

City of Sherwood
Planning Commission Meeting
855 North Sherwood Boulevard

October 17, 1988

1. Call to Order
2. Minutes of September 12, 1988
3. Old Business
 - a. Status report from Bilet Products.
 - b. Clarify Orland Villa motion to include Preliminary Subdivision Plat approval.
4. Public Hearing
 - a. Request by Weeks and Rogers for a zone change of two adjoining properties on Highway 99 from residential to commercial.
5. Preliminary Subdivision Plat approval request by John Chu for Quantum Fields, a 28 lot development on South Sherwood Boulevard.
6. "Livable Environments for Older Adults", a 30 minute presentation by the Portland State University Institute on Aging, Sharon Baggett.
7. Site Plan approval request by the City for expansion of the Senior Center.
8. Sign Permit request for Sherwood Printing.
9. Other Business
10. Adjourn

OCT 3 1988



Department of Environmental Quality

811 SW SIXTH AVENUE, PORTLAND, OREGON 97204-1390 PHONE (503) 229-5696

SEP 22 1988

2 1988

William C. Blakeslee
President
Bilet Products Company
P.O. Box 808
Tualatin, OR 97062-0808

Re: Bilet Products Company
NP-Washington County
FINAL REQUEST FOR COMPLIANCE

Dear Mr. Blakeslee:

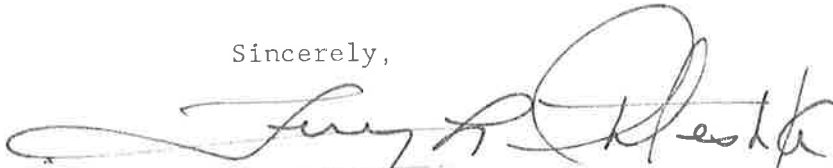
In reference to our telephone conversation of September 16, 1988, the Department is extending your deadline for submitting a written noise compliance plan to October 3, 1988.

I am sure you will agree that DEQ has been patient with respect to Bilet Products' longstanding noise violation. You were first made aware of your company's noise problem on October 19, 1987. To date, we have on four separate occasions requested remedial action be taken. It does not appear that a noise compliance strategy has been formulated, or implemented. Given these circumstances, we request that you expedite necessary corrective action which will result in strict compliance with all applicable noise pollution standards.

If you fail to submit an acceptable written compliance plan which includes permanent noise controls and a target date when noise compliance will be attained, it is our intention to pursue a resolution through the formal enforcement process.

We seek your voluntary cooperation so that additional enforcement action will not be necessary.

Sincerely,



Terry L. Obteshka, Manager
Noise Control Program

TLO:k
AK980

cc: Enforcement Section, DEQ
Northwest Region, DEQ
City of Sherwood

SEP 30 1988

BILET PRODUCTS COMPANY, INC.
P.O. BOX 175 • SHERWOOD, OREGON 97140
TELEPHONE (503) 625-6122



September 28, 1988

Mr. Terry Obteshka
Dept. of Environmental Quality
811 SW 6th Avenue
Portland, OR 97204-1334

Dear Terry,

Pursuant to your notice of violation and intent to assess civil penalty which I received via my attorney August 30, 1988 and our phone conversation of September 20, 1988, regarding same.

When we started operation we had 4 citizen noise complaints. We made a bad decision to operate a graveyard shift from 10:00 pm to 6:00 am. Since February of this year, we have been running a second shift from 4:30 pm to 1:00 am and have had no complaints.

In addition to enclosing the hog facility and installing vinyl strips, we have moved our bench assembly operations deeper into the building, installed heavy belting in place of some vinyl in areas of light traffic, and installed a lead curtain around our sawdust blower fan. My making these changes, we have reduced the overall noise which enabled us to isolate the sawdust blower as the primary source of noise.

As I mentioned to you during our phone conversation I have solicited some help from Mr. Scott Turner who was referred to me from Eichor and Associates. Mr. Turner has made one recommendation pertaining to shielding the cyclone.

Our future efforts to achieve acceptable noise levels are diagramed on the attached attenuation schedule.

I appreciate your understanding and patience allowing my delay in getting this to you. Please give me a call if you have any questions.

Very Truly Yours,

William C. Blakeslee
President

cc: Milt Stewart
Carol Connel - City of Sherwood
Thomas Bispham - DEQ

II. Permanent Construction Controls

Description

The openings of the outer two small overhead doors on the east side of the building will be partially framed in and insulated. The opening of both doorways will be reduced to as small as possible while still allowing finished products to pass through.

Completion date: 10/31/88

The outer large overhead door on the east side of the building will be replaced by two smaller overhead doors.

The overhead threshold of both doorways will be lowered to the minimum to allow product and equipment to exit the building.

The one door used for forklift access will be closed at 10:00pm and will remain closed until 6:30 am Sunday through Saturday.

Completion date: 10/31/88

Subject to the work load of door company.

A three sided insulated steel framed wooden clad structure will be fabricated and installed which will direct the noise of the cyclone to the north.

The consultation was done by Mr. Scott Turner whom you are familiar with.

The steel framework which will support the structure is being engineered by James G. Pierson, Inc., an engineering firm in Portland.

Specific engineering will be available for your review if necessary.

Targeted completion date: 12/31/88

NOISE CONTROL ATTENUATION SCHEDULE

I. Administrative Controls:

Description

The pallet repair effort and any bench nailing assembly of products using hand held pneumatic tools will be done between the hours of 7:00 am and 10:00 pm Sunday through Saturday.

Completion date: 9/30/88

The small overhead doors on the east side of the building will be closed at 10:00 pm and will remain closed until 6:30 am Sunday through Saturday.

Completion date: 9/30/88

The large center door on the west end of the building will be closed at 10:00 pm or sooner provided there is no nailing work being performed.

Completion date: 9/30/88

The outfeed rollers which transfer the finished pallets from the assembly tables and nailing machine will be allowed to fill in order and keep the forklift traffic in the east storage area to a minimum. The secondary benefit will be that the stacks of pallets will block some of the noise.

Completion date: 9/30/88

STAFF REPORT

TO: City of Sherwood **DATE TYPED:** September 28, 1988
 Planning Commission

FROM: Carole W. Connell **FILE NO:** ZA88-3
 Planning Director

SUBJECT: **Request for a Major Zone Amendment for two parcels from Medium Density Residential Low MDRL and Medium Density Residential High MDRH to General Commercial GC.**

I. PROPOSAL DATA

Applicant: Stephen & Joann Weeks (Parcel A)
 21970 SW Pacific Highway
 Sherwood, Oregon 97140

Robert & Janet Rogers (Parcel B)
 21930 SW Pacific Highway
 Sherwood, Oregon 97140

Owner: same as above

Location: Located at 21930 and 21970 SW Pacific Highway in Sherwood and further described as a portion of Tax Lot 900, Map 2S-1-31A (**Parcel A**) and Tax Lot 900, Map 2S-1-30D (**Parcel B**).

II. BACKGROUND DATA

Parcel A is a portion of the Weeks property at Meinecke and Hwy99W, the remainder of which is occupied by the Cherry Tree market and currently zoned General Commercial. The Weeks are requesting that the remaining 4.5 acres of that tax lot also be zoned General Commercial. Parcel B (3/4 acre) is adjacent to Parcel A located on Hwy99W. If parcel B is also rezoned from residential to commercial, Mr. and Mrs. Weeks intend to buy it. At this time, the purpose of rezoning the two parcels is to provide additional expansion capability for the Cherry Tree market.

III. SHERWOOD CODE PROVISIONS

- A. Section 2.103 Medium Density Residential Low MDRL zone.
- B. Section 2.104 Medium Density Residential High MDRH zone.
- C. Section 2.109 General Commercial GC zone.
- D. Section 3.200 Public Notice Requirements
- E. Section 4.100 Application Requirements.
- F. Section 4.200 Plan Amendments.
- G. Sherwood Community Development Plan
- H. Interim Guidelines for a Plan Amendment to a Commercial zone.

IV. SHERWOOD COMMUNITY DEVELOPMENT PLAN

The residential and commercial sections of the Plan identify the acreage inventory of each category in about 1980 and the projected needs by 2000. The inventory has not been updated since 1980, thus current information is not available. The following

describes findings and policies for growth in these two sectors of the community and how the proposed amendments relate to those policies.

A. Residential Findings

1. The residential land use allocations in the Comprehensive Plan depict the need for 638 additional buildable acres by 2000 to meet population growth projections. The needed residential acreage is distributed throughout the urban growth boundary. Most of these vacant acreages, including the VLDR, LDR, MDRL, MDRH and HDR zones are still undeveloped. Several plan amendments since 1980 have altered the original acreage allocations to each zone, making it difficult to accurately analyze the effect of this proposal. It is assumed that the projected need still exists but until periodic review of the Plan, it cannot be determined how that need should be allocated by zone and where.

Response: Parcel B (.75 acre) is small and occupied by a single family residence. Rezoning it to a commercial category will result in the loss of about six (6) dwelling units (.75-25% x 11= 6). The residentially zoned portion of Parcel A (4.5 acres) if rezoned would result in the loss of about 27 dwelling units (4.5-25% x 8 = 27).

2. The Plan finds there is a need to alter the mix of housing units by increasing the number of multi-family units. Large acreages of land have been zoned MDRH and HDR in order to increase overall densities by 2000.

Response: Parcel B is zoned MDRH but is small and occupied by a single residence. Parcel A is zoned MDRL and would have little effect in increasing densities. Changing either parcel to a commercial category would have little impact in the overall effort to increase the amount of multi-family dwellings.

3. The Plan finds that most Sherwood residents prefer owning a home. However, with the increasing cost of housing and the decreasing family size (2.5 persons per house by 2000), there is projected to be an increase in multi-family units. The Plan finds a need to provide a variety of affordable housing choices.

Response: Parcel B is not the most appropriate place for multi-family housing because of the distance to shopping, schools, services, recreation and mass transportation compared to other vacant properties in the Sherwood urban area. Parcel A is not zoned for multi-family zoning.

B. Residential Policies

1. The MDRL zone is intended to provide for dwellings on smaller lots, duplexes and zero lot line units. Manufactured home subdivisions are permitted subject to special site development standards. The designation is applicable in the following general areas:

- o Where there is easy access to shopping.
- o Where a full range of urban facilities and services are provided.
- o Where major streets are adequate in conjunction with

development.

Response: Parcel A is zoned MDRL as is most of the property around it. Because of the existing land use pattern and the lack of some services, smaller lot single-family development is more appropriate than multi-family in this area. Limited commercial zoning may act as a good buffer between the single family residences and Hwy99.

2. The MDRH zone 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. This designation is applicable in the following general areas:

- o Where related institutional and commercial uses may be appropriately mixed or are in close proximity.
- o Where a full range of urban facilities and services are provided.
- o Where medium urban densities can be maintained and supported without significant adverse impacts on neighborhood character or environmental quality.

Response: Parcel B is zoned MDRH but is probably too small for any of the above described developments and, although sewer and water service can be made available with development, schools, parks, mass transit and shopping are not. The site may be better utilized by being consolidated with either of the adjoining lots.

