from Willamette to the proposed Lots 2 and 3.
- G. City sewer service is located in Lincoln and flows toward Oregon. Eventually, sewer service needs to extend down Highland toward Oregon Street. This should occur through a future local improvement district. Service to Lots 2 and 3 should in the meantime be provided by easement through Lot 1 to Lincoln Street, as proposed by the applicant.
- H. Although Dependable Foundary has a paved driveway from their parking lot to Willamette Street, which also provides access to the existing duplex, there is no storm drainage facility in this area.
- I. The City finds the following in response to the approval requirements for a minor land partition:
1. No new roads are being created by this request.
 2. The partition complies with the MDRL zoning standards.
 3. Access, sewer, water and other public facilities are available to the site.
 4. The partition will permit development of adjoining land in accordance with the Community Development Code.

J. The Tualatin Fire District has been notified of this request.

V. CONCLUSION AND RECOMMENDATION

Based on the Background Data, the Findings of Fact and the Community Development Code standards, staff recommends **approval** of the request to partition Tax Lot 1600 into three parcels subject to the following conditions:

1. The owner shall dedicate 17 feet of road right-of-way to Highland Street for a distance of 100 feet.
2. The owner shall dedicate 4 feet of road right-of-way to Lincoln Street for a distance of 100 feet.
3. Street improvements adjoining Lots 2 and 3 shall consist of 20 feet of paving, curb and sidewalk along the property frontage.
4. Water service to parcels 2 and 3 shall be extended in an 8 inch line from Willamette Street, for both fire and domestic water service.
5. A 10 foot easement shall be prepared, approved by the city and recorded to provide Lots 2 and 3 connecting sewer service to the existing line in Lincoln Street.
6. The owner shall agree to participate in a non-remonstrance agreement for future connection of Lots 2 and 3 to city sewer service on Highland Street.
7. All conditions shall be met and approved by the city prior to partition recording with Washington County.

The approval of this partition is valid for one year.

MLP88-2
CWC

Staff Use

CASE NO. MLP88-2
FEE 125.00
RECEIPT NO. _____
DATE 5-11-88

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Type of Land Use Action Requested

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment | <input checked="" type="checkbox"/> Minor Partition |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Design Review |
| | <input type="checkbox"/> Other _____ |

Owner/Applicant Information

| | NAME | ADDRESS | PHONE |
|------------------|--|-----------------|-----------------------|
| Applicant: | <u>Home Construction Consultants</u> | | <u>626-6720 Steve</u> |
| Owner: | <u>Yvonne I. Scheller + Merle R. Adams + Verl D. Adams</u> | | |
| Contact for | <u>Steve Cote</u> | | |
| Additional Info: | <u>Steve Cote</u> | <u>626-6720</u> | |

Property Information

Street Location: 155 SE Lincoln

Tax Lot No. 1600 2S132AB Acreage 100x200

Existing Structures/Use: (1) single family home

Existing Plan Designation: MORL

Proposed Action

Proposed Use 3 single family lots

Proposed Plan Designation meets current zoning of

Proposed No. of Phases (one year each) One

Standard to be Varied and How Varied (Variance Only) Not Needed

Purpose and Description of Proposed Action: Purpose is to create 3 single family lots on above described .46 Ac. of property and to improve per city standards

April 7, 1988

Home Construction Consultants, Inc.
4500 S. W. Kruse Way
Lake Oswego, Oregon 97035

Tel. 626-6720 or 653-0295

City of Sherwood
90 N. W. Parkway
Sherwood, Oregon 97140

re: Minor Land Partition - Explanation and Justification

Dear Sirs:

This application is for consideration of a minor land partition and calls for the creation of two additional single-family lots. These lots will front on S.E. Highland Street, behind the existing house and lot which front on S.E. Lincoln Street.

The subject property is zoned MDRL and contains 20,000 square feet of land, which is within the size requirements needed to create the additional lots. Adequate sanitary sewer exists in Lincoln and an easement will serve each of the proposed lots and these sewer lines will be extended as per City standards. Other public facilities are believed adequate to support these extra lots.

We believe the additional information in this application will show justification for our request and indicate that no variances are needed; also that the criteria contained in the Comprehensive Plan will be satisfied.

Also, please note that there is considerable demand for single-family lots in this area.

Your consideration will be greatly appreciated.

Sincerely,

HOME CONSTRUCTION CONSULTANTS, INC.


