

City of Sherwood, OR.

PLANNING COMMISSION MEETING
Senior/Community Center
855 No. Sherwood Blvd.

July 18, 1988, 7:30 p.m.

AGENDA

1. Call to Order
2. Minutes of 6-20-88 Meeting
3. Bilet Products Status Report
4. Site Plan approval request by the Sherwood School District to add a modular classroom.
5. PUBLIC HEARINGS
 - A. Request by Ben Reid for a Minor Plan Amendment from HDR to GC.
 - B. Request by Greenhill Associates for a Major Plan Amendment from HDR to MDRH.
 - C. Request by Greenhill Associates for a Conditional Use Permit to expand the Driftwood Mobile Home Park.
6. Highway Access Plan Status and Scope of Work (attached)
7. Other business
8. Adjourn

STAFF REPORT

TO: City of Sherwood Planning Commission DATE TYPED: July 8, 1988

FROM: Carole W. Connell Planning Director FILE NO: SP 88-3

SUBJECT: Site Plan approval request to add a modular classroom at Hopkins Elementary School

I. PROPOSAL DATA

Applicant: Sherwood School District 88J
400 No. Sherwood Blvd.
Sherwood, Oregon 97140

Owner: Same as above

Location: 800 No. Sherwood Blvd. and further described as Tax Lot 600, Map 2S-1-29C.

II. BACKGROUND DATA

In 1980 the City approved a plan to add three modular classrooms at Hopkins Elementary School. This request is for the third and final classroom, the second of which was approved in 1985.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.113 Institutional and Public (IP) zone.
- B. Chapter 5 Community Design and Appearance
- C. Sherwood Community Development Plan

IV. FINDINGS OF FACT

- A. The property is zoned IP and the proposal complies with the dimensional standards of the zone. The site is 11 acres and is surrounded primarily by residential zoning.
- B. The proposed buiding is 28' x 64' and will contain two classrooms. Because it is modular, it can be easily relocated if necessary. However, it will remain indefinitely. There are a total of six windows in the building.

- C. The building will be surrounded by the existing maintained lawn.
- D. Existing school parking facilities are adequate to serve the addition of the classroom.
- E. Sewer and water connections will be made to the building from an existing 8 inch sewer line and a 12 inch water line.
- F. Access to the building will occur from existing Sherwood Blvd. access points. Emergency vehicle access will be unobstructed. A sidewalk between the existing building and the proposed building will be provided.
- G. There will be no outdoor signage, lighting or storage associated with the building.
- H. There will be no paving associated with the building.
- I. The Tualatin Fire District has been notified of this request. There is a required ten foot separation between the existing and proposed building.
- J. The modular unit will have the same school solar scheme. The roof will be pitched, unlike that of the adjoining building.
- K. The City finds that the proposed addition complies with the IP zone and the Community Design Standards.
- L. The City finds that the addition can be adequately served by City services.
- M. The City finds that no natural features, vegetation, scenic views or drainageways will be affected by this proposal.

V. CONCLUSION AND RECOMMENDATION

Staff recommends approval of the request to add a modular unit to Hopkins Elementary School as planned.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: July 8, 1988

FROM: Carole W. Connell
Consulting Planner

FILE NO: MPA 88-1

SUBJECT: Request for a Minor Plan Amendment from High Density Residential HDR to General Commercial GC.

I. PROPOSAL DATA

Applicant: J. Ben Reid
420 Roy Street
Sherwood, Oregon 97140

Owner: Mary Lockwood
26271 NE Butteville Road
Aurora, Oregon 97002

Location: Located at 21405 Pacific Highway and further described as Tax Lot 100, Map 2S-1-30D.

II. BACKGROUND DATA

The applicant is proposing to move his existing tractor and rental business from the Six Corners shopping center to the subject site. The current zoning of the site is residential and does not permit the proposed use.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.105 High Density Residential HDR zone.
- B. Chapter 2 Section 2.109 General Commercial GC zone.
- C. Chapter 3 Section 3.200 Public Notice Requirements
- D. Chapter 4 Section 4.100 Application Content.
- E. Chapter 4 Section 4.200 Plan Amendments.
- F. Sherwood Community Development Plan.

IV. SHERWOOD COMMUNITY DEVELOPMENT PLAN

A. Commercial Land Use Findings

1. The shopping center has established a pattern for the expansion of a commercial business center in the six corners area. The Plan states that six corners and downtown are the two retail areas in the

city. Since over 75% of the incorporated area zoned for retail use is developed, the Plan identifies the need for additional retail acreage during the planning period. According to Table IV-10, Sherwood needs an additional 27 acres of retail commercial space by the year 2000 as has been allocated within the UGB.

2. The Plan also states that the Sherwood area is favorably situated for various kinds of non-retail enterprises which distribute goods and services throughout the county. An additional 25 acres is anticipated to meet commercial land use needs by the year 2000.

Response: The estimated growth projections of the Plan have not been realized. However, growth has occurred outside the UGB and within the Sherwood market area. It appears at this time that growth anticipated by the Plan will occur in the later part of the planning period, eventually creating the demand for additional commercial space. The subject property is in the six corners commercial area and provides a needed expansion opportunity for an existing business. The Plan anticipates the need for additional commercial acreage and encourages the expansion of an existing business. However, there are currently an estimated 110 gross acres of vacant commercial land available in the UGB.

B. General Commercial Objectives

1. Provide for commercial activities which are suitable to regional, community and neighborhood demand.
2. Locate commercial activities with safe and convenient access by customers.
3. Encourage the location of commercial uses in well-planned commercial centers.

Response: The proposed tractor sales and rental and hardware business is a suitable commercial activity in Sherwood evidenced by the fact that it has outgrown its current facility. The business serves the region and Sherwood. The site is in the six corners commercial area.

C. Commercial Policies and Strategies

1. Commercial activities will be located so as to conveniently serve customers.
2. Commercial uses will be developed so as to compliment rather than detract from adjoining uses.
 - a. Strip commercial development will be avoided and the number and locations of commercial use accesses will be limited along major streets.

Response: Because of an abrupt grade difference from the highway and the building site, highway speed and the lack of a deceleration lane, access

to the site is difficult. The proposed use is not complimentary to the existing residential surroundings. The proposed change in zones will extend the six corners commercial area in a strip commercial manner. The proposed use will be limited to one highway access point.

D. General Commercial Designation

This designation is intended to provide wholesale commercial uses which may not be appropriate in central retail areas or within residential neighborhoods. This designation is applicable:

- o Where uses may be separated from primarily retail and personal service land uses.
- o Where impacts on residential uses can be minimized.
- o Where adequate off street parking, good pedestrian access and access onto major streets is or can be made available.
- o Where a full range of facilities and services can be provided.

Response: The subject property is surrounded on three sides by residential zones and uses. Across the highway and on the fourth side the land is zoned General Commercial and is vacant. Space for parking is available, but pedestrian access is not good and truck and auto access is currently difficult. Urban services are available to the site.

E. Residential Land Use Findings

1. Residential growth in Sherwood has been slow and the area is characterized by single-family uses. The Plan identifies the need to increase the amount of multi-family residences. The Plan also identifies the need for 638 acres of vacant residential land by the year 2000. As in the case of the commercial inventory, it appears that these stated land needs will occur in the later part of the planning period. There have been significant changes to the Plan since the 1980 adoption. It is not known whether the current plan has increased or decreased the residential inventory from that adopted in 1980.

Response: The proposed amendment eliminates three (3) acres from the inventory zoned for high density residential use. This is equivalent to 53 housing units. The change decreases the opportunity for multi-family housing encouraged by the Plan. However, because of the lack of a current inventory, that decrease may have been already compensated for. At the time of Periodic Plan Review the city will be able to fully analyse the changes and the current land use supply.

F. Parks and Open Space Features

1. Greenways

An open space system consisting of the floodplain of Cedar Creek and Rock Creek will be acquired and preserved for public use as passive open space and natural drainageways. Creek greenways will be linked to a regional greenway along the Tualatin River. A principal use of the greenways will be to provide for linkages between parks and major activity centers.

2. Finance, Acquisition and Maintenance of Recreational Areas and Facilities.

The City will acquire portions of the proposed greenways according to the following procedures:

a. Require the dedication of the greenway portions of proposed new development as part of the standard on-site or public park and open space requirements.

Response: A portion of Cedar Creek crossed the southwest corner of the subject property and is designated floodplain. In accordance with the Plan, this area should be specifically identified and dedicated to the city.