C. Commercial Findings

1. The Plan states that Six Corners and the downtown are the two retail shopping areas in Sherwood, with additional scattered uses along N. Sherwood Blvd. and Hwy99. The Plan has allocated 27 vacant acres of retail commercial to meet demand until 2000. Non-retail uses are currently mixed with retail uses and less vacant land is available for non-retail uses. The Plan allocates 25 vacant acres for non-retail use. The Retail Commercial RC zones are located in six corners and downtown and the General Commercial GC land is allocated along Edy Road and to a lesser extent, Hwy99. There is not a current inventory describing the amount of available land in each category today.

Response: A portion of Parcel A is zoned General Commercial, however, the produce market is a retail commercial use. The proposal would add about 5.25 acres to the General Commercial zone. The market would be permitted in the RC zone, a less intensive commercial category.

D. Commercial Planning Designations

1. The General Commercial GC zone is intended to provide for primarily wholesale commercial uses which may not be appropriate in central retail areas or within residential neighborhoods. This designation is applicable in the following general areas:

- 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 services are available.

2. The Retail Commercial RC zone is intended to provide areas for retail and service uses which are of a type and size to serve community wide needs consistent with sound site planning and is intended for the following general areas:

- o Where retail uses can be centrally located in the community and are easily accessible on major, improved streets from all areas of the city.
- o Where the creation or expansion of planned commercial centers will not create undue congestion or produce substantial conflicts with the established land use pattern.
- o Where concentrations of residential use are, or in the future will be sufficient to support retail activity.
- o Where adequate off street parking, pedestrian ways and urban services can be provided with development.

Response: The GC zone is defined as primarily for wholesale uses not appropriate in

residential areas. The zone also allows retail uses, but it is intended to make available larger parcels for heavier uses. Except for the existing Cherry Tree property and a vacant GC zone adjoining Smith Farms and intended for mobile home sales, the area surrounding Parcels A and B is residential. The subject property is not identified in the Plan as a commercial center. The portion of tax lot 900 zoned General Commercial was done so by Washington County when the property was outside the city limits. The impact of heavier commercial uses next to the existing residential area will be more difficult to minimize than a retail use, although many of the GC uses are permitted conditionally in the RC zone. Services are available, including good access to Hwy99, sewer, water and off street parking. There is no pedestrian access from either the highway or Meinecke Road. The Cherry Tree business better meets the description of the RC zone than the GC zone.

E. Commercial Policies and Strategies

1. Commercial activities will be located so as to most conveniently serve customers.
2. Commercial uses will be developed so as to complement rather than detract from adjoining uses.
 - o Strip commercial development will be avoided and the number and locations of accesses will be limited along major streets.
 - o Non-retail and wholesale commercial uses will be separated from retail uses where possible.
3. A new City Center commercial area will be preserved as a business district and unique shopping center.
 - o A City Center master plan will be developed.

V. INTERIM GUIDELINES FOR A PLAN AMENDMENT TO A COMMERCIAL ZONE

Defer the addition of any large areas of commercial land until after conclusion of the Comprehensive Plan periodic review and in the interim only consider commercial rezones on a case-by-case basis if generally:

1. The area proposed is relatively small.
2. The zoning category proposed is the most restrictive practicable and the area the minimum needed.
3. There is no alternative land use action to a rezone .
4. The area is accessed by an arterial or collector status roadway and is adequately serviced by utilities for the uses contemplated.
5. The rezone otherwise meets all the criteria of the Comprehensive Plan.

Response: The area proposed is relatively small. **The zoning category requested is not the most restrictive practicable and the area is not the minimum needed.** The RC zone permits the Cherry Tree business and is a more restrictive zone than the GC zone requested. The business is oriented to the highway, not the surrounding residential uses. Parcel A is shaped such that little of it is highway frontage and a significant amount of it protrudes into the the existing residential area. Changing the entire parcel to General Commercial is not necessary or consistent with the Plan or the Interim Guidelines. There is no alternative land use action to a rezone if the Weeks intend to expand their business. The area is accessed by a major roadway and basic services can be extended to the sight. The Plan criteria will be addressed in the following comments.

VI. FINDINGS OF FACT

- A. The two subject parcels combined are 5.25 acres in size. Parcel A is undeveloped and is being utilized for pasture and an orchard. Parcel B is occupied by a single family residence.

B. Parcel A is zoned MRDL and has a potential for 27 housing units. Parcel B is zoned MDRH and has the potential for 6 housing units, (both figures are net calculations).

C. There are no known soil or topographic limitations on either parcel. There are also no known historic or cultural resources on either site. There are a variety of very large trees on Parcel B.

D. Surrounding land use in the area consists of: single family residential and a tree farm to the south; vacant and single family rural to the west; single family to the north, adjoined by Smith Farm Estates and a nursery and single family to the east.

E. Access to Parcel A is available from Meinecke Road where it intersects with Hwy99 and from the old highway right-of-way north of the Cherry Tree. There are no plans to change the access points to Parcel A. Access to Parcel B is available onto and across the old highway to Hwy99., but as stated in the title report is limited to the existing use. The applicant has communicated with the Department of Transportation and is expecting a letter waiving the restriction. There are specific plans for site and access development at this point and access to any new development will be carefully reviewed at the site planning stage.

F. Meinecke Road in this vicinity is a designated minor arterial road with an improvement standard requiring 70 feet of right-of-way. Currently there is a 40 foot right-of-way adjoining Parcel A. The owner will be required to dedicate 15 feet of their Meinecke Road frontage to the city as required by the Transportation element of the Comprehensive Plan. Improvements to Meinecke will be required at the time of development.

G. The Transportation Plan designates a future highway crossing at Meinecke Road.

H. The Parks and Open Space Plan identifies a future bicycle/pedestrian trail on Meinecke Road. A portion of the trail has been established near the high school on the south side of the road. If continued, the trail should be installed on the opposite side of Meinecke Road from Parcel A.

I. ODOT has been notified of this request and to date has not formally responded to the city. LCDC and Washington County have been notified but have not responded. The Tualatin Fire District indicated they have no concern with the request.

J. City sewer and water service is available to the site and will be required to be installed according to city specifications at the time of a development application. Storm drainage provisions will also be reviewed at that time.

K. Plan Amendment Criteria

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan. The proposed amendment to the Plan is not consistent with all Plan policies or all Interim Guidelines as explained in Sections IV and V of this report.

2. There is a need for the particular use and the zoning proposed. The Plan has designated commercial zones throughout the urban area based on projected need to 2000. Many of the commercially zoned parcels are still vacant. However, the plan inventory is outdated and does not reflect changes made since 1980, which makes an accurate analysis of need difficult. Furthermore, this specific application is proposed in order that an existing business can expand. There is an apparent need for the Cherry Tree in Sherwood evidenced by its continued growth and therefore there is a need for the adjoining property to be correctly zoned to permit additional expansion.

3. The proposed amendment is timely and services are available. The amendment is timely to permit expansion of an existing business where city services are available.

4. Other similarly zoned land is unavailable for the proposed use. Other similarly zoned land cannot better meet the expansion needs of an existing business that adjoins vacant and available land.

VI CONCLUSION

The conversion of the subject 5.25 acres from residential to commercial use will result in the loss of about 33 dwelling units, only six of which would contribute to the multi family housing inventory. Parcel B is too small for a mobile home park, condominiums or row houses. Multi-family housing is not as suitable here as it would be closer to schools, shopping, mass transit and pedestrian ways. If the lot were to remain residential, duplexes or single residences would be allowed but not very desirable along the highway. The 4.5 acre portion of Parcel A is zoned for single or duplex residential which would be compatible with the existing land use pattern on three sides of the lot.

The planned highway crossing of Meinecke Road will cause this area to change in character, making it more desirable for commercial development. The Cherry Tree market is unique to Sherwood and provides needed commodities to the entire community. Access to the store is good and does not require entry onto the highway. Enlarging the facility along Meinecke minimizes strip commercial development along the highway. However, a General Commercial zone would permit heavier commercial uses that may have a more negative impact on the established residential pattern in the area. Retail Commercial is a more appropriate zone for the area because it permits the Cherry Tree business as it is, as well as any needed expansion, it permits uses that serve residential needs and would act as a buffer between the highway and the residential neighborhood.

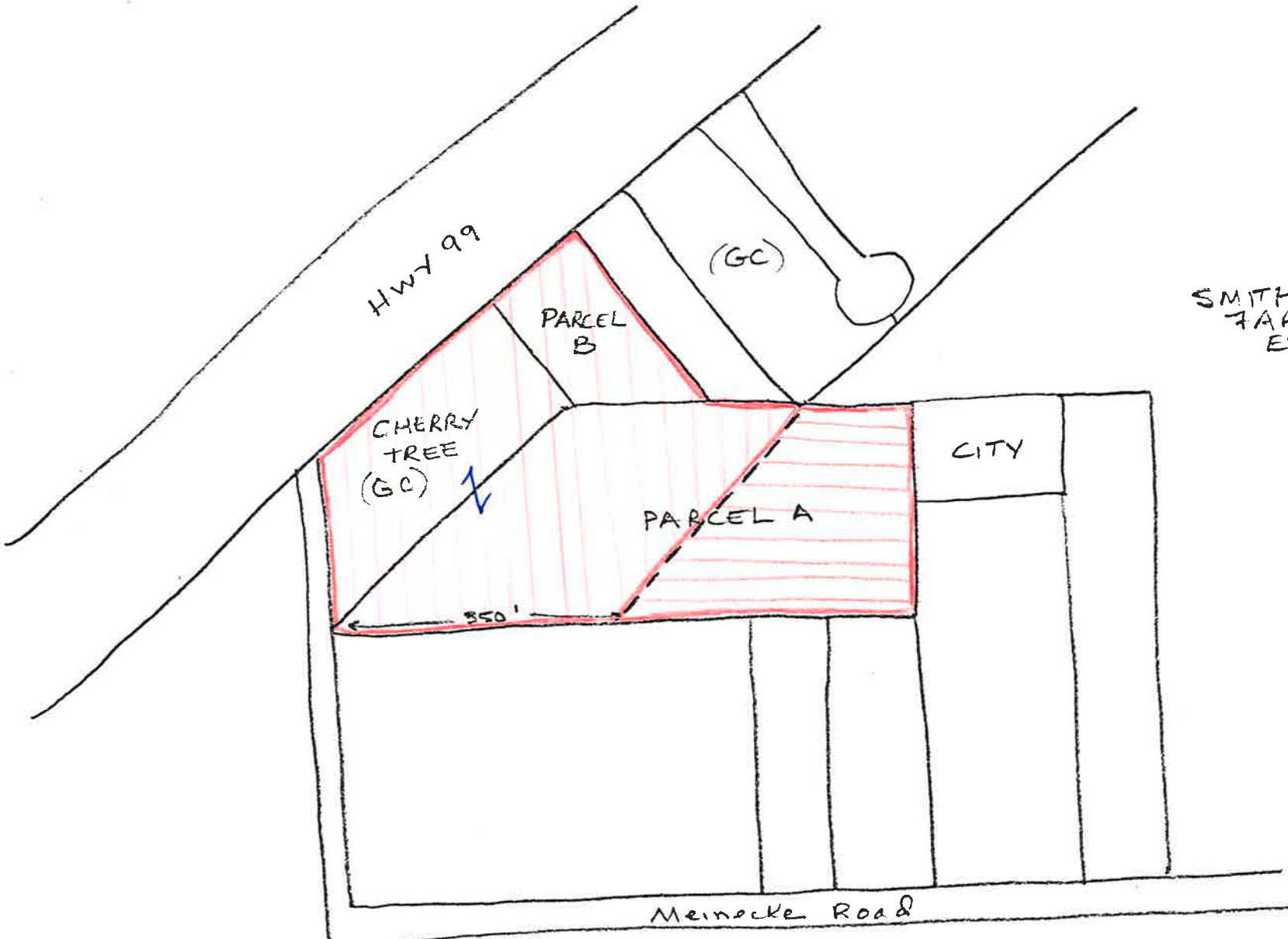
The proposed General Commercial zoning request does not comply with the city's Interim Guidelines for commercial rezones and potentially could cause a negative impact on the established residential neighborhood.