Steven H. Cole, President

Carole Connell
City of Sherwood
98 NW Park Ave
Sherwood, Or 97142

Re: Minor Partition 98 SE Lincoln St

Dear Carole,

In response to your concerns regarding sewer & water service for the lots behind the above address (fronting on Highland St). I discussed the matter with Tad Milburn and we determined that the sewer would flow North to NW Oregon St., as does Lincoln St. Approximately 825 feet of improved line as well as approximately four manholes would be needed to connect this way. (See price list below)

Tad informed me that city standards for water service is an 8" line. This would require approximately 325 feet of line from SE Willamette. (See price list)

The existing water line just south of the property line is 2" and will adequately serve the two additional lots.

PRICING

| | |
|------------------------------------|--------------------|
| 825' sewer line @ \$20.00/ft | \$16,500.00 |
| 4" manholes @ \$1,000.00 each | \$ 4,000.00 |
| 325' of 8" water line @ \$22.00/ft | \$ 7,150.00 |
| Total Improvement Cost: | \$27,650.00 |

The Fire Department has informed me that the fire protection for the proposed sites is adequate.

We find the above cost prohibitive for the development of 2 lots. We hope that our proposal will be considered as applied for.

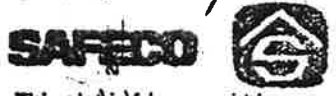
Note: We would consider signing a non-remonstrance for any further utility improvements on Highland St. that would serve the two lots.