V. FINDINGS OF FACT

A. The subject property is 3.3 acres in size and is unoccupied except for some unused agricultural buildings. The site has a substantial slope from the northwest corner to the southeast corner. There are numerous large trees on the property.

B. The property is zoned High Density Residential and has a potential for fifty three housing units.

C. There are no known soils limitations, although the applicant did not provide any topography or soils data.

D. A portion of the Cedar Creek floodplain crosses the southwest portion of the site, extending about 100 feet into the property.

E. There are no known natural, historic or cultural features on the site.

F. Current approved access to the property is from a 25 foot driveway at the northeast corner. This driveway is closely aligned with 12th Street on the other side of the highway, but there is no ability to cross the highway. Traffic volumes in the area have not been supplied by the applicant. The nearest access point is about 80 feet to the north into the Driftwood Mobile Park. Highway 99 is in good condition and there are no known improvements planned adjoining the site. The Six Corners re-alignment and associated improvements begin about 1000 feet to the north of the site.

There is a bicycle lane in the right-of-way adjoining the site. ODOT was notified of this request and to date have informally replied suggesting a shared access improvement with the Driftwood development. There is a significant slope from the highway to the proposed building site in the area of the driveway. Modification to the terrain for improved access is likely. There are no deceleration or acceleration lanes in and out of the driveway.

G. City sewer and water service is available to the site and must be extended to the property. Storm drainage occurs naturally into Cedar Creek. The Tualatin Fire District has been notified and has indicated that at the time of development fire fighting access roads and water supplies shall meet the requirements of the Uniform Fire Code.

H. Surrounding land use consists of a residential mobile home park to the north; low density residential and agricultural to the west; Cedar Creek to the south and multi-family residential and vacant commercial land to the east.

I. Washington County was notified and responded with a letter attached as an exhibit to this application. The county is concerned about safe access to the highway and have suggested aligning the driveway with NW 12th, shared access with the adjoining tax lot and adequate lane space for trucks entering and leaving the property.

J. Plan Amendment Criteria

1. **The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.** The Plan strongly encourages an increase in multi-family housing compatible with adjacent land uses and near public facilities. This proposal conflicts with that goal, although it is not clear if the loss of this area for multi-family development has already been compensated for through Plan amendments. However, the Plan also identifies the six corners area as a commercial center. The site was not planned for commercial use in 1980 but in the future will be considered a part of the six corners center. Since there are an estimated 110 acres of vacant commercial land in Sherwood now, it is difficult to prove the need for more. But the proposed use is an expansion of an existing business which the Plan supports. It is possible that other commercial sites are not available for the use.

2. **There is a need for the particular use and the zoning proposed.** There is a need to move the existing business from its non-conforming location in the shopping center in order for the business to grow. There is not a need in general for more commercially zoned land in Sherwood.

3. **The proposed amendment is timely and services are available.** The proposal affects an existing business that has outgrown its current facility and is not appropriate for the shopping center location. The business provides a needed community service. The subject property has

the required public facilities, is available and meets the need of the applicant.

4. **Other similarly zoned land is unavailable for the proposed use.** There is other land in Sherwood zoned General Commercial and for sale.

VI. CONCLUSION

The subject property is vacant, available, attractive to the applicant, close to six corners and is suitably sloped to display agricultural equipment. The requested zoning tends to result in strip commercial development extending from six corners south. The proposal defeats a goal of the Plan to encourage more high density development. However, it appears that there is still no market for such development in Sherwood and that those needs may have to be met at a later date in the planning period. Approval of the request may set a precedent for future highway commercial zoning.

The site has access problems that need to be resolved. Cars and trucks traveling 55 mph are not going to easily slow down for large trucks maneuvering towards a steep, narrow driveway into the subject site. It is important that measures be taken to protect the highway status of 99W and to avoid future congestion in Sherwood.

VII. RECOMMENDATION

Staff recommends approval of the request to designate the subject property General Commercial GC subject to the following conditions:

A. Access to the site shall be combined with the adjoining Tax Lot 1200. The specifics of access location shall be considered during site plan review.

B. A deceleration and acceleration lane shall be provided approaching the point of access. The specific lane design shall be approved by ODOT.

C. The area defined as Cedar Creek floodplain on the subject site shall be dedicated to the city.

D. At the time of development, city water shall be extended the length of the property's highway frontage.



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

DATE: 6-15-88
TO: Tualatin Fire District
IN REFERENCE TO: Aid Plan Amendment request

The enclosed material has been referred to you for your information and official comments. Your recommendations and suggestions will be used to guide the City's planning consultant when reviewing the proposal. If you wish to have your comments on the enclosed material considered, please complete and return a copy of this form by 6-29-88, to Sherwood City Hall, P.O. Box 167, Sherwood, OR 97140. 625-5522.

Your prompt reply will help to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below:

1. We have reviewed the proposal and find no conflicts with our interests. *as long as those items listed below are met at time of development.*
2. Additional time is necessary for our board or commission to act upon a recommendation. The decision will be submitted by _____.
3. A formal recommendation is under consideration and will be submitted to you by _____.
4. Please contact our office immediately.
5. We would like to suggest some changes to the proposal (please attach comments).
6. Please refer to the enclosed letter.

COMMENTS

FIRE FIGHTING ACCESS ROADS AND
FIRE FIGHTING WATER SUPPLIES
MUST MEET THE REQUIREMENTS
OF THE UNIFORM FIRE CODE.

Signed

Title

Dep Fire Marshal



WASHINGTON
COUNTY,
OREGON

JUN 30 1988

June 24, 1988

Jim Rapp
City Manager
City of Sherwood
P.O. Box 167
Sherwood, OR 97140

RE: REID PLAN AMENDMENT

We have reviewed this plan amendment and have concerns regarding access to 99W. Specifically, the driveway access should be oriented so as to prevent any congestion problems in the future. This could be accomplished by aligning the driveway access for tax lot 1100 with NW 12th Street. Consideration should also be given to the potential for future shared common access with tax lot 1200. The existence of the median strip on 99W will limit access to right-in/right-out only at this time. Adequate lane space should be provided for these maneuvers.

If you have any questions regarding these comments, please contact Ron Weinman at 640-3519.

Brent Curtis
Planning Manager/
Acting Land Development Manager

BC:KJM:mb

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. _____

FEE 4500

RECEIPT NO. 0642

DATE 4-14-88

Type of Land Use Action Requested

- Annexation
- Plan Amendment Minor
- Variance (4 acres or less)
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	<u>Ben Reid</u>	<u>420 Ray St</u>	<u>625-7822</u>
Owner:	<u>Mary Lockwood</u>	<u>26279 NE Butterville Rd, Aurora</u>	<u>97002</u>
Contact for	<u>Ben Reid</u>		<u>625-5549</u>
Additional Info:	<u>Ben Reid</u>		

Property Information

Street Location: 21405 Pacific Hwy, Sherwood

Tax Lot No. 1100 : 2S130D Acreage 3 1/3 ac

Existing Structures/Use: lean to's

Existing Plan Designation: HDR

Proposed Action

Proposed Use Equipment Dealership + Rental

Proposed Plan Designation GC

Proposed No. of Phases (one year each) 1

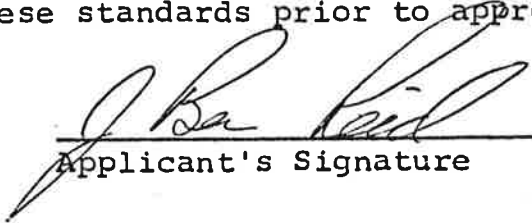
Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: _____

Authorizing Signatures

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.