VII. RECOMMENDATION


Based on the policies of the Comprehensive Plan, the Findings of Fact and Conclusion in this report staff recommends the following as illustrated on the attached Exhibit A:

A. Parcel A shall be rezoned to Retail Commercial for a portion including about 3.6 acres. Further, the portion of Tax Lot 900 associated with Parcel A and zoned General Commercial GC shall be re-zoned Retail Commercial RC in order to create a consistent commercial designation. The remainder of Parcel A shall remain Medium Density Residential Low MDRL. Parcel B shall be rezoned Retail Commercial RC. The rezones described shall be based on the following condition:

1. Fifteen (15) feet along the Meinecke road frontage abutting Parcel A shall be dedicated to the city for future road improvements.



SMITH
FARM
ESTATES

-  RETAIL COMMERCIAL (RC)
-  MDRL

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. MPA-88-3

FEE 450⁰⁰

RECEIPT NO. 0751

DATE 9-19-88

Type of Land Use Action Requested

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Plan Amendment | <input 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>STEPHEN & JOANN WEEBS</u>	<u>21970 SW PACIFIC HWAY</u>	
Owner: <u>PARCEL (A) - SAME</u>	<u>SEE SHERWOOD OR 97140</u>	
Contact for	<u>PARCEL (D) ROBT & JANET ROGERS</u>	<u>21930 SW PAC HILLS SHERWOOD</u>
Additional Info:	<u>LEE R. GENSMAN, P.E. 625-575211/692-3050</u>	

Property Information

Street Location: PARCELA CORNER MEINECKE RD & 99W

(A) Tax Lot No. 25131A 900 (SOUTH-EASTERN PORTION) Acreage 4 1/2 ACRES +

(A) Existing Structures/Use: SEE SITE PLAN ATTACHED ("CHERRY TREE" STORE PLUS)

Existing Plan Designation: (D) MDRH Medium Density Res. High

(D) 25130D - 900 - 3/4 ACRE W/RESIDENCE BUILT 1925

Proposed Action ON TRACTS (A) & (D)

Proposed Use ALLOWED USES IN GENERAL COMMERCIAL

Proposed Plan Designation GENERAL COMMERCIAL

Proposed No. of Phases (one year each) UNKNOWN -- MARKET DRIVEN

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

Purpose and Description of Proposed Action: _____

PROPOSED ZONE/PLAN CHANGE

APPLICANT: Mr. & Mrs. Stephen A. Weeks

PROPERTY INVOLVED:

Two tax lots adjoining each other but in different Quarter Sections. By coincidence each tax lot carries the designation "Tax lot 900":

Tax Lot 900 on map 2S 1 31A (excluding the Northwest corner which is already zoned GC). Referred to as Lot 900 A and colored blue on your map.

Tax Lot 900 on map 2S 1 30D. Referred to as Lot 900D and colored green on your map.

BRIEF EXPLANATION:

Mr. and Mrs. Steve Weeks operate the "Cherry Tree" fruit and vegetable market with both wholesale and retail sales. Located on the Northwest corner of Lot 900A, at Meineke Road and 99W, this operation also includes other buildings as shown on the attached sketch.

The adjacent land, Lot 900D has become available and the Weeks desire to purchase it. They foresee community need for expansion of their fruit and vegetable operations and for other general commercial type business on this important corner.

Thus this application has been prepared as the first step in an orderly and desirable development of the nearly seven acres that they will own.

PROPERTY DESCRIPTION:

The title report accompanying this proposal provides the legal description of Lot 900D, and refers to access restrictions placed in the deed. The Oregon State Highway Department has changed the alignment of Highway 99W since these restrictions were placed in the deed, and has promised a letter confirming that the property can obtain access to the frontage road (that was left when the realignment occurred) by a simple permit. This letter will be placed in the record when received.

Both tax lots are essentially level and present no drainage problems that would affect their commercial use. City water and Sewer are available, and will be installed as required at the time of construction. These services and internal circulation roadways will be a part of the building permit process.

COMPREHENSIVE PLAN:

Growth Management policies are set forth in Section III. This proposal meets objectives a, b, f, g, h; It does not violate d, or e, and c, does not apply. Commercial Land Needs, para.2 page III-3 recommends additional acres of commercial space, and this proposal will provide about 20% of this.

The removal of about 5 acres of MDRL zoning does not violate any policy, and additional growth policies concern additions to the UGB which is not a factor in this proposal.

Transportation in Section VI designates Meineke Road as a Minor Arterial, and shows it crossing 99W and proceeding to connections Northward to regional access roads. Thus it is apparent that this intersection will be important and will served by whatever mass transit systems are developed in the future. General Commercial usage will be even more appropriate for this land in the future, since the experience of the Weeks is currently very favorable with the present access.

Land Uses in Section IV page 21 lists considerations for locating General Commercial usage. The subject land is ideally suited for these considerations.

Environmental Resources were addressed in detail in Section V of the Plan and we can identify none of these that will be adversely impacted by this proposal, nor does there appear to be any other zoning which would have less impact.

Economics are briefly addressed in Section VIII. In general the need for more revenue to the City of Sherwood is addressed. This proposal, if adopted, will increase the taxable valuation and thus increase the City's revenue. Costs to the City for the proposal will almost totally be borne by the developer in the form of fees and the installation of utilities. The impact economically should be positive.

ZONING TEXT:

Allowed usages in the General Commercial Zone seems to fit the subject land well considering all of the above factors.

SUMMARY:

The requested Zone and Map change seem to be in full accord with the current and long range plans of the City of Sherwood. Approval of this proposal is respectfully requested.

REFERENCES:

1. City Zoning Code
2. City Comprehensive Plan
3. Tad Milburn's knowledge of Public Works matters
4. Carol Connell, City Planning Director
5. Mr. Pat Creedican, Oregon State Highway Dept.
6. Stewart Title Co. and their Title Examiner

ATTACHMENTS:

Completed Application with required fee
List of Property owners within 300 ft. of subj. property.
Composite map of $\frac{1}{4}$ sections 2S 1 30C, 2S 1 30D, 2S 1 31A,
2S 1 31B.
Sketch of existing buildings on property

SUBMITTED BY:

Lee R. Gensman, P.E.
Associate Broker, Metro-West Realty
18963 SW 84th Ave.
Tualatin, Oregon 97062 692-3050

A handwritten signature in cursive script, appearing to read "Lee R. Gensman". The signature is written in dark ink and is located in the lower right quadrant of the page.

2S130C

88-9

2S130D

SHOWN
2S
300D
NW

88-9

GC
900
MORL

SEE
2S
1

3-9

2S131B

88-10

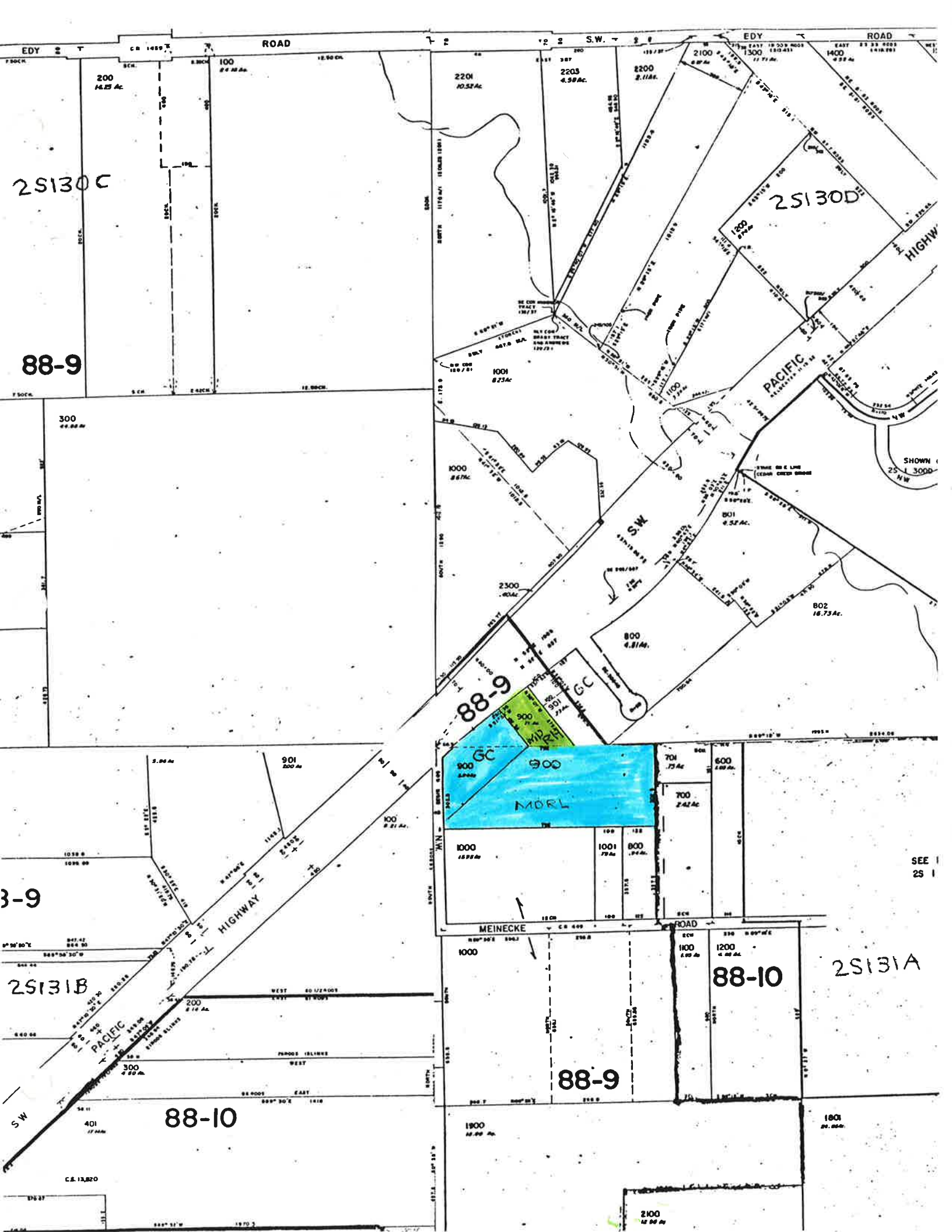
88-10

2S131A

88-9

1001
20.00 Ac.

2100
42.00 Ac.