Sincerely,


Steve Case

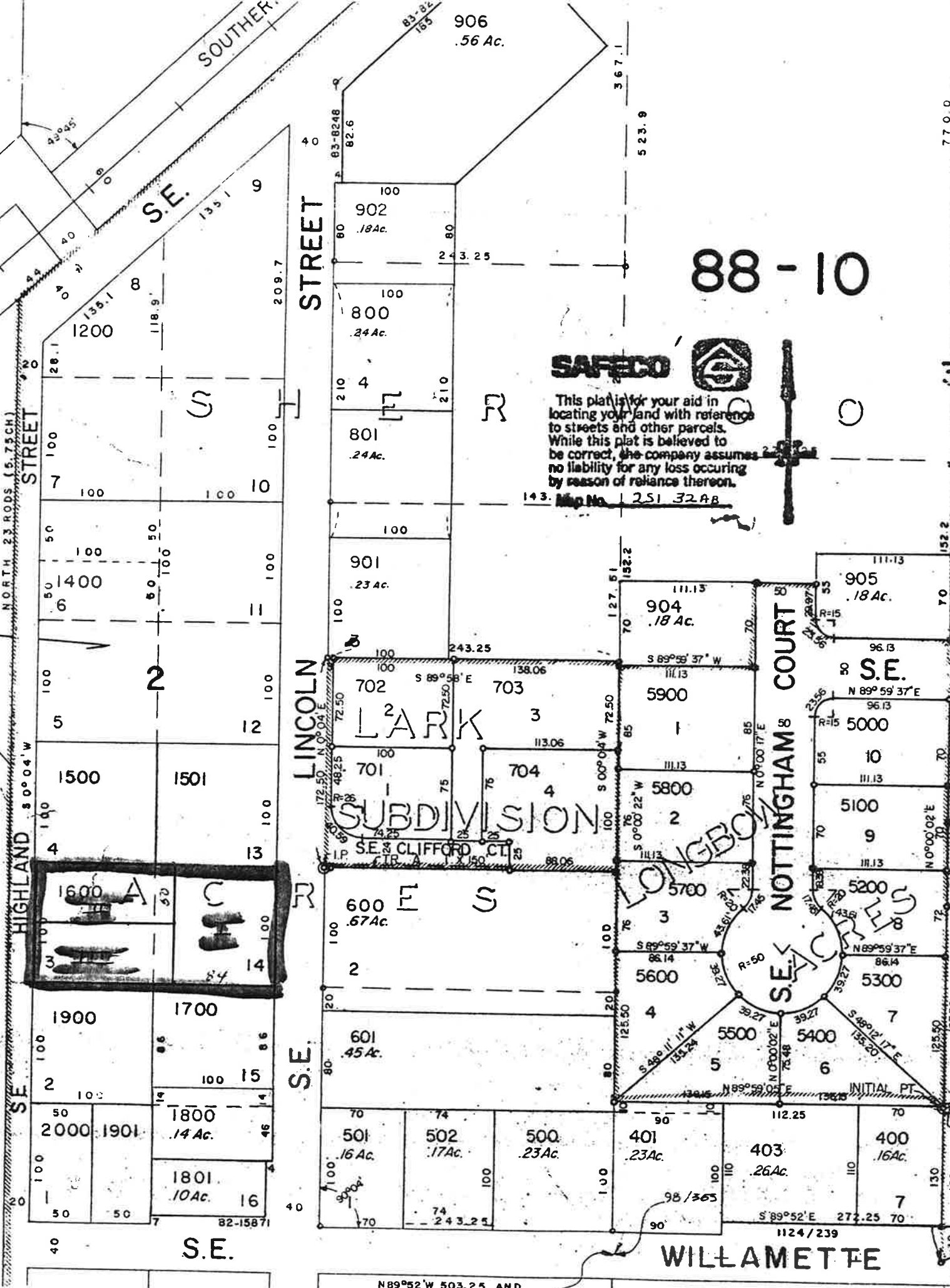
11

88-10



This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

143. Map No. 251 32 AB



STREET

LINCOLN

S.E.

NOTTINGHAM COURT

WILLAMETTE

906 .56 Ac.

902 .18 Ac.

800 .24 Ac.

801 .24 Ac.

901 .23 Ac.

702

701

600 .67 Ac.

601 .45 Ac.

501 .16 Ac.

502 .17 Ac.

500 .23 Ac.

401 .23 Ac.

904 .18 Ac.

5900

5800

5700

5600

5500

5400

905 .18 Ac.

S.E.