Applicant's Signature

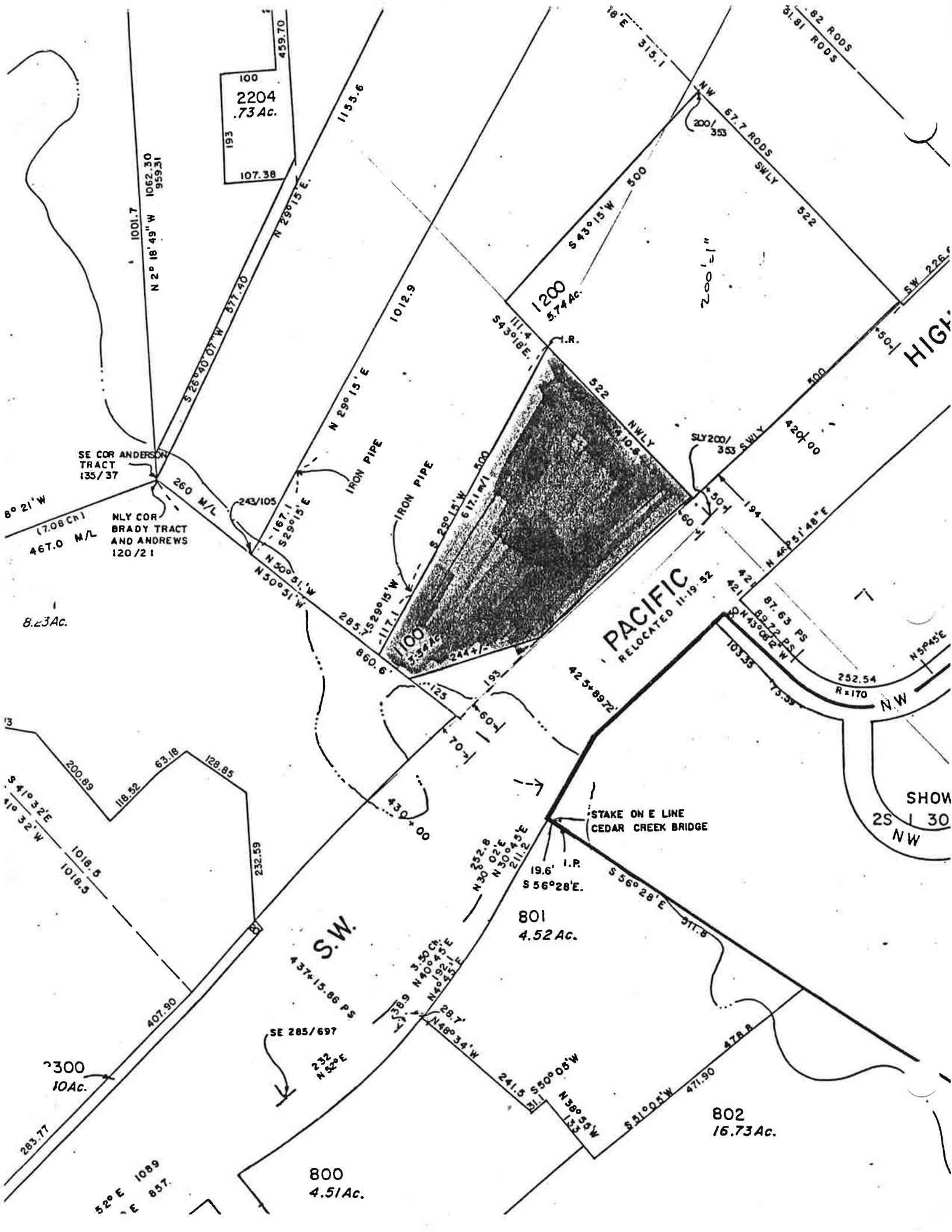
14 Apr 88

Owner's Signature

To Be Submitted With The Application

To complete the application submit ~~nine~~¹³ copies of the following:

1. A brief statement describing how the proposed action satisfies the required findings criteria contained in the Comprehensive Plan for the action requested.
2. Applicable existing conditions and proposed development plan information and materials listed in Part 3 Chapter 1 TABLE 4.04 of the Comprehensive Plan. The information in TABLE 4.04 which is applicable to a given application shall be determined during a preapplication conference with the Planning Department.



100
2204
.73 Ac.
193
107.38
459.70

1200
5.74 Ac.

100
5.24 Ac.

801
4.52 Ac.

800
4.51 Ac.

802
16.73 Ac.

300
10 Ac.