SW Pacific Hwy

stop sign

glass

parking

parking

retail mkt.

old house

apple orchard

Rogers house

Pederson house

meinecke Rd

BARN

Log house

well house

shed

BARN

cherry orchard

	Tax Lot	Acres	Zone	Names
131B	100	9.5	MDRL	Billick John E.-Winona J. Rt. 5 Box 316 Sherwood. Ore 97140
2S131B	901	6.0	MDRH	Brady. Helby D.-Nadine Rt. 3 Box 314D Sherwood. Ore 97140
2S130D	1000	8.7	HDR	West Coast Soccer League 7561 Center Ave. Huntington Beach. Ca. 92647
2S130D	901	2.3	MDRH	Pederson Thor L.-Martha K. 21900 S.W. Pacific Hwy. Sherwood. Ore. 97140
2S130D	800	4.5	GC + MDRH	Smith Richard F. - Ruth T. 13175 S.W. Bull Mt. Rd. Tigard. Ore. 97224
2S130D	802	6.7	MDRH	Smith Richard F. - Ruth T. 13175 S.W. Bull Mt. Rd. Tigard. Ore. 97224 Sherwood. Ore. 97140
2S131A	600	1.7	LDR	Borchers. Richard E. & Norma R. 1360 N.W. Meinecke Rd. Sherwood. Ore
2S131A	700	2.42	LDR	Bolivar. Rav M. Rush Jane A. 1440 N.W. Meinecke Rd. Sherwood. Ore. 97140
2S131A	701	.75	1P	City of Sherwood P.O. Box 167 Sherwood. Ore. 97140
2S131A	800	.94	MDRL	Berry Charles A & Margaret M. 1530 Meinecke Rd. Sherwood. Ore. 97140
2S131A	1000	16	MDRL	Salisbury. Robert & Lila Belle 1765 N.W. Meinecke Rd. Sherwood. Ore. 97140
2S131A	1001	.8	MDRL	Milburn. Tad L. & Janice E. Rt. 3 Box 9B Sherwood. Ore. 97140
2S130C	300	4.5	MDRH	Handley. Charles Howard & Luana Jean 22015 S.W. Pacific Hwy. Sherwood. Ore. 97140



Sanctity of Contract

STEWART TITLE

4200 S.W. Mercantile Drive
Suite 730
Lake Oswego, Oregon 97034
(503) 635-9331/228-6189

August 25, 1988

Robert & Janet Rogers
21930 SW Pacific Hwy
Sherwood, OR 97140

Re: Escrow No.: 88020330

Dear Mr. & Mrs. Rogers,

We are pleased to inform you that an escrow has been opened to assist you with your sale of the above mentioned property.

When all information and documentation has been received, you will be notified and an appointment will be made for you to sign papers.

We are looking forward to being of service to you in this sale. If you have any questions or if we may be of further assistance, please do not hesitate to contact the undersigned.

Very truly yours,

Sheila Anderson/jm

Sheila Anderson
Escrow Officer

cc: Dee Smith
Metro West Closing Coordinator

720

SCHEDULE B

Order Number: 88020330-W

Page 2

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. 1988-89 taxes, a lien not yet payable.
6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Unified Sewerage Agency.
7. Limited access in deed, including the terms and provisions thereof, from E. Carlisle Anderson, also known as Earl Carlisle Anderson and Elsie R. Anderson, husband and wife, recorded August 13, 1954, in Deed Book 359, page 250, which provides that no right or easement of access to, from or across the state highway shall attach to the abutting property, EXCEPT: Reserving the right of access from said remaining property to said highway of a width of twenty five feet on each of the following places and for the following purposes only:

Hwy. Engr's Sta.	Side of Hwy. Southerly	Purpose Private residential use and operation of existing motel and trailer court activity, on the Grantors' remaining land only.
------------------	---------------------------	--

Order No. 88020330-W

SCHEDULE B CONTINUED:

8. Reservations in deed, including the terms and provisions thereof, from E. Carlisle Anderson, also known as Earl Carlisle Anderson and Elsie R. Anderson, husband and wife, recorded August 13, 1954, in Deed Book 359, page 250, as follows:

The reserved rights of access from the said remaining property shall not be used for any purpose not hereinabove stated. If the grantors, or anyone holding under them, shall commit, suffer, or permit any violation of the uses herein stated, the rights hereby reserved at any particular location where violation may occur, will automatically be forfeited, and the grantee shall have the right to close and barricade such place of access for all purposes.

9. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor: Robert Eugene Rogers and Janet Marie Rogers, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

Dated: February 2, 1979

Recorded: February 7, 1979

Fee No.: 79004998

Amount: \$42,500.00

Loan No.: P-06143

10. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Robert E. Rogers and Janet M. Rogers

Trustee: Stewart Title

Beneficiary: Associates Financial Services Company of Oregon, Inc.

Dated: September 13, 1985

Recorded: September 24, 1985

Fee No.: 85037689

Amount: \$26,434.83

Loan No.: not disclosed

NOTE: Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon, imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: Washington County Ordinance No. 327 requires the County Clerk to collect a fee of \$6.00 in connection with the Public Land Corner Preservation Fund on all instruments described under ORS 205.130, Section 2. Said fee is IN ADDITION to existing recording fees and transfer tax.

Continued on next page

Order No. 88020330-W

NOTE: Taxes paid in full for 1987-88:

Amount: \$1,434.53
Account No.: 2S1 30D 00900
Levy Code: 088-09
Key No.: 548811

NOTE: We find no Judgments or Federal Tax Liens against Stephen A. Weeks or Joann Weeks.

BB/jg

IF YOU HAVE ANY QUESTIONS REGARDING THIS REPORT OR YOUR ESCROW CLOSING PLEASE CALL SHEILA ANDERSON AT 635-9331. SHEILA IS LOCATED AT 4200 S.W. MERCANTILE, SUITE 730, LAKE OSWEGO, OREGON 97034.

Order No. 88020330-W

25130D T.L. 900

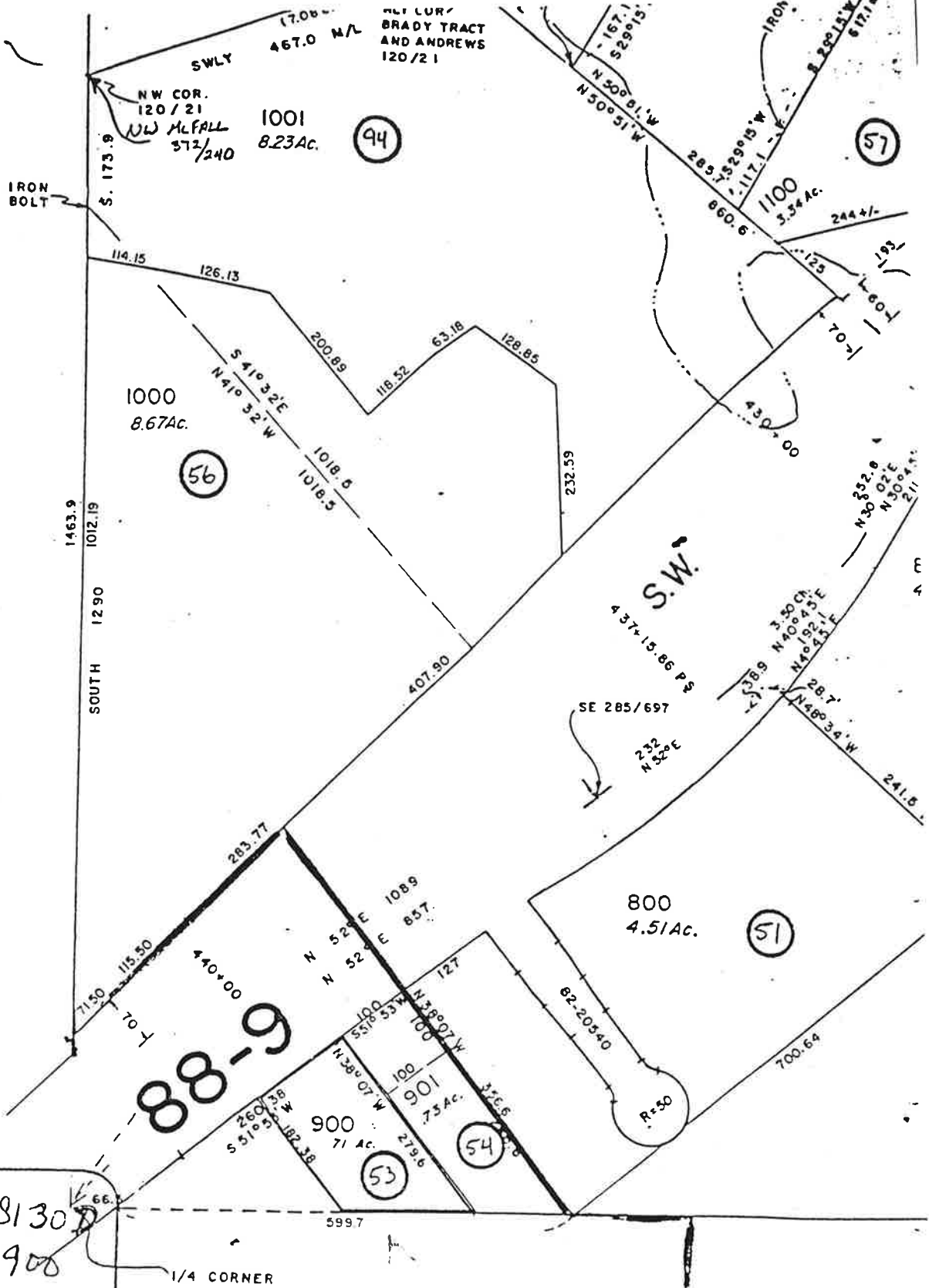
EXHIBIT A

A tract of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at an iron pipe on the South line of Section 30, and which is North 89 degrees 44' East 70.06 feet from the quarter corner of said section line, and going thence along the section line North 89 degrees 44' East 448.01 feet to an iron pipe; thence North 38 degrees 12'30" West 279.60 feet to an iron rod at the PC at a point 40.0 feet South of highway centerline being a point on the Southeasterly right of way line of said highway; thence from said iron rod and on the chord of a 2,864.79 foot radius curve South 49 degrees 25'37.5" West 355.2 feet along the Southeasterly right of way line to the true point of beginning, EXCEPTING THEREFROM that portion thereof described in deed to Pasquale Crisona, et ux, recorded October 2, 1968 in Book 718, page 502, Washington County Records.

THOMAS BRADY TR.

SEE MAP
2S 1 30C



W — E 28130 D
S — 00900

THIS MAP IS FURNISHED AS A
CONVENIENCE BY:
STEWART TITLE
THIS MAP IS NOT A SURVEY AND DOES NOT
SHOW THE LOCATION OF ANY IMPROVE-
MENTS. THE COMPANY ASSUMES NO LIA-
BILITY FOR ANY ERRORS THEREIN.

SEE MAP
2S 1 31A



WASHINGTON
COUNTY,
OREGON

OCT 17 1988

October 7, 1988

Carole Connell
Planning Director
City of Sherwood
P.O. Box 167
Sherwood, OR 97140

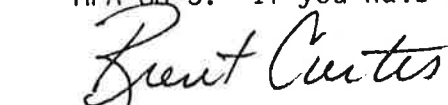
RE: MPA-88-3

We have reviewed the Cherry Tree Market plan amendment application. This amendment and two others which have preceded it have raised two issues that are of concern to us. The first involves direct access to Highway 99W. Since 99W is a major arterial, it is imperative that access to this facility be controlled and coordinated as much as possible. Should the plan amendment be approved, access to and from the site should be consolidated with nearby properties or be required to use Meinecke Road rather than access directly to 99W.