5000

5100

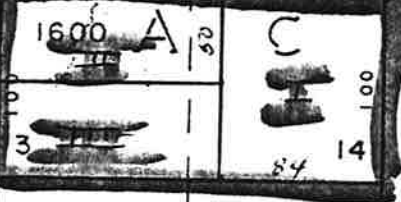
5200

5300

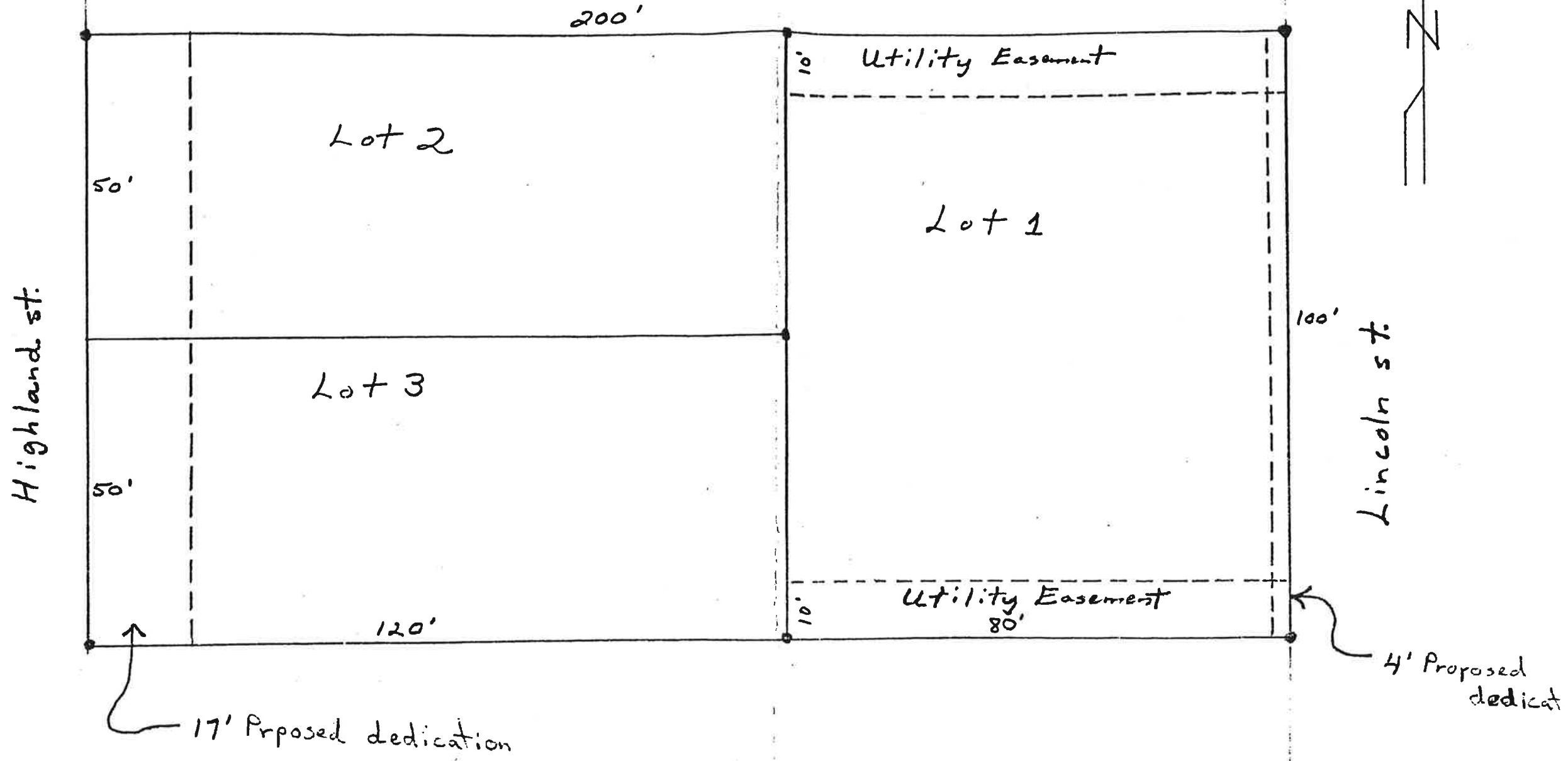
5400

400 .16 Ac.

403 .26 Ac.



N89°52'W 503.25 AND



| | | |
|-------------------------------------|--------------|-------------|
| Home Construction Consultants, Inc. | | |
| SCALE: 1" = 10' | APPROVED BY: | DRAWN BY: |
| DATE: 5-2-88 | | REVISED BY: |

APPROVED MINUTES

**City of Sherwood
Planning Commission Meeting
June 20, 1988**

1. **Call To Order:** Vice-Chairperson Marian Hosler called the meeting to order at 7:30 p.m. Those present were: City Planner Carole Connell, Grant McClellan, Ken Shannon, Jim Scanlon, Glen Blankenbaker, Gene Birchill and Joe Galbreath. Clarence Langer was absent and Chairman Glen Warmbier was excused due to illness.

2. **Approval of Minutes:** Joe Galbreath moved to accept the minutes as written and Jim Scanlon seconded. The motion carried unanimously. Jim Scanlon asked Mrs. Connell if the issue regarding the signage at the QT had been checked. Mrs. Connell advised that as long as the size of the sign itself does not change, the size of the lettering would not be an infraction. There was also some discussion about the appliances in back of Walt's Appliance Store. Mrs. Connell advised that this issue was being taken care of by the City through abatements which was the appropriate way of handling the problem.

3. **Bilet Products Status Report:** Mr. Blakeslee of Bilet Products addressed the Commission. He advised that DEQ had not been back to do testing. He said that he was working with Carroll Hatch & Sons who were doing a feasibility study to see if Bilet would qualify for an energy conservation grant. Should they receive the grant, a revamping of the operation would be done under DEQ guidelines and would result in bringing the plant under compliance. He said it had been difficult to bring his plant into compliance since the testing results were different every time although he continues to try various devices for noise control. He said that the problem has now been isolated to the blower and sawdust removal system. He advised that the last shift runs to 1:30 or 2:00 a.m. and he does not have a night shift. There have been no further neighborhood complaints.

After discussion, the Commission agreed that Mr. Blakeslee continue to work on bringing his plant under DEQ noise level requirements. He was asked to give progress reports each month to the Commission. Mr. Scanlon moved to grant Bilet a 30-day extension on meeting DEQ requirements Gene Birchill seconded and the motion carried unanimously.

4. **Approval request for a Minor Land Partition on S.E. Lincoln by Home Construction Consultants (MLP88-2):** There was no one representing Home Construction Consultants present. Mrs. Connell reviewed the Background Data and Findings of Fact from the staff report. She noted that there were some discrepancies on the finalizing of the size of lots on the plat map which would be corrected on the final documents. There was some discussion about which sewer line would be used. Gene Birchill moved to table the application and require the applicant to have a sewer survey done and bring the results to the next Planning Commission Meeting. Glenn Blankenbaker seconded and the motion carried unanimously.

5. **Comments:** Mr. Blankenbaker asked why the staff had not required B & G Motors to come before the Commission before allowing them to do construction on their present building. Mr. Rapp advised that because he did not consider the change from a flat roof to a peaked roof to be a substantial change, he allowed the permit to be issued without going before the Planning Commission, which was according to City Code. Mr. Blankenbaker said he felt it was a substantial change and should have been brought to the Commission for action.

Carole Connell advised that the State Highway Division had begun work on the Sherwood Hwy 99W Access plan. She said she would be meeting with them the following day to discuss a work plan.

Glenn Blankenbaker moved to adjourn, and Jim Scanlon seconded. The motion carried and the meeting was adjourned at 8:32 p.m.

Rebecca L. Smith
Minutes Secretary