PACIFIC
RELOCATED 11-19-52

STAKE ON E LINE
CEDAR CREEK BRIDGE

SE COR ANDERSON
TRACT
135/37

NLY COR
BRADY TRACT
AND ANDREWS
120/21

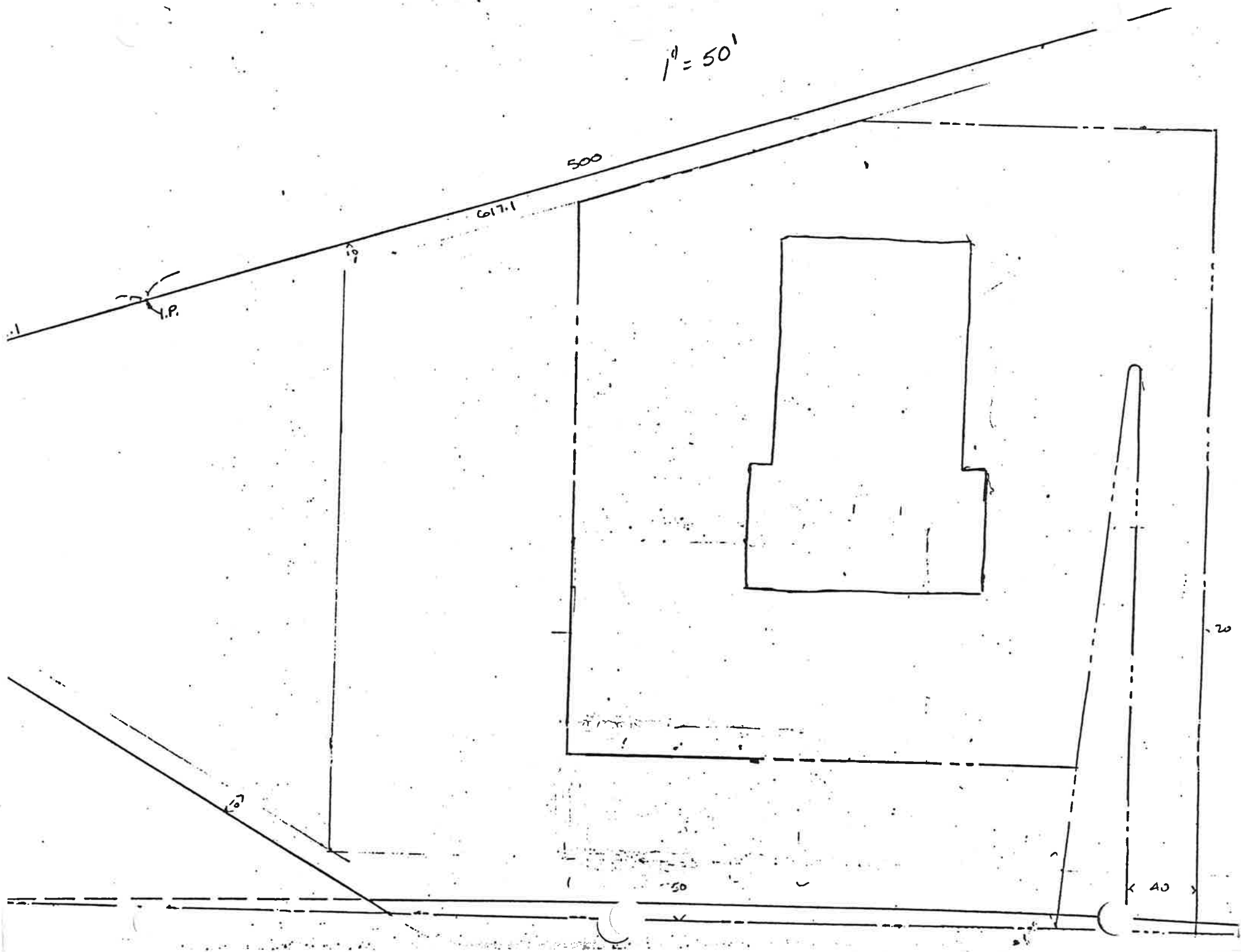
SE 285/697

HIGHWAY

SHOW
25 | 30
NW

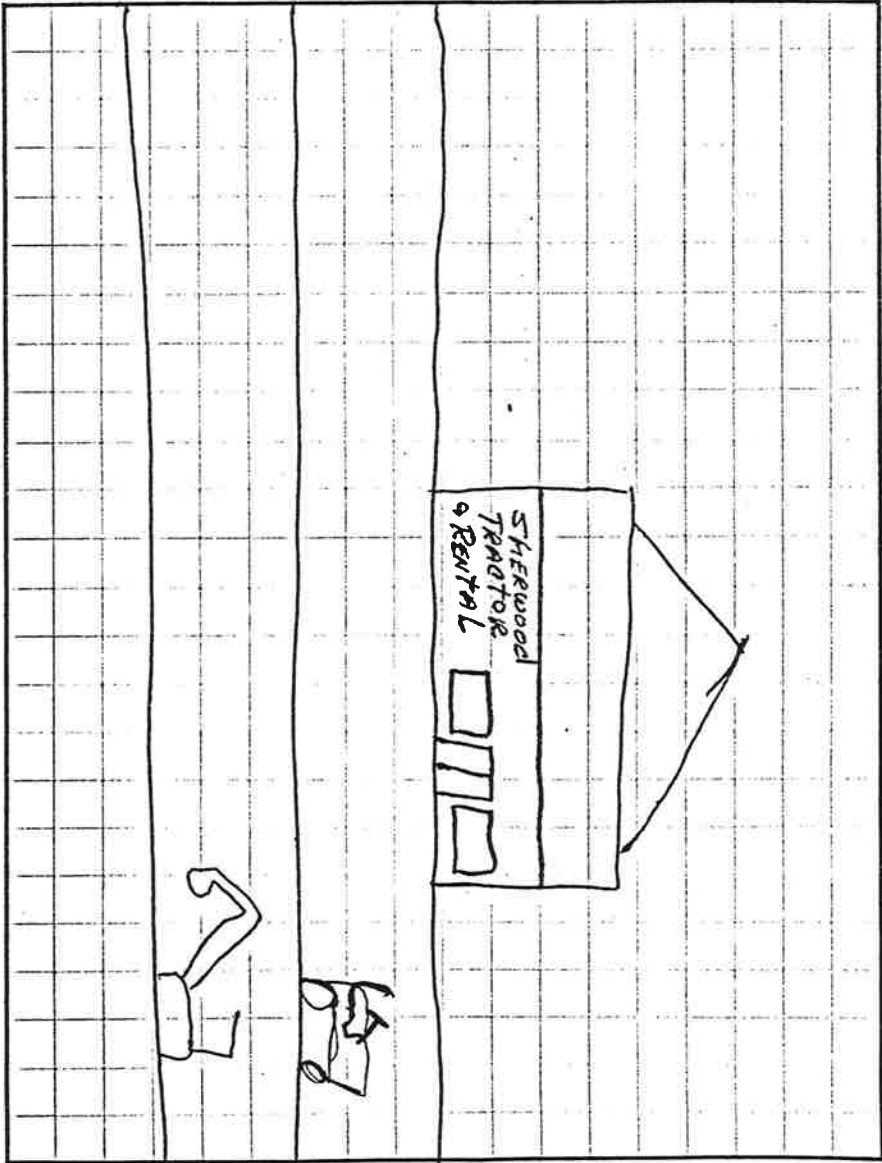
52° E 1089
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$1^{\circ} = 50'$

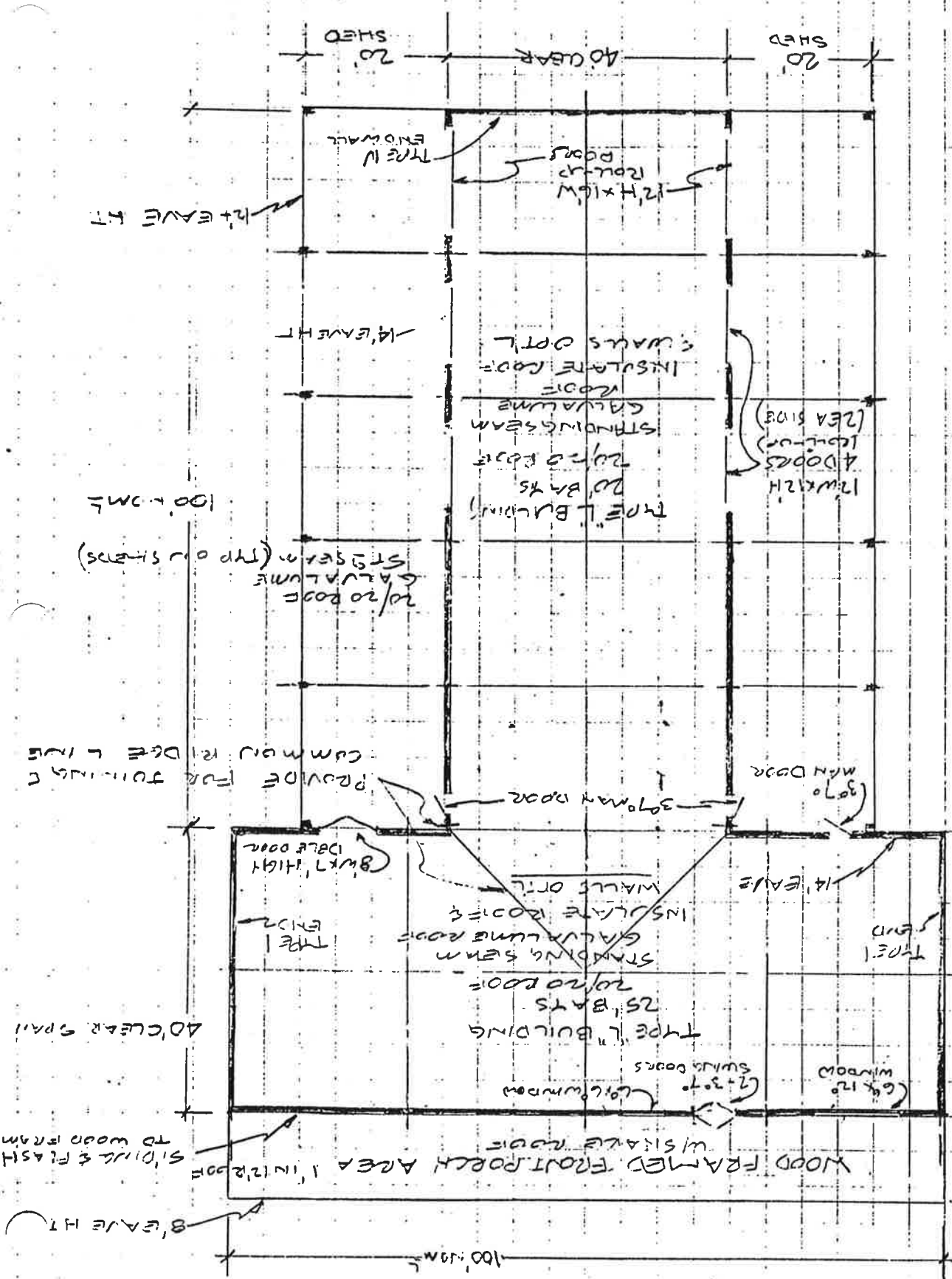


SHERWOOD TRACTOR & RENTAL CENTER

1514 N. SHERWOOD BLVD
SHERWOOD, OR 97140
PHONE: (503) 625-5549
QUOTE GOOD FOR _____ DAYS



SIX CORNERS SALES CO.
 SHERWOOD DR 97150
 503-625-5256



SHERWOOD TR 2
 4-19-88
 CWT

①

Application's Information

The enclosed application is being presented for the registered owner, Tracy D. Duckworth 26271 N.E. Kuttville Avenue, Dr. Duckworth is located on 9910 (map sheet) and we are requesting that this be referred to Gen. Lem. To allow us to build a building to house our current operation now located in the Shewood Plaza. As the maps show the current easement to this 3.34 acre parcel and all other property information that you request. Our plan is to set the building on the high part of the property, and block the driveway and a 75 ft wide area around the building as shown on the map. We then plan to terrace the Hwy. side down to road level and use this area for equip. storage, and will be landscaped with grass and low ground cover. The front plain pos the county extends only about 5 ft into the lower end of the property, and this area will only be gravel or grass area, and the entire property has natural drainage to the creek.

The property ~~is~~ now only has some other buildings (see photo) that are falling down, and these will be destroyed. It is my understanding that all utilities are currently available to this property, and city water & sewer are at, or nearly.

the trees that we will need to remove in order to build, are in poor condition and will be no great loss.

The only obstacle I can see with this property is the currently allowed easement is 50 ft. according to the deed, and I feel that 90' to 100' would make the access for trucks.

and from the property much easier for large trucks.

I feel that the location would be much better for our customers as well as for the Sir Cromer area and the City of Newark, as we have been working out our present location and we often cause additional traffic problems because of our trucks and equipment holding up traffic at the entrance off City Rd, as well as interfering with traffic on City Rd itself.

With your approval our plan is to start ~~at~~ development this fall if all goes right, if not we feel we can get started in no ~~less~~^{more} than 18 months.

We would like your approval as soon as possible so we can continue with the necessary buying, planning, approvals, bidding, and financing.