We are also concerned that this application may lead to other requests which may adversely impact the level of service on Highway 99W.

Jim Rapp informed us that the City is currently involved in an access management study with ODOT. It would be our preference that any further land use actions involving access to Highway 99W be postponed until completion of this study.

I hope that these comments will prove useful in your consideration of MPA-88-3. If you have any questions or comments, please give me a call.


Brent Curtis
Planning Manager

BC:KM:mb

STAFF REPORT

To: City of Sherwood Planning Commission Date Typed: Oct. 4, 1988

From: Carole W. Connell Planning Director File No: SUB 88-01

Subject: Request for Preliminary Subdivision Plat approval for Quantum Fields, a 28 lot residential subdivision

I. PROPOSAL DATA

Applicant: John T. Chu
Quantum Construction
P.O. Box 881
Wilsonville, Ore. 97070

Owner: Four Aces/Wise
13684 SW 63rd Place
Portland, Ore. 97219

Location: Located West of So. Sherwood Blvd. and south of S.W. Division Street, further described as Tax Lot 700, Map 2S1 32CB.

II. SHERWOOD CODE PROVISIONS

- A. Section 2.104 Medium Density Residential High MDRH zone
- B. Section 4.100 Application Content
- C. Section 5.900 Energy Conservation
- D. Chapter 5 Parks and Open Space
- E. Chapter 6 Public Improvements
- F. Chapter 7 Subdivisions and Land Partitions
- G. Sherwood Comprehensive Plan

III. FINDINGS OF FACT

- A. The subject property is 4.53 acres and occupied by a single residence. The property is grass covered except for a few large trees on the proposed lot around the existing house.
- B. The site slopes from west to east as noted by the contours on the plat and especially in the area of lots 1 through 4. Most of the site is flat.
- C. Surrounding land uses include: single family residential and vacant land to the north; single family to the east, single and multi-family to the south and Gregory Park single family residences to the west. Land is zoned MDRH on all but the east side which is a lower density MDRL zone.

- D. The site is zoned Medium Density Residential High MDRH. The minimum lot size is 5,000 square feet. All of the proposed lots exceed the minimum requirement and would permit compliance with lot width, depth and building setback standards. Houses in this zone are restricted to a 35 foot height limitation.
- E. A Preliminary Title Report for the property has been submitted with the application. There are no liens against the property.
- F. There are no known historic, cultural or significant natural resources on the site. There are no existing or planned sources of air, water or land pollution on the site.
- G. There are no city parks or open spaces near the site, other than the open space bicycle trail in Gregory Park Estates. The Cedar Creek greenway is designated on the Recreation Master Plan just north of Division Street, and if eventually accessible, will serve this neighborhood. The Plan also identifies So. Sherwood Blvd. as a visual corridor. Retaining the existing trees on Lot 1 could be a partial means of complying with the visual corridor requirement. Dedication of park land on this site is not practical.
- H. The Plan has no designated future roadways identified on this parcel. However, a future collector street is planned from Pine Street to So. Sherwood Blvd. that could closely link into the proposed S.W. Quantum Street.
- I. South Sherwood Blvd. is a designated minor arterial street with a planned road right-of-way width of 70 feet. Currently, adjacent to the subject parcel, Sherwood Blvd. is 50 feet wide. An additional 10 feet of road right-of-way should be dedicated to the City. Improvements of that portion to City standards should be required at the time of subdivision development. The right-of-way width incorporates room for a bicycle path.
- J. Division Street is narrow and partially graveled. It also does not line up with the Division Street right-of-way on the other side of So. Sherwood Blvd. To correctly align, eleven (11) feet is needed from the north side and four (4) feet from the south side. However, a portion of the Gregory Park open space abuts the existing Division Street right-of-way and cannot be vacated. The portion adjoining the subject site should be dedicated and built to the city local street standard as should the remaining connection to So. Sherwood Blvd. if possible. A local street right-of-

way width is 48 feet with 34 feet of pavement. However, the existing dedicated portion of Division Street beyond the proposed cul-de-sac must be vacated.

- K. The proposed Quantum Street is designed to city standards, including the cul-de-sac length limitation of 600 feet. Street trees are not indicated on either Quantum or Division Street. A previously approved subdivision was named Quantum Meadows. The proposed development is named Quantum Fields with Quantum Street. The overuse of the name Quantum may be confusing.
- L. Existing sewer and water services can be extended to each lot per city specifications. Storm drainage flows from east to west.
- M. The Sherwood School District and Tualatin Fire District were notified of this request. Responses to date indicate no conflicts with the interests of those agencies.
- N. The Energy Conservation section of the code requires the maximum number of buildings feasible shall receive sufficient sunlight for using solar systems. Research from the Oregon Department of Energy indicates that orienting subdivision streets in an east-west direction provides the greatest opportunity for optimum building siting to achieve solar access. The proposed Quantum and Division Streets are both planned east/west streets and the planned lots are relatively deep in the north/south direction. Residences in this development will be provided with good solar access.
- O. There are no codes, covenants or restrictions proposed for the development.
- P. The applicant proposes a two-phased development as indicated on the preliminary plat. The approval request includes both phases. Phase 2 must be built as approved no more than 5 years after phase one. After one year, the Commission may approve an extension of phase 2 development.
- Q. Section 7.201.03 of the Development Code outlines the required findings of fact for a preliminary subdivision approval. The following responds to the required findings:
 - 1. Proposed streets align with existing streets as planned, except for Division Street. There is a problem with completing Division Street to city standards.

2. The preliminary plat complies with the Comprehensive Plan's residential designation for the site.
3. Water and sewer services are adequate to serve the proposed development.
4. Development of contiguous property can be accomplished in accordance with code standards.

IV. CONCLUSION AND RECOMMENDATION

A. Staff recommends adoption of the proposed findings of fact in this report and approval of the Quantum Fields residential subdivision subject to the following conditions:

1. A ten (10) foot wide strip 200 feet long abutting So. Sherwood Blvd. shall be dedicated to the City for future improvement to So. Sherwood Blvd.
2. Sherwood Blvd. shall be improved to city street standards where it abuts the subject parcel.
3. City sewer, storm drainage and water shall be extended to each parcel and installed in Division and Quantum streets per city specifications.
4. Division Street shall be dedicated and improved to city standards where it abuts the subject parcel. The remainder of Division Street shall be improved in accordance with city specifications. The portions of Division Street abutting Gregory Park and beyond the proposed cul-de-sac shall be vacated. Sidewalks should not be installed in front of tax lots 100 and 200, but instead should be paved and curbed as far south as possible.
5. A ten (10) foot landscaped corridor shall be provided along So. Sherwood Blvd. as approved by the city.
6. One deciduous street tree shall be installed uniformly in the front yard of each lot in the subdivision with installation to be included in the subdivision compliance agreement.
7. In lieu of dedicating park land within the development, a systems development charge for parks shall be assessed against each residential unit.
8. Quantum Street should be renamed in order to avoid confusion. Consider an historical Sherwood name such as Gore, Smock, Colfelt or Morback.

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. Sub 88-01
FEE 400.00 + \$ per lot
RECEIPT NO. 0748
DATE 9-19-88

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:	<u>John T. Chu.</u>	<u>P.O. Box 881 Wilsonville OR 97070.</u>	<u>234-2316.</u>
Owner:	<u>FOUR ACRES</u>	<u>By CRS 13684 SW 63 rd Portland OR 97219</u>	<u>299-4285</u>
Contact for	<u>John T. Chu.</u>	<u>234-2316</u>	
Additional Info:			

Property Information

Street Location: West of Sherwood Boulevard & South of Division st.
 Tax Lot No. 700 Acreage 4.53
 Existing Structures/Use: _____
 Existing Plan Designation: _____

Proposed Action

Proposed Use Single Residential, Subdivision 28 Lots
 Proposed Plan Designation Low Density Residential (LDR) MDRH
 Proposed No. of Phases (one year each) 2
 Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: Develop subject property into a 28 Lot Subdivision for the purpose of building single family homes

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

9/5/88.



Owner's Signature

9/19/88.

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.

To: City of Sherwood

From: Quantum Construction Inc.

RE: Quantum Field, Proposed Subdivision

Land Use

The subject property is currently occupy with one single family house on it. The majority of the property is cover with grass. The subject property is adjoined by multi family housing North of the property, Orchard field to the South of the property, and vacant lot of a single family housing subdivision in the east of the subject property.

Environmental Resources & Hazards

The subject property slopes from the West to East, But would not limit the building of homes or the construction of streets. There are no hazards or adverse soil conditions. There is no significant vegetation except for one walnut tree and one maple tree located on lot 1. The view for the property are to the north and south, and the exposure of morning sun from the east.

Environmental Quality

There is currently no air, water, land or noise pollution from the subject property.

Recreational Resources

The builders will pay systems development charges as building permits are issued, to assist in aquiring parks and open space. The proposed subdivision is too small to contain a park site.

Transportation

The access point to the proposed subdivision are at Sherwood Boulevard. We do not know of any committed street improvement within 300 feet of the subdivision, as most of the streets are realatively new and in good condition.

Water

There is adequate water to the site and is shown on the engineer drawings submitted with this application.

Sewer

The sewer lines are to subject property as shown on the engineers drawings and is adequate to service the subdivision.

Schools

Sherwood has adequate school capacity to handle the number of children generated by this subdivision.

Additional Information

- Street will be built to city standards.
- 10' will be dedicated to south Sherwood Blvd.
- Division Street will conform to city standard adjoining the subject property.
- The remainder of Division street will be improve by the developer as follows: 17' pavement and curb, 3' sidewalk on each side.
- All lots are over 5000 square feet.
- Division street cannot be connected to Gregory Park, because of dedicated greenway.
- All utilities are to be underground.
- Street lights will be installed in accordance to PGE standard.
- Sidewalks will be installed by the builders, on both sides of the street, in accordance with city standards.
- The cul-de-sac is 533' long.
- East and West streets provide good solar access.
- Water on the site are drain from east to west.

First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

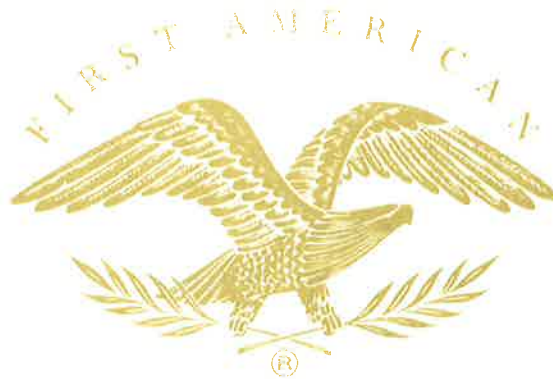
4650 S.W. Griffith Dr., Suite 100, Beaverton, OR 97005 (503) 641-7000

8/24/88

Date Prepared

John ~~S. Chu~~ *Chu*

CONSUMER INFORMATION REPORT



We appreciate this opportunity to be of service to you.

Please remember First American Title Insurance Company of Oregon for your Escrow and Title insurance needs.

Agents and offices in the following counties in Oregon: Benton, Clackamas, Coos, Crook, Curry, Deschutes, Douglas, Gilliam, Hood River, Jackson, Jefferson, Josephine, Klamath, Lane, Lincoln, Linn, Malheur, Marion, Multnomah, Polk, Sherman, Tillamook, Umatilla, Union, Wallowa, Wasco, Washington, Wheeler and Yamhill.

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

WASHINGTON COUNTY

(D) 1S135BA 03300 TAX ACCOUNTING 30600- 273340

RECEIPT NO.	PAYMENT	TAX YEAR/B.G.	AMOUNT	DATE	TYPE	
	FULL	8701	28,336.04	110387	F	00000000
	ONE THIRD	8701	9,737.47	110387	1	00000000
	TWO THIRDS	8701	19,085.44	110387	2	00000000

-----CERTIFIED OWNER----- TAX DUE 29,212.41 OUTSTANDING 29,212.41
 UNIVERSUS INC TAX CODE 023-71 CITY DISTRICTS
 -----JANUARY 1 OWNER----- ACTION MORTGAGE CODE 0000

-----CURRENT OWNER-----
 UNIVERSUS INC
 PO BOX 7
 BEND OR 97709
 0000

-----LEGAL DESCRIPTION-----
(G) 3.65AC

 CO 33519 6/22/81
 CODE CHANGE 23-64 TO 23-71

1S135BA 03300 LATEST SALE 273340

SOLD TO: UNIVERSUS INC LAND VALUE 341,800
 PO BOX 7 BUILDING VALUE 954,800
 BEND OR 97709 FEATURE VALUE

BY: NO SALE ON RECORD

THE SALE IS AN UNQUALIFIED SALE WITH A CODE OF:

(N) DATE OF SALE: 00/00 TYPE OF PROPERTY: NOT AVAILABLE

INSTRUMENT: OFFICIAL RECORDS INDEX: 09990186

(O) SALES PRICE: 0
 WASHINGTON COUNTY OREGON
 ACCOUNT NUMBER 1S135BA 03300
 1987-88 PROPERTY TAXES STATEMENT OF ACCOUNT
 NOV. 15, 1987 ADDITIONAL INTEREST AFTER THIS DATE

KEY 273340 **(J)**
 30600

TAX-CODE	YEAR	LEVIED	UNPAID	INT/DISC	*DUE
023-71	1987	29212.41	29212.41	876.37-	28336.04
TOTAL DUE -----					28336.04 (A)

3.65AC UNIVERSUS INC

 CO 33519 6/22/81
 CODE CHANGE 23-64 TO 23-71
 BEND OR 97709
 0000

(E) 1S135BA 03300
 LOC 10585 SW GREENBURG RD CTY TDS 023-71 KEY 273340
 -----MAILING ADDRESS----- PCA 3012 PCS 00 YR 77 PARENT 0

UNIVERSUS INC MAP NOOPR AREA Y-2 JV 00000 MTB 0000
 PO BOX 7 SP1 SP2 SP3
 BEND OR 97709 UT1 UT2 SQ FT 1 **(K)**
 0000 AYE **(H)** EYE **(I)** OBS CONST **(L)**

(M) -----LEGAL DESCRIPTION-----
(G) 3.65AC

 CO 33519 6/22/81
 CODE CHANGE 23-64 TO 23-71

DESCRIPTION	TAX YR	CURRENT	EXEMPT	TAXABLE
TRUE MKT	1296600	1296600		1296600
ASD LND	341800	341800	954800	954800
TAXABLE	1296600	1296600		1296600
UT1				
UT2				

- A-Tax Due
- B-Current Owner
- C-Contract Purchaser
- D-Account Number
- E-Situs Address
- F-Mailing Address
- G-Number of Acres
- H-Year Built
- I-Land Value
- J-Assessor Key Number
- K-Square Feet
- L-Improvement
- M-Legal Description
- N-Last Sales Price & Year
- O-Deed Reference

29132CB 00700

TAX ACCOUNTING

70400- 556767

RECEIPT NO. PAYMENT TAX YEAR/B.G. AMOUNT DATE TYPE

-----CERTIFIED OWNER----- TAX DUE 2,431.65 OUTSTANDING .00
 WISE, C L AND TAX CODE 088-10 CITY DISTRICTS
 -----JANUARY 1 OWNER----- ACTION MORTGAGE CODE 0000
 WISE, C L AND -----CERTIFIED VALUES-----
 -----CURRENT OWNER----- TAXABLE 89,300.00
 WISE, C L AND TAXABLE 89,300.00
 LOFLAND, HOWARD III TAXABLE 89,300.00
 BY FOUR ACES UT1 .00
 13684 SW 63RD PL UT1 .00
 PORTLAND OR 97219 TAXABLE .00
 -----LEGAL DESCRIPTION----- UT2 .00
 4.53AC UT2 .00
 ++++++ TAXABLE .00
 WISE, C L ET AL SP1 .00
 06/85 - 85021990 SP1 .00
 CD 37249 3/11/8 TAXABLE .00
 LEGAL DESC CONT'D * VALUES CONT'D >1 XMT ?

29132CB 00700

LATEST SALE

556767

SOLD TO: WISE, C L AND LAND VALUE 82,100
 LOFLAND, HOWARD III BUILDING VALUE 7,200
 BY FOUR ACES FEATURE VALUE
 13684 SW 63RD PL
 PORTLAND OR 97219

BY: WISE, C L AND

THE SALE IS AN UNQUALIFIED SALE WITH A CODE OF: X

DATE OF SALE: 04/85 TYPE OF PROPERTY: NOT AVAILABLE

INSTRUMENT: FD OFFICIAL RECORDS INDEX: 85021990

SALES PRICE: 0

XMT ?

THIS MAP IS FURNISHED AS A CONVENIENCE IN LOCATING PROPERTY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY



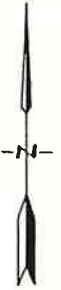
First American Title Insurance Company of Oregon

an assumed business name of TITLE INSURANCE COMPANY OF OREGON

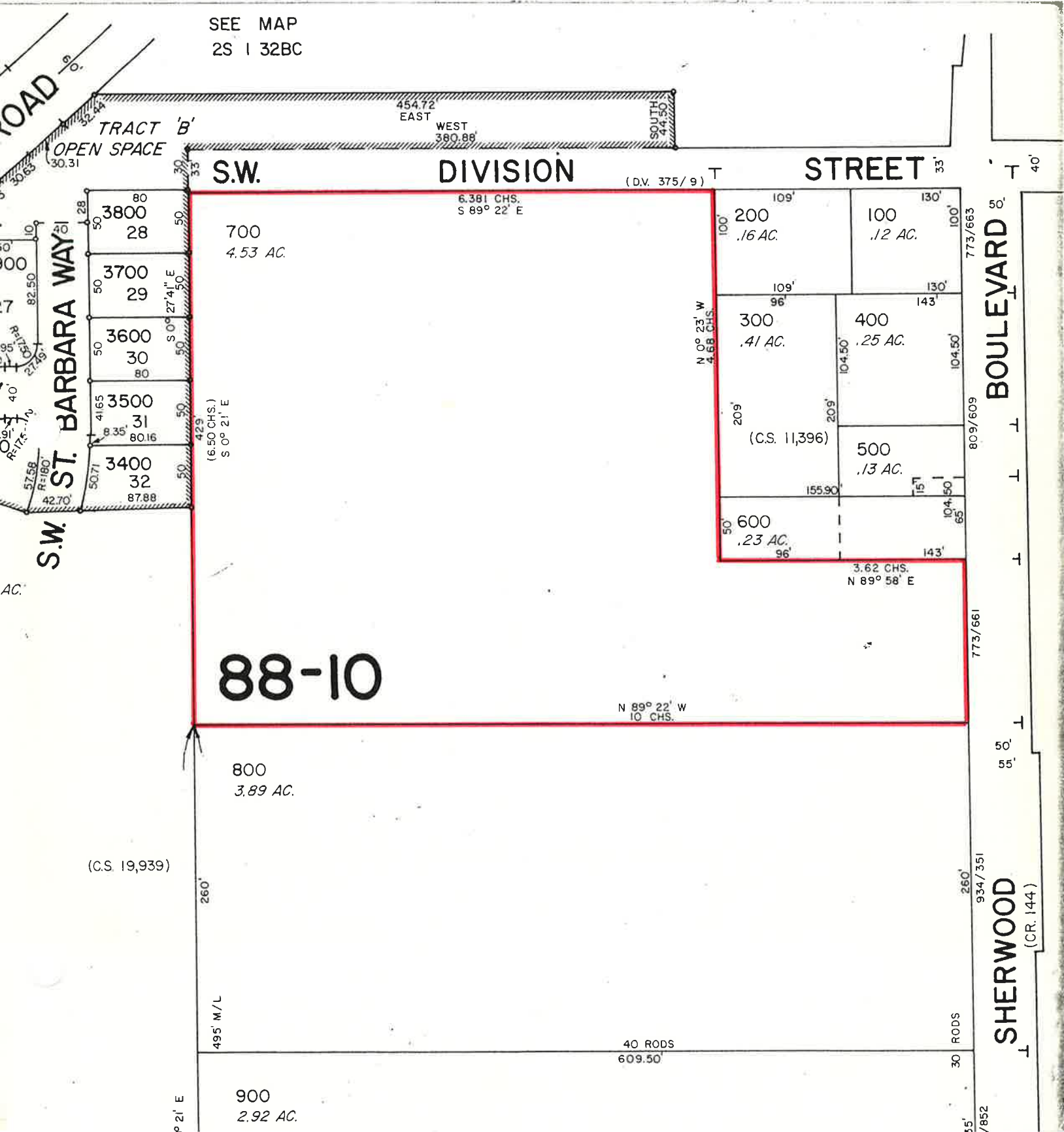
4650 S.W. GRIFFITH DRIVE, SUITE 100, BEAVERTON, OR 97005

MAP 2S 1W 32CB

(503) 641-7000



SEE MAP
2S 1 32BC



85021990

DEED IN LIEU OF FORECLOSURE

SHERWOOD ASSOCIATES - O.R.E. LTD., an Oregon limited partnership, Grantor does hereby grant, bargain sell and convey to C. L. WISE and HOWARD LOFLAND, III, dba FOUR ACRES, Grantees, all of the Grantor's interest in the real property situated in Washington County, Oregon, described in Exhibit A attached hereto and by reference made a part hereof.

This Deed is intended as a conveyance absolute in effect of the title to said real property, including all redemption rights which the Grantor may have therein, to Grantee, and is not intended as a mortgage, trust conveyance or security of any kind. Grantor hereby surrenders and delivers possession of said real property to Grantees.

Grantor does hereby waive, surrender, convey and relinquish all of Grantor's rights, title and interest (including all redemption rights) under the contract dated July 5, 1979, between C. L. WISE and HOWARD LOFLAND, III, co-partners doing business as FOUR ACRES and CAMBRIDGE INTERNATIONAL CORP., an Oregon corporation recorded on July 9, 1979, Recorder's Fee No. 79026605, Records of Washington County, for purchase of the above described real property.