Thank You,

J. Ben Reid

STAFF REPORT

TO: City of Sherwood Planning Commission
DATE TYPED: July 8, 1988

FROM: Carole W. Connell
FILE NO: MPA 88-2

SUBJECT: Request for a Major Plan Amendment from High Density Residential HDR to Medium Density Residential High MDRH

I. PROPOSAL DATA

Applicant: Greenhill Associates
1750 Skyline Blvd.
Portland, Oregon 97221

Owner: Ray Zettlemyer
21305 SW Pacific Hwy.
Sherwood, Ore. 97140

Location: Located at 21305 SW Pacific Highway and further described as Tax Lot 1200, Map 2S-1-30D.

II. BACKGROUND DATA

The subject six acre parcel is an existing mobile home park approved in 1964 by the County for 50 spaces. Since then, the development has been connected to City sewer. The applicant is requesting use of the drainfield area for six additional mobile spaces. Only the MDRH zone permits mobile home parks, as a conditional use.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.105 High Density Residential HDR zone.
- B. Chapter 2 Section 2.104 Medium Density Residential MDRH zone.
- C. Chapter 3 Section 3.200 Public Notice Requirements
- D. Chapter 4 Section 4.100 Application Content
- E. Chapter 4 Section 4.200 Plan Amendments
- F. Sherwood Community Development Plan

IV. SHERWOOD COMMUNITY DEVELOPMENT PLAN

A. Residential Land Use Findings

- 1. Residential growth in Sherwood has been slow and the area is characterized by single-family uses. The Plan identifies the need to increase the amount of multi-

family residences. The Plan also identifies the need for 638 acres of vacant residential land by the year 2000. As in the case of the commercial inventory, it appears that these stated land needs will occur in the later part of the planning period.

2. Table IV-6 identifies 243 multi-family units in 1980 to be increased to 3,953 units by the year 2000. The additional units will occur primarily in the MDRH and HDR zones.

RESPONSE: The plan anticipates a significant increase in the amount of multi-family residential development and the subject property is zoned for high density development. The requested change in designation of 6 acres from HDR to MDRH will reduce the potential gross number of units on the property from 96 to 66 units. There have been significant changes in the residential inventory since the Plan was adopted. At this time, it is not known whether there has been an increase or decrease in the amount of multi-family land available. Since the subject property is developed, it is unlikely that the land would be available for HDR density for some time.

B. Residential Policies

1. Seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency.
2. Residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened.
3. The City will insure the availability of affordable housing and locational choice for all income groups.
4. Mobile home housing will comprise up to 25% of the total dwelling units.
5. The HDR zone is intended to provide for high density multi-family urban housing with a diversity in style, design and amenities in keeping with sound site planning principles where services are available.
6. The MDRH zone is intended to provide for a variety of medium density housing styles, designs, and amenities in keeping with sound site planning. Mobile home parks may be allowed as conditional uses.

RESPONSE: The existing mobile park and its expansion provides a needed housing style for low and moderate income residents. The expansion is compatible with the existing character of the park, an established land use in the community. The addition of the proposed six spaces and utilization of 9 unused lots brings the platted residential inventory to 1,126 lots 198 or 17.5% are designated for mobile units.

V. FINDINGS OF FACT

A. PARCEL DESCRIPTION

1. The subject parcel is six acres and is currently occupied by 41 units. The park was approved by Washington County in 1964 for 50 spaces, so that nine approved spaces are unused. The front portion was to be utilized for a septic drainfield. Since the drainfield is no longer needed, the applicant has requested use of that area for six additional spaces, for a total of 56.
2. The parcel is also occupied by a single family residence and garage for the park manager. There are no children living in the park. There are no recreation or storage improvements. There are about a dozen RV's and other vehicles parked randomly around the park.
3. The Sherwood Transportation Plan identifies a future collector road that crosses the rear portion of the property connecting into Edy Road and eventually Elwert Rd.
4. Surrounding land use consists of a single family residence zoned HDR to the north, vacant and agricultural land zoned HDR to the south and west, and vacant land zoned General Commercial across the highway to the east.
5. Access to the parcel is currently available from two 25 foot wide driveways. Public sewer is provided by an eight inch line in the highway right-of-way. Water is still provided by a private well. The proposal would have little effect on current traffic volume. Storm drainage flows to the highway.
6. There are no significant natural features on the site. There are no known easements on the property. There are several large trees in the front. There is a vegetable garden in the vacant area in the southwest corner.
7. ODOT has been notified of this request and has suggested within the Hwy 99W access plan analysis that the applicant of this request and the Reid Plan Amendment request consider a shared access to the highway, ideally to be centered on the common property line.
8. The code requires a 25' landscaped corridor. The proposal provides only 10 feet and a wood fence.
9. The Tualatin Fire District, Washington County and ODOT have been notified of this request. The Fire District comments are attached.
10. There is no public park in the area serving the

residents. There is a planned neighborhood park on Edy Rd. that could be utilized by the residents, but there are no known plans to develop the park.

B. PLAN AMENDMENT CRITERIA

1. **The proposed amendment is consistent with the goals and policies of the Comprehensive plan.** The Plan encourages the provision of low income and multi-family housing compatible with adjacent land uses and near public services. Although the housing market has not met the anticipated projections, the proposal complies with these goals. The proposal also complies with the Plan policy to develop "infill" properties before "leap-frogging" into vacant undeveloped parcels. The proposal provides for full utilization of the subject parcel.
2. **There is a need for the particular use and zoning proposed.** The proposal results in a mobile home inventory of an estimated 17.5% well under the 25% limitation. There are two mobile home parks in Sherwood, neither of which are completely full. But there is a growing demand for a selection of mobile homes sites and the subject facility, which has provided home sites for 24 years, has room to expand and be fully utilized.
3. **The proposed amendment is timely and services are available.** The proposal affects an existing development that would benefit the community by being fully utilized. This is not an application based on speculated development. Further, City services have been made available. The well water is adequate and access to the highway is adequate.
4. **Other similarly zoned land is unavailable for the proposed use.** There is vacant MDRH land in Sherwood for mobile homes, but none of which have a nearly builtout park already established. The Plan encourages utilization of existing serviced properties first. The redesignation brings an existing, established use into compliance with City planning and zoning.

VI. CONCLUSION

The existing Driftwood Mobile Park is a non-conforming use in the HDR zone and in order to be fully utilized and expanded, the property must be reclassified MDRH. The Plan strongly supports infill development, increased densities and a variety of housing choices for low and moderate income residents. However, the Plan also encourages the development of livable residential neighborhoods and there are a few problems with the application as follows:

- The Transportation Plan requires 27 feet of road dedication along the rear property line for a future collector.

Conveniently, there is now a 25 foot wide drive along the rear property, but there are also two proposed mobile home lots. These two lots, which are now vacant, would have to be eliminated.

- Driftwood Park was designed primarily for single wide units and many of the lots are narrow. There is, at most, one parking space per lot, and if the undeveloped areas are utilized, there will be no storage or open space area in the park. The estimated one dozen trucks and RV's would have to be parked off the property in a storage facility.
- This is a dense development that will become much more dense if completely utilized. There are no public parks in the area and no open space if approved as proposed. At a minimum, a small area for a community garden, picnic or play area should be provided.
- The City is involved in the development of a Hwy 99W access plan. In this application, there may be an opportunity to combine access with Reid to the south and combine two close highway driveways into one. This would require elimination of two planned lots.
- The manager's parcel is spacious and well landscaped. It appears by the plan that the existing garage would have to be eliminated and provided elsewhere on the manager's parcel. Also, the proposal does not comply with the 25' landscaped corridor.
- The redesignation of this parcel will firmly establish the park as a conforming and permanent use. Proper development of this parcel as a livable residential community is important.

VII. RECOMMENDATION

Staff recommends approval of the Plan amendment to redesignate the subject property Medium Density Residential High MDRH subject to the following conditions:

- A. 27 feet along the rear property line shall be dedicated to the City for a future collector road. This may continue to be used for an internal driveway and RV storage or open space. This will require the removal of lots #10 and #52.
- B. 15 feet shall be provided for a visual corridor along the Hwy 99W frontage and existing trees within that 15 feet shall be retained.
- C. A combined access with parcel 1200 shall be provided and the park layout redesigned accordingly.

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. CU88-1
MFA 88-2
FEE \$ 900
RECEIPT NO. 0681
DATE 6/17/88

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	GREENHILL ASSOC.	1750 Skyline Blvd Port.97221	292-6933
Owner:	Ray Zettlemoyer	21305 SW Pacific Hwy. Sherwood,97140	
Contact for			
Additional Info:	Hal Hewitt, Greenhill Assoc.		

Hal Hewitt

Property Information

Street Location: 21305 SW Pacific Hwy.