Grantor hereby agrees that Grantee shall retain all payments heretofore made by and on behalf of Grantor for the property or on said contract.

Grantor is not acting under misapprehension as to the effect of this Deed, nor under duress, undue influence or misrepresentation of Grantee, their agent or attorney or any other person.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer stated in terms of dollars is \$ none. However, the actual consideration includes other value given which is part of the consideration.

DATED this 5 day of April, 1985.

SHERWOOD ASSOCIATES - O.R.E. LTD.

Booken Dull Development Co., General Partner
BY: [Signature] president

1-3

B
SF

1133881

AMERICAN EXPRESS

6-14-85

STATE OF OREGON)
County of Washington) ss.

Personally appeared BRUCE TABOR who being sworn, says that he is the President of BOSKEY DELL DEVELOPMENT CO., a corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, as the general partner on behalf of SHERWOOD ASSOCIATES - C.R.E. LTD., an Oregon limited partnership, and he acknowledged said instrument to be his voluntary act and deed.

Before me:


Janis Reynolds
Notary Public for Oregon
My commission expires: 3/11/88

BOSKEY DELL DEVELOPMENT CO., Grantor
6415 SW Seneca
Tualatin, OR 97062

C. L. WISE and HOWARD LOPLAND, III, Grantees
dba FOUR ACRES
13684 SW 63rd Place
Portland, OR 97219

Until a change is requested,
all tax statements shall be
sent to the following address:

13684 SW 63rd Place,
Portland, OR 97219

After recording return to:

FOUR ACES
13684 SW 63rd Place
Portland, OR 97219

Page 2 - DEED IN LIEU OF FORECLOSURE

2

6-14-85

Portland State University

SEP 22 1988

P.O. Box 751, Portland, OR 97207-0751

September 20, 1988

Carole W. Connell
Planning Director
City of Sherwood
90 NW Park St.
Sherwood, OR 97140

Dear Carole:

This letter serves to confirm our phone conversation of 9/9. Our staff is scheduled to make a presentation on aging issues to your commission on October 17th in Sherwood. Topics to be presented include:


1. Audio-visual - "Livable Environments for Older Adults: New Challenges for the Planning Profession." (30 mins)
2. Housing Alternatives and Levels of Care: Options and Issues. (90 mins)

If the Commissioners' meeting is held from 7:30 - 10:00p.m., some time is then available for discussion or for other commission business. If any changes need to be made in the time allowed, please let me know. We can adapt the second section as needed.

I will be in touch the week prior to the meeting to obtain an estimate of participants. As I also mentioned, I would like to set aside some time on the afternoon of the 17th to meet with you to discuss issues of relevance to Sherwood. This will allow us to better focus our presentations in light of local issues. We can also arrange this the week prior to our coming.

Thank you for your interest in the training, and we look forward to working with you.

Sincerely,


Sharon Baggett
Project Manager

SB:tcd

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: October 6, 1988

FROM: Carole W. Connell
Planning Director

FILE NO. SP88-05

SUBJECT: Request for a site plan approval to add an addition to the Senior/Community Center.

I. PROPOSAL DATA

Applicant: City of Sherwood

Owner: Same

Location: Located at 855 North Sherwood Boulevard and further described as Tax Lot 1402, Map 2S-1-29C.

II. BACKGROUND DATA

The existing Senior Center was constructed in 1981 and the library was built in 1985. At the city's request, a Community Development Block Grant was approved by Washington County this year to expand the Senior Center. The lunch facility and parking lot reach capacity daily and there is a general need to accommodate more community activities. Construction should commence this winter.

III. SHERWOOD CODE PROVISIONS

- A. Section 2.113 Institutional and Public zone.
- B. Section 4.300 Conditional Uses.
- C. Chapter 5 Community Design and Appearance.
- D. Chapter 6 Public Improvements.
- E. Sherwood Comprehensive Plan.

IV. FINDINGS OF FACT

- A. The subject property is 2.34 acres and is occupied by the Senior/Community Center, the library, a parking lot and landscaping. The addition is about 1900 square feet.
- B. The property is zoned Institutional and Public (IP) where all uses are conditional uses. The expansion of an existing use is permitted without a conditional use permit and hearing if the value of the addition is less than 50% of the total. The existing building is valued at \$330,000 (building only) and the proposed addition is valued at \$135,000 (excluding

\$21,000 architectural fee). Therefore, a conditional use permit is not required.

- C. A twenty (20) foot setback is required on three sides of the Senior Center because of the adjoining residential zones. The addition is over 1500 feet from the nearest residential zone. The building is under the permitted fifty (50) foot height limitation.
- D. There are no known soils or topographic limitations and no known natural, historic or cultural features on the site.
- E. The Cedar Creek Greenway adjoins the site and is a city park.
- F. Transportation access, sewer, water and drainage provisions will remain unchanged.
- G. Twelve (12) new parking spaces will be provided. Based on a comparable parking requirement of one (1) per 400 square feet of building, five (5) new spaces are required. A landscaped island is required for every fifteen (15) stalls and needs to be added in the area between the library and the new spaces. The new spaces will remove some existing landscaping that was illustrated as future parking in the library building site plan approval.
- H. The Senior/Community Center is surrounded by extensive landscaping. Plant materials located next to the existing building where the expansion is planned will be replaced abutting the new facility.
- I. Off-street loading and solid waste provisions are already in place.
- J. There will be no new signage or lighting at this time.
- K. The Tualatin Fire District has been notified of this request.
- L. The city finds that:
 - 1. The proposed addition meets the IP zone standards and the provisions of Chapter 5, except for the parking lot landscape island.
 - 2. Services are on site and will remain unchanged.
 - 3. Building and landscape maintenance will continue to be provided by Sherwood Seniors.
 - 4. The proposed addition preserves the creek and site vegetation to the maximum extent feasible.

VI. Conclusion and Recommendation

A. Based on the Background Data, and Findings of Fact, staff recommends approval of the Senior/Community Center addition subject to the following conditions:

1. A landscaped island shall be constructed in the proposed parking area.
2. Plant materials shall be installed around the addition.
3. The City shall comply with any requirements of the Tualatin Fire District.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: 10/10/88

FROM: Carole W. Connell
Planning Director

FILE: SP 88-06

SUBJECT: Request for a free standing sign

I. PROPOSAL DATA

Applicant: Jack Allen
Sherwood Printing
1435 N. Sherwood Blvd.
Sherwood, OR 97140

Owner: Same as above

Location: 1435 N. Sherwood Blvd and further described as Tax
Lot 200, Map 2S-1-30D.

II. SHERWOOD CODE PROVISIONS

- A. Section 2.108 Retail Commercial (RC)
- B. Section 5.700 Signs

III. FINDINGS OF FACT

- A. The property is zoned Retail Commercial (RC) and is occupied by a building (was Tana's), some paved parking and landscaping. Sherwood Printing is now leasing the building.
- B. Section 5.701.01B requires that all free standing signs obtain Planning Commission approval.
- C. The code permits one sign per street frontage with a permitted area of one and a half (1 1/2) square feet per lineal foot of street frontage. The property has 75 feet of frontage, allowing a 113 square foot sign. The proposed sign is about 46 square feet.
- D. The code permits a sign 45 feet high. The proposed sign is 3.3 feet high.
- E. The sign is to be made of wood with attached plastic letters and lighting, (same letters as previously used for this business in the plaza).

F. The sign is proposed to be located in an area now landscaped with ground cover. The same plant materials were used at Alto's to create a connected and consistent appearance. The applicant proposes to remove the ground cover and replace it with bark chips. The proposed sign will be outside of the road right-of-way.

G. The City finds:

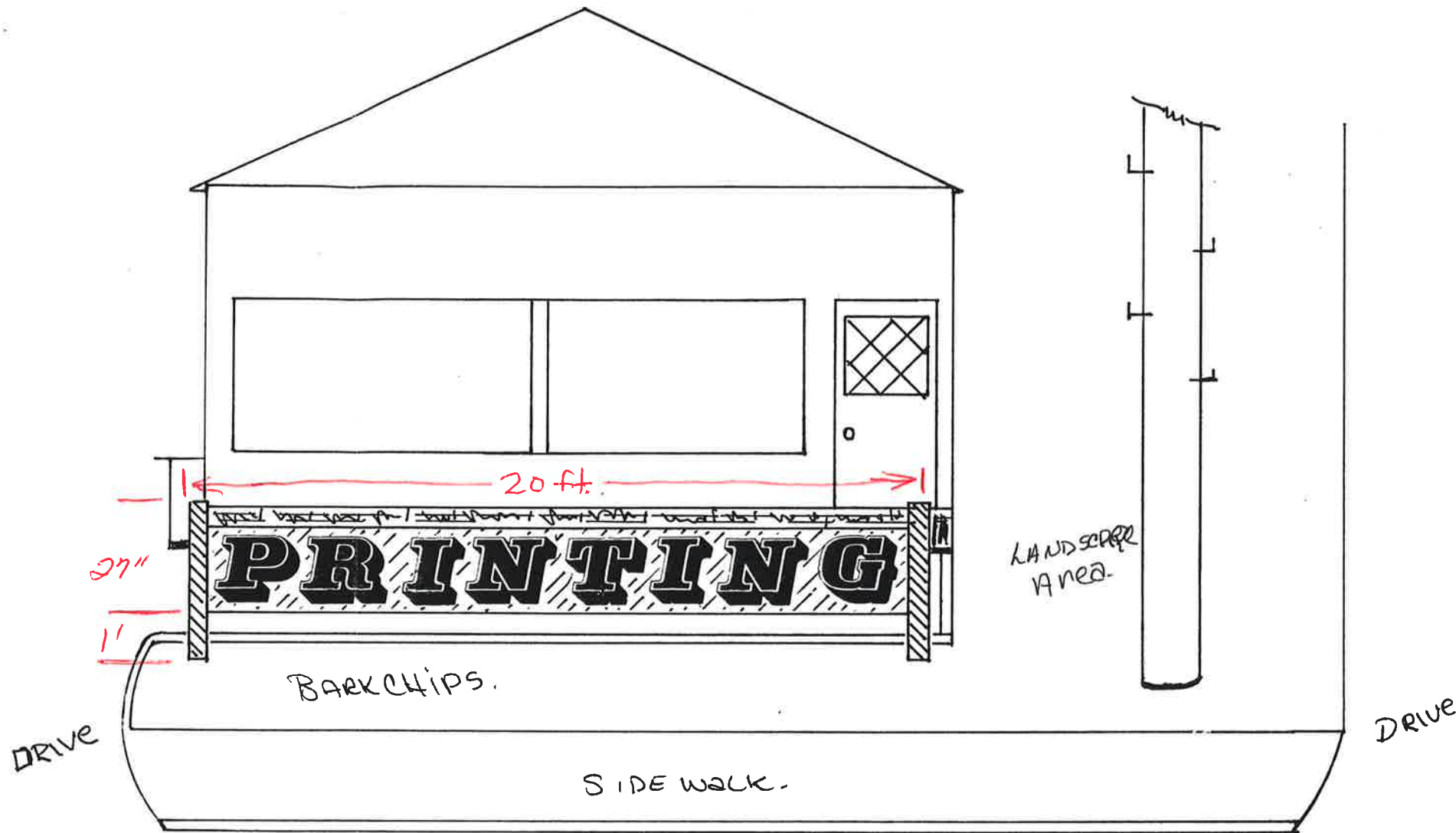
1. The proposed sign complies with the RC zoning requirements.
2. There will be no change in service needs.
3. The sign must be kept in good repair and maintained in a clean, safe condition as required of Section 5.701.08.
4. The proposal does not preserve existing vegetation to the maximum extent feasible.