Tax Lot No. 1200 2S 1W Sec 30D Acreage 6

Existing Structures/Use: Mobile Home Park

Existing Plan Designation: High Density Res.

Proposed Action

Proposed Use Continue Mobile Home Park

Proposed Plan Designation Medium Density Res. High

Proposed No. of Phases (one year each) One

Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: _____

Plan Amendment to allow Conditional Use for continuing present use.

Authorizing Signatures

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

5-18-88

Owner's Signature

To Be Submitted With The Application

To complete the application submit nine (9^{1/3}) copies of the following:

1. A brief statement describing how the proposed action satisfies the required findings criteria contained in the Comprehensive Plan for the action requested.
2. Applicable existing conditions and proposed development plan information and materials listed in Part 3 Chapter 1 TABLE 4.04 of the Comprehensive Plan. The information in TABLE 4.04 which is applicable to a given application shall be determined during a preapplication conference with the Planning Department.



GREENHILL ASSOCIATES

1730 S W Skyline Blvd Portland OR 97221

May 20, 1988

Sherwood Planning Commission
City Hill
Sherwood, Oregon

Ladies and Gentlemen:

Enclosed herewith is a Plan Amendment and Conditional Use application intended to support your approval of a modified site plan for the Driftwood Mobile Home Park on Highway 99W.

As you know, this park has operated successfully in the community for many years but has had development limitations because of the lack of public sewer service. This problem was remedied recently with the extension of a sanitary sewer line to the property. As a result, the owner would like to complete the original park development concept. However in doing so, he is requesting some minor modifications to the original plan which will allow for upgrading and completion of the project. These are shown on the attached site plan and described in the attached statements.

Although this request in affect involves a reduction in zoning on the subject property, we believe it is in compliance with the existing Comprehensive Plan Policies and Zoning Ordinance standards and criteria for the subject property.

We trust this application will receive your thorough and careful consideration. We stand prepared to respond to any additional details or information required.

Very truly yours,

Hal Hewitt

cc: Ray Zettlemyer
Don Pfeifer

SUPPORTING STATEMENT

Plan Amendment

Zettlemoyer/Pfeifer

May, 1988

REQUEST

This is a request to amend the community plan map from the High Density Residential to the Medium Density Residential High classification on property containing the Driftwood Mobile Home Park at 21305 S. W. Pacific Hwy.

BACKGROUND

Subject property was approved for a mobile home park development in 1964 by Washington County for a 50 unit mobile home park. The property was subsequently developed by the owner Mr. Ray Zettlemoyer, who has operated the park during the last 24 years. During most of this period the park has operated with reliance upon independent septic systems which limited the full development of the site. The recent extension of the public sewer to service the property has eliminated any further need to reserve the drain field areas. The owner has a buyer actively interested in purchasing the property who wishes to upgrade the overall appearance of the park and provide improved spaces for a total of 56 units as indicated on the attached site plan.

This type of development is not recognized in the present zoning district in which the property is located, but it is permitted in the Medium Density Residential High District as a conditional use, hence the proposed amendment.

AMENDMENT CRITERIA

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan by category as indicated:

Growth Management Policy Objectives

- 2a. Focus growth into areas contiguous to existing development rather than "leap frogging" over developable property.
- 2b. Encourage development within the present city limits, especially on large past-over that are available.

Residential Policy Goal

To create a flexible planning framework for the allocation of land for residential, commercial and industrial activities so as to create a balanced, livable urban environment where persons may live, work, play and shop.

Policy No. 1

Residential areas will be developed in a manner which will insure that the integrity of the community is preserved and strengthened.

Higher density residential development will be located so as to take advantage of existing major arterial and collector streets; nearby shopping, parks, mass transit and other major public facilities and services.

Policy No. 2

The city will insure that an adequate distribution of housing styles and tenures are available.

Mobile housing will comprise up to 25% of the total dwelling units in the planning area. The 75/25% ratio of conventional housing types to mobile housing shall be employed as a guideline to a sure variety of housing types are available at any given time.

Policy No. 3

The city will insure the availability of affordable housing and locational choice for all income groups.

The city will participate in the regional "fair share" housing program to provide housing opportunities for low and moderate income, elderly, large family and handicapped households.

Housing shall be of a design and quality compatible with the neighborhood in which it is located.

Policy No. 4

The city will create, designate and administer five residential planning designations specifying the purpose and standards of each consistent with the need for balance in housing densities, styles, prices and tenures.

4) Medium high density residential

This designation is intended to provide for a variety of medium density housing styles, designs, and amenities in keeping with sound site planning. Included in this designation are multiplexes, low density apartments and condominiums, and row housing. Mobile home parks may be allowed as conditional uses.

B. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the city, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area and the general public good:

1. We believe the success of this park since its development over a 24 year period serves as a primary demonstration of the need for this type of use in the community. During this period of time the park has consistently provided housing space for moderate income families, but has been unable to fully develop due to the absence of public sewer service to the property.
2. The need for this type of development is also amply demonstrated in previously cited residential housing policies with reference to the 25% goal.
3. Moderate demand and public need is further demonstrated for mobile home living with the approval and development of newer but similar types of housing developments in the community during recent years.

C. The proposed amendment is timely, considering the pattern of development in the TI surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment and the availability of utilities and services to serve all potential uses in the proposed zoning district:

The subject property is located within the six corners area, which has been the location for growth and development during the past ten to fifteen years. The existing mobile home park is one of the few non-commercial properties in the immediate area; however it reflects a high degree of compatibility as a transitional use consistent with the multi-family housing designations contained on the plan map.

The principal change which underscores the proposed amendment is the extension of public sewer to the property which in turn recognizes and supports the completion of the site development.

D. Other lands in the city already zoned for proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors:

We do not believe this criteria to be applicable in this case.

in 1964 for 50 spaces, so that nine approved spaces are unused. The front portion was to be utilized for a septic drainfield. Since the drainfield is no longer needed, the applicant has requested use of that area for six additional spaces, for a total of 56.

2. The parcel is also occupied by a single family residence and garage for the park manager. There are no children living in the park. There are no recreation or storage improvements. There are about a dozen RV's and other vehicles parked randomly around the park.
3. The Sherwood Transportation Plan identifies a future collector road that crosses the rear portion of the property connecting into Edy Road and eventually Elwert Rd.
4. Surrounding land use consists of a single family residence zoned HDR to the north, vacant and agricultural land zoned HDR to the south and west, and vacant land zoned General Commercial across the highway to the east.
5. Access to the parcel is currently available from two 25 foot wide driveways. Public sewer is provided by an eight inch line in the highway right-of-way. Water is still provided by a private well except the residence is on City water. The proposal would have little effect on current traffic volume.
6. There are no significant natural features on the site. There are no known easements on the property. There are several large trees in the front. There is a vegetable garden in the vacant area in the southwest corner.
7. ODOT has been notified of this request and has suggested within the Hwy 99W access plan analysis that the applicant of this request and the Reid Plan Amendment request consider a shared access to the highway, ideally to be centered on the common property line.
8. The code requires a 25' landscaped corridor along Hwy 99W. The proposal provides only 10 feet and a wood fence.
9. The Tualatin Fire District, Washington County and ODOT have been notified of this request. The Fire District comments are attached.
10. There is no public park in the area serving the residents. There is a planned neighborhood park on Edy Rd. that could be utilized by the residents, but there are no known plans to develop the park.
11. Since the park was approved 24 years ago, there are many City mobile home standards in which the park does not

comply. These include:

- a. There is no designated area for parking recreational vehicles.
- b. Not all spaces are a minimum of 3,000 square feet.
- c. As proposed, not all units would be setback 100 feet from the centerline of Hwy. 99W.
- d. Not all units or carports are 15 feet apart or 10 feet from adjoining property lines or streets.
- e. Not all units are on a foundation and have skirting.
- f. There is not a 36 foot wide access road onto Hwy 99W.
- g. There are not two off-street parking spaces for each space.
- h. There is no street lighting.
- i. There is no required landscaping in the front and side setback areas.
- j. There are no laundry room facilities.
- k. There are no separated pedestrian ways.

B. COMPLIANCE WITH CONDITIONAL USE CRITERIA

1. The park is currently provided with all necessary services, although the mobile units are not on City water.
2. The park has two highway access points, one of which is only 80 feet from the adjoining vacant Tax Lot 1100.
3. The proposal does not comply with the current manufactured park standards because it was approved so long ago.
4. There is a public need for more affordable mobile home sites, and it is most efficient to infill existing development, if possible.
5. Surrounding property will not be adversely affected by the use since it is well established. However, future development of the site should not be permitted in a manner that would adversely affect the area.

VI. CONCLUSION

The existing park does not conform to the City's manufactured park standards as developed, and in a few cases as planned.

Complete utilization of the park is generally desirable and should be encouraged as long as the area remains livable.

VII. RECOMMENDATION

Staff recommends approval of the Conditional Use Permit to expand the Driftwood Mobile Home Park subject to the following conditions:

- A. All conditions of application MPA 88-2 shall be met.
- B. There shall be a parking area provided for at least 20 recreational vehicles, or parking of such facilities shall be prohibited.
- C. All units on lots 1, 53, 54, 55, 56, and 44 shall be setback 100 feet from the centerline of Hwy. 99W.
- D. A landscaped visual corridor at least 15 feet wide shall be provided along the Hwy. 99W frontage.

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CUBB-1
CASE NO. MPA 88-2
FEE \$ 400
RECEIPT NO. 0681
DATE 6/17/88

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	GREENHILL ASSOC.	1750 Skyline Blvd Port. 97221	292-6933
Owner:	Ray Zettlemyer	21305 SW Pacific Hwy. Sherwood, 97140	
Contact for			
Additional Info:	Hal Hewitt, Greenhill Assoc.		

Hal Hewitt

Property Information

Street Location: 21305 SW Pacific Hwy.

Tax Lot No. 1200 2S 1W Sec 30 Acreage 6

Existing Structures/Use: Mobile Home Park

Existing Plan Designation: High Density Res.

Proposed Action

Proposed Use Continue Mobile Home Park

Proposed Plan Designation Medium Density Res. High

Proposed No. of Phases (one year each) One

Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: _____

Plan Amendment to allow Conditional Use for continuing present use.

JUN 29 1988

Authorizing Signatures

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

5-18-88


Owner's Signature

6-28-88

To Be Submitted With The Application

To complete the application submit nine (9)¹³ copies of the following:

1. A brief statement describing how the proposed action satisfies the required findings criteria contained in the Comprehensive Plan for the action requested.
2. Applicable existing conditions and proposed development plan information and materials listed in Part 3 Chapter 1 TABLE 4.04 of the Comprehensive Plan. The information in TABLE 4.04 which is applicable to a given application shall be determined during a preapplication conference with the Planning Department.



GREENHILL ASSOCIATES

1730 S W Skyline Blvd Portland OR 97221

May 20, 1988

Sherwood Planning Commission
City Hill
Sherwood, Oregon

Ladies and Gentlemen:

Enclosed herewith is a Plan Amendment and Conditional Use application intended to support your approval of a modified site plan for the Driftwood Mobile Home Park on Highway 99W.

As you know, this park has operated successfully in the community for many years but has had development limitations because of the lack of public sewer service. This problem was remedied recently with the extension of a sanitary sewer line to the property. As a result, the owner would like to complete the original park development concept. However in doing so, he is requesting some minor modifications to the original plan which will allow for upgrading and completion of the project. These are shown on the attached site plan and described in the attached statements.

Although this request in affect involves a reduction in zoning on the subject property, we believe it is in compliance with the existing Comprehensive Plan Policies and Zoning Ordinance standards and criteria for the subject property.

We trust this application will receive your thorough and careful consideration. We stand prepared to respond to any additional details or information required.

Very truly yours,

Hal Hewitt

cc: Ray Zettlemyer
Don Pfeifer

SUPPORTING STATEMENT
Conditional Use Permit

Zettlemoyer/Pfeifer

May, 1988

REQUEST

This is a request for approval of a Conditional Use Permit to allow for the modification of a site plan for a mobile home park in the Medium Density Residential High Zoning District.

BACKGROUND

The subject property has previously been approved for a mobile home park and operated as such since 1964. However full development and use of the property was limited due to lack of public sewer system which is now available to the site.

CRITERIA

- A. All public facilities and services to the proposed use or are otherwise provided by the owner:
1. Transportation and access is provided directly from Pacific Highway 99W via two independent 30 foot driveways.
 2. Public sewer services are provided via an eight inch line constructed to the property which is located in the state highway right-of-way.
 3. Water is provided from a private well which has been operated successfully for the last 24 years.

B. The proposed use conforms to applicable zoning standards:

To the best of our knowledge the site as it was constructed 24 years ago complies with the present development requirements of the proposed zoning district. Further, the proposed revised site plan does not represent any conflict with these standards.

C. There is a demonstrable public need for the proposed use:

1. We believe the success of this park since its development over a 24 year period serves as a primary demonstration of the need for this type of use in the community. During this period of time, the park has consistently provided housing space for moderate income families, but has been unable to fully develop due to the absence of public sewer service to the property.
2. The need for this type of development is also amply demonstrated in the residential housing policies under the Plan Amendment supporting statement attached herewith.
3. Moderate demand and public need is further demonstrated for mobile home living in the Sherwood community with the approval and development of newer but similar types of housing developments in the area during recent years.

- D. The public need is best served by allowing the conditional use for the particular piece of property in question as compared to other available property:

The Driftwood Mobile Home Park has a 24 year history of successfully serving the mobile home market in the Sherwood community. We believe this record in combination with the location of the park on the major highway and proximate location to good shopping facilities qualifies it under this criteria.

- E. Surrounding property will not be adversely affected by the use:

We are unaware of any adverse effects that have been created by the Driftwood Mobile Home Park during recent years. The site appears to be quite compatible given its location on a major highway and location on the perimeter of the Six Corners commercial neighborhood. We believe the development will continue to represent an acceptable transitional use between the more intensive commercial areas near Six Corners and other residential growth occurring outward from the city along the highway.



STATE OF OREGON

INTEROFFICE MEMO

TO: LEO HUFF
Planning Representative

FROM: THEODORE A. SPENCE
Plan and Program Manager

SUBJECT: 99/Sherwood Access Management Study Proposal

DATE: May 24, 1988

I reviewed your outline and generally concur with the direction.

However, I am concerned about the following that needs to be accomplished.

I would like to have Richard McSwain pulled in to provide an overview of the function from Salem, and to provide the linkages to Region 2.

It is critical that we get a consensus on the objectives of the study from the city of Sherwood Planning Commission and City Council as well as the citizens. My concern is that we start off on the right foot in terms of assuring that their values are identified and acknowledged in the study as well as the free flow of the highway. This means that we should identify the quality of development that can occur in this part of Sherwood and that a good operating highway is a benefit, not a detriment to this effort. This balancing of sometimes conflicting objectives need to be carefully done and worked through with people like Jim Rapp, City Manager; Carol Connell, City Planner; as well as the planning groups.

I would like to meet with you, Richard McSwain, and a representative from Region 2 to assure ourselves that we have our effort coordinated before going into the details of working with the community.

We will need support resources and I hope we can get these in place before we start as well.

TAS/cy

xc Rick Kuehn
Richard McSwain

PACIFIC HIGHWAY WEST/SHERWOOD ACCESS MANAGEMENT STUDY
WORK PROGRAM

Situation and Problem

The land use along Pacific Highway West (99W) in the City of Sherwood may change significantly as a result of the proposed construction of Phase One of the Washington County Westside Bypass. The Bypass will eventually connect I-5 and I-205 to the Aloha/Hillsboro area with a limited access highway. Phase One will begin at I-5/I-205 in Tualatin and terminate at an interchange with 99W north of the Six Corners area in Sherwood. Traffic will be focused at this interchange and there is already discussion of rezoning some land from residential to commercial.

ODOT is preparing to spend \$83 million on Phase One of the Bypass. In addition, Washington County is proposing a realignment of the Six Corners intersection. These investments could be substantially depreciated by haphazard development and driveways along 99W.

Most of the land adjacent to 99W is currently zoned residential. There is commercial development in the Six Corners area, however, most of the access is through the signalized intersection.

The City of Sherwood is beginning the process of updating it's transportation plan.

Now is an opportune time to develop a management plan for future access to 99W. The following is a list of the tasks that would be necessary to formulate a plan.

Task One: Data Collection

Map the following along 99W from the area of the proposed Bypass interchange south to Wilsonville Road.

- Existing access points (road approaches and driveways)
- Existing median crossings
- Existing restrictions on access (deeded locations and types)
- Existing parcels of land along the highway
- Existing zoning land along the highway
- Existing land use
- Physical restrictions to access (topography, wetlands, site distance)

-Plans for future city streets crossings or intersections with 99W

- Plans for future frontage Rds.

-Existing and forecast travel on the highway and major crossroads.

- Existing and forecast travel speed on 99W

Task Two: Formulation of Access Control Techniques

Assemble from USDOT, AASHTO, ODOT, and any other relevant source; an inventory of access control techniques that might be applicable to the situation along 99W in Sherwood. The discussion should include but not be limited to frontage roads, recommended driveway spacing based on traffic volumes and speeds, shared driveways, indirect or alternative access, median barriers and acceleration/deceleration lanes.

Task Three: Develop Land Use Scenerios

Develop some land use scenerios based on possible access arrangements:

A pattern without access management. (the "do nothing alternative", which usually results in "strip commercial development")

Some land use alternatives based on access management techniques.

Task Four: Impact Analysis

Analyze the impact each scenerio would have on the operation and safety of 99W.

Task Five: Develop Recommendations

Develop recommendations for a land use pattern that allows for development that is compatible with the function of the highway.

Recommend access managemet techniques that preserve the function of the highway as a throughway.

Identify language for Sherwood land regulation and development codes that would guide and condition development approvals in light of access management recommendations.

Task Six: Review

At the end of each task present findings for technical and citizen review.

JUN 20 1988



Federal Emergency Management Agency

Region X

Federal Regional Center

Bothell, Washington 98021-9796

JUN 16 1988

Honorable Mary Tobias
Mayor of Sherwood
City Hall, P.O. BOX 167
Sherwood, Oregon 97140

Dear Mayor Tobias,

Belatedly, this is to certify that the City of Sherwood is fully compliant with all current regulations governing the National Flood Insurance Program, based on our review of your Ordinance number E-879 amending the Zoning and Community Development Code Section 2.114.

We very much appreciate the cooperation of James Rapp in addressing the outstanding issues we described in our January 25, 1988 letter, and making the appropriate corrections. If we can be of any assistance in the future, please feel free to call on me at (206) 487-4682.

Sincerely,

Charles L. Steele, Chief
Natural and Technological
Hazards Division

cc: Jim Kennedy, Department of Land Conservation and Development, Salem

APPROVED MINUTES

City of Sherwood
Planning Commission Meeting
July 18, 1988

1. **Call to Order:** Chairman Glen Warmbier called the meeting to order at 7:30 p.m. Those present were: Vice Chairperson Marian Hosler, City Planner Carole Connell, Grant McClellan, Ken Shannon, Jim Scanlon, Gene Birchill and Joe Galbreath. Clarence Langer, Jr. and Glenn Blankenbaker were absent.
2. **Approval of Minutes:** Joe Galbreath moved to accept the minutes of 6/20/88 as written and Marian Hosler seconded. The motion carried unanimously.
3. **Bilet Products Status Report:** As Mr. Blakeslee of Bilet Products was out-of-town, this item was tabled until the next meeting.
4. **Site Plan Approval Request by the Sherwood School District to Add a Modular Classroom:** Carole Connell reviewed the Background Data and Findings of Fact from the Staff Report. Staff recommended approval with conditions. Carole noted that there was a difference in height between the planned modular building and an existing modular building. Mr. Bill Willey, representing the School District advised that the 20 foot separation requirement between the existing and the proposed building would be satisfactory. He explained also that the height of the proposed building was standard and could not be changed.

Mr. Scanlon moved to approve the request with staff recommendations. Mr. Shannon seconded and the motion carried unanimously.

5. **Public Hearings**

- a. **Request by Ben Reid for a Minor Plan Amendment from HDR to GC.** Mrs. Connell reviewed the Background Data and Findings of Fact from the Staff Report. She noted that it was a timely request as the business had outgrown its present facility which is currently a non-conforming use. She also noted that with the Six Corners and Western Bypass road improvements being approved by the State, the proposed location was an appropriate site for this type of business. Mrs. Connell advised that the access to the property would have to be improved for safety purposes and easier access. Staff recommended approval with conditions.

Mr. Warmbier opened the public hearing and called for proponent testimony. Mr. Reid, the applicant, said that he was under the impression that the area designated as floodplain on the proposed site had already been dedicated either to the city or the county. Mr. Warmbier called for opponent testimony. Mr. Zettlemyer of Driftwood Mobile Home Park, 21305 SW Pacific Hwy. said that if he had to share a driveway with the True Value Store it would effect the way he has been able to bring the mobile homes into the park and he would not be able to bring them in without them dragging on the ground.

Mr. Dan Pfeiffer of Portland advised that he has an agreement to purchase the mobile home park from Mr. Zettlemyer and had plans to add spaces and generally upgrade the park. He felt that this change of zoning would have a negative impact on the park. He did not feel that this commercial business was compatible with the mobile home park. Mr. Hal Hewitt of Greenhill Associates representing Mr. Pfeiffer reviewed the criteria for a Plan Amendment and the conditions which should be met. He did not feel that the conditions were being met. He explained further in his opinion that property adjoining an existing residential site should not be rezoned commercial.

There being no further opponent testimony, Mr. Warmbier closed the public hearing. Mr. Birchill asked Mr. Reid if he had explored other commercial sites in the area. Mr. Reid replied that he had but had not been successful in finding an available site which suited his needs as this property did.

After further discussion, Mr. Shannon moved to recommend to the City Council that the request be approved with staff recommendations contingent upon Mr. Reid returning in 60 days for Site Plan Review with an approved transportation plan before the zoning would be effective. Staff recommendations are as follows:

- A. Within 60 days of the approval date, the applicant shall submit a site plan and transportation plan for Planning Commission approval. The General Commercial GC zoning shall not go into effect until the site plan is approved.
- B. A deceleration and acceleration lane shall be provided approaching the point of access. The specific lane design shall be approved by ODOT.
- C. The area defined as Cedar Creek floodplain on the subject site shall be dedicated to the city.

D. At the time of development, city water shall be extended the length of the property's highway frontage.

Mr. Galbreath seconded and the motion carried with Mr. Scanlon voting nay.

B. Request by Greenhill Associates for a Major Plan Amendment from HDR to MDRH. Mrs. Connell reviewed the Background Data and Findings of Fact. She advised that this zoning change is appropriate because of the upgrading and addition of spaces to the park. She noted that only the MDRH zone permits mobile home parks, as a conditional use. Staff recommended approval of the Plan amendment to redesignate the subject property Medium Density Residential High MDRH subject to recommended conditions.

Mr. Warmbier opened the public hearing and called for proponent testimony. Mr. Hal Hewitt of Greenhill Associates said he felt it was necessary to separate land uses when you have joint accesses. He said that if he must dedicate 27 feet along the rear of the property line this will eliminate 2 trailer spaces. He also noted that Mr. Pfeiffer has approached this transaction after much research and work and he plans to bring \$50,000 into the park for upgrading, etc. He said he needs the 56 sites in order to make the project feasible.

Mr. Warmbier called for opponent testimony. There being none, he closed the public hearing.

Mr. Birchill asked if the applicant would be willing to sign a nonremonstrance agreement. The applicant agreed to this. Mr. Zettlemyer said he already has a deceleration and acceleration lane which was required by Washington County when he put in the park.

After further discussion, Mrs. Hosler moved to approve the request for a major plan amendment with the following conditions. The commission decided not to require a combined access with parcel 1200.

A. The owner shall agree to participate in a non-remonstrance agreement for a future local improvement district to improve a proposed collector street adjoining the property, and for other future public facilities.

B. 15 feet shall be provided for a visual corridor along the HWY 99W frontage and existing trees within that 15 feet shall be retained.

Mr. Shannon seconded and the motion carried unanimously.

C. Request by Greenhill Associates for a Conditional Use Permit to expand the Driftwood Mobile Home Park.

Mrs. Connell briefly reviewed the Staff Report and advised that staff recommends approval subject to conditions.

Mr. Hewitt noted that there will be no RV parking or storage area after the upgrading. Mr. Pfeiffer asked if all of the sewer hookups had to be paid for before they would be used. Mrs. Connell said that they could pay as they hook up.

Mrs. Hosler moved to grant the approval of the conditional use permit with the following conditions:

- A. All conditions of application MPA 88-2 shall be met.
- B. All units on lots 1, 53, 54, 55, 56 and 44 shall be setback 100 feet from the centerline of Hwy 99W.
- C. Prior to the issuance of a mobile home placement permit, landscaping improvements in the visual corridor shall be approved by the city and either installed or secured by a performance bond.

Mr. Shannon seconded and the motion carried unanimously.

There being no further comments, the meeting was adjourned at 9:35 p.m.

Rebecca L. Smith
Minutes Secretary