IV. RECOMMENDATION

A. Based on the Findings of Fact, staff recommends approval of the Sherwood Printing free standing sign subject to the following condition:

1. The existing ground cover under the proposed sign shall be retained.

Sherwood
Union
↑



ALTO
AUTOMOTIVE
→

LANDSCAPE
Area.

Sherwood Printing
1435 W. Sherwood
Sherwood, OR.

JACK Allen.
625-2523.

Sign to be placed AT BACK of LANDSCAPE Area. AWAY from side walk.

POSTS - to be 4x4 PTL.

BACK of Sign. weather resistance wood.

Letters plastic mirror BACK (silver)

(from shopping center.)

(Clear PLASTIC cover over letters)



WASHINGTON
COUNTY,
OREGON

CWC -
for PC
gr

Correspondence
Announcement

9/28
SEP 19 1988

to: P.C.

September 16, 1988

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

On September 13, 1988 the Board of County Commissioners authorized staff of the Department of Land Use and Transportation to solicit applications for two positions on the Washington County Planning Commission. These positions were recently vacated due to the resignations of two members of the Commission. The vacated positions represent Board of Commission District 2 (Commissioner Killpack) and the County at-large (Chairman Hays).

The Planning Commission advises the Board of County Commissioners on legislative planning and development issues such as the adoption, revision or repeal of elements of the Comprehensive Plan and implementing ordinances including the Community Development Code. The Planning Commission also holds quasi-judicial hearings on and makes decisions concerning applications for amendments to plan designations or text provisions applicable to individual properties in the unincorporated area of the County. The Planning Commission meets on the second Wednesday afternoon and the fourth Wednesday evening of each month.

Except for the at-large position, members of the Planning Commission must be residents of the Commissioner District they represent. No more than two members can be engaged in the same occupation.

The persons appointed to these vacated positions will serve the remainder of the term of the position. Both positions will expire in June of 1991. The appointees to these positions could be reappointed to two additional four year terms by the Board.

Persons who are interested in applying for membership on the Planning Commission can obtain an application form or receive further information by calling the County Administration Office at 648-8685, or by visiting the office in Room 418 of the County Administration Building at 150 North First Avenue, in Hillsboro.

September 16, 1988

Page 2

The application filing deadline is October 14, 1988. The Board of County Commissioners is expected to announce their appointments to the Planning Commission a few weeks after the filing deadline.

Your assistance in conveying this information to your community's residents and encouraging their submission of applications will be greatly appreciated.

Sincerely,


Brent Curtis
Planning Manager

BC:HB:mb

doc: CPOMAY

APPROVED MINUTES

City of Sherwood
Planning Commission Meeting
October 17, 1988

1. **Call to Order:** Chairman Glen Warmbier called the meeting to order at 7:45 p.m. Commissioners present were: Joe Galbreath, Eugene Birchill, Marion Hosler, Kenneth Shannon and Jim Scanlon. Also present were City Planning Director Carole Connell and Secretary Kathi Steen.
2. **Approval of Minutes:** Kenneth Shannon moved to approve the minutes of September 12, 1988, Marion Hosler seconded and motion carried unanimously.
3. **Old Business**
 - a. **Bilet Products Status Report:** City Planner Carole Connell informed the Commission that Mr. Blakeslee has not received a response from DEQ since he sent his written plan of compliance to DEQ on September 28, 1988. Chairman Warmbier asked City Planner Connell to check to see if Bilet Products met their September 30, 1988 noise control attenuation schedule.
 - b. **Orland Villa:** Carole Connell stated that the Orland Villa approval last month inadvertently omitted approval of the preliminary subdivision plat. Marion Hosler moved to amend the original October 12, 1988 motion by also accepting the Preliminary Subdivision Plat for Orland Villa. Kenneth Shannon seconded and the motion carried unanimously.
4. **Public Hearing**

Request by Weeks and Rogers for a zone change of two adjoining properties on Highway 99W from residential to commercial.

Chairman Warmbier declared this item a public hearing and asked first for the staff report. Ms. Connell reviewed her staff report, findings of fact and recommendation for approval with conditions. Staff recommended Retail Commercial as a more appropriate zone in this area for all of Parcel B, and most of Parcel A, including the existing portion zoned General Commercial.

Ms. Connell gave the Commission a copy of a letter from Washington County received at Sherwood City Hall on October 17, 1988. Brent Curtis, Planning Manager for Washington County, expressed his concerns regarding the proposed rezoning of the two parcels. Washington County is concerned with direct access onto Highway 99W. The County is also concerned that Mr. Weeks' application may lead to other requests for rezoning which could adversely impact the level of service on Highway 99W.

Ms. Connell informed the Commission that ODOT and LCDC have been notified of the proposed rezoning but have not formally responded to the city. Ms. Connell also advised the Commission that Tualatin Fire District indicated they have no concern with the request.

Chairman Warmbier asked for the applicant's report. Lee R. Gensman, Professional Engineer representing Mr. Weeks, 16840 S.W. Parrett Mountain Road, Sherwood, testified that Mr. Weeks is not interested in a Retail Commercial zoning inasmuch as 50% or more of Mr. Weeks' business is currently wholesale. Mr. Gensman indicated Mr. Weeks would like to expand his wholesale business and eventually build a mall/development and rent retail space on the eleven acres he has an option to acquire. Mr. Gensman asked City Planner Connell to what degree wholesale business is allowed in a Retail Commercial zoning. Ms. Connell replied a use that is "primarily" wholesale with large acreage needs would best meet the General Commercial designation. Many retail uses do some wholesaling and that it is a matter of how much or degree. Secondary wholesaling is not necessarily prohibited in a Retail Commercial zone. Staff is more concerned about the potential for several uses permitted in the General Commercial zone (eg. light manufacturing and adult entertainment) that would be incompatible with the surrounding residential neighborhood. Ms. Connell said the City would be willing to write a letter to Mr. Weeks indicating that Mr. Weeks' wholesale business could continue with the Retail Commercial zoning. Mr. Gensman also indicated that it appears the zoning on Parcel B is spot zoning inasmuch as the high density residential zone is surrounded by General Commercial on both the north and south sides.

Chairman Warmbier asked for public testimony regarding Mr. Weeks' zone change.

Bob Salisbury, 1765 and 1746 N.W. Meinecke Road, Sherwood testified that he is in favor of Mr. Weeks' zone change because someday Mr. Weeks may need more space.

Lenore Billick, Route 5, Box 316, Sherwood indicated she was in favor of Mr. Rogers' zone change because she would like to have her property rezoned someday.

Chairman Warmbier asked for opponents to the request.

Tad Milburn, 1580 Meinecke Road, Sherwood, is opposed to the zone change. Mr. Milburn stated that his residence is adjacent to Mr. Weeks' property and it would not be appropriate to have General Commercial zoning up against a residential area. Mr. Milburn felt the Retail Commercial zoning would be adequate to suit Mr. Weeks' needs. Mr. Milburn was concerned with the livability of a residential area abutting a General Commercial zoning area which could include noisy trucks, diesel fumes, noisy service areas, lighting, etc. along with the possibility of Mr. Weeks running a 24 hour business.

Jan Milburn, 1580 N.W. Meinecke Road, Sherwood is opposed to the zone change. Mrs. Milburn indicated that most produce companies begin business at 4 a.m. and she doesn't want this type of facility in her backyard.

There being no further testimony Chairman Warmbier closed the public hearing.

Kenneth Shannon informed the Commission that Mr. Weeks' application for General Commercial zoning should be honored because this is the type of zoning most appropriate for properties along Highway 99W.

Jim Scanlon advised the commission that a Retail Commercial zone is appropriate at this time and a General Commercial zone could be reconsidered in two years.

Mr. Gensman informed the Commission that Mr. Weeks would like to move the recommended division between commercial and residential zoning in Parcel A to a vertical position as opposed to slanted inasmuch as Mr. Weeks' can secure access to the rear through the existing cul-de-sac.

Eugene Birchill favors a Retail Commercial zoning due to the proximity of the residential zone. Mr. Birchill continued that it is easier to change a zone from Retail Commercial to General Commercial than later downzone from General Commercial to Retail Commercial.

Chairman Warmbier pointed out that once the Planning Commission approves a General Commercial zone change the property will remain General Commercial. In other words, Mr. Weeks could sell his property to a warehouse at a later date with the General Commercial zoning. Mr. Warmbier indicated that although operating hours, noise control etc. are usually included with the conditional use permit this could be done at the site plan review stage.

Kenneth Shannon moved to approve the General Commercial zone change for Parcels A & B with an engineered vertical line on the rear of Parcel A designating the area remaining as MDRL and including the 15' dedication on Meinecke Road, with operating conditions being addressed in the site plan review. Joe Galbreath seconded the motion. Those in favor were Mr. Shannon, Mr. Warmbier and Mr. Galbreath. Those opposed were Mr. Scanlon, Mrs. Hosler and Mr. Birchill. The vote was split 3-3. Chairperson Warmbier called for a second motion.

Eugene Birchill moved to rezone Parcel A as Retail Commercial including the existing General Commercial area but excluding the area to remain MDRL and change Parcel B to Retail Commercial with a 15' dedication on Meinecke Road. Limitations for noise control, operating hours, etc. can be reviewed during the site plan review application. Mr. Scanlon seconded the motion. Those

in favor were Mr. Scanlon, Mrs. Hosler and Mr. Birchill. Those opposed were Mr. Shannon, Mr. Warmbier and Mr. Galbreth. The vote was split 3-3. Chairman Warmbier indicated the Commission was unable to reach a decision and advised Mr. Weeks of the following options:

- a. appeal to the City Council,
- b. withdraw his request, or
- c. come back to the Planning Commission when there were more members present to vote.

Ms. Connell said the issue will automatically go before the City Council on November 9, 1988, with no recommendation from the Planning Commission, if the applicant does not withdraw his request.

5. Preliminary Subdivision Plat approval request by John Chu for Quantum Fields, a 28 lot development on South Sherwood Boulevard.

Chairman Warmbier asked for the staff report. City Planner, Connell reviewed her staff report, findings of fact and recommendation for approval with conditions. Ms. Connell informed the Commission that a previously approved subdivision has been named Quantum Meadows and the proposed development of Quantum Fields with Quantum Street would be too confusing. Mr. John Chu, 2157 S. E. Cypress, Portland, indicated that the street name would be Wise; named after the previous owner of the property.

Ms. Connell explained the problems associated with Division Street. The street is narrow, partially graveled and does not line up with Division Street right-of-way on the other side of South Sherwood Boulevard. The abutting Gregory Park open space prohibits correcting the alignment. Only a portion of Division Street can be improved to city standards by the developer.

Mr. Scanlon asked Mr. Chu what type of housing he would be building in Quantum Fields. Mr. Chu replied the housing would be single or two story wood frames with on site foundation. Mr. Chu added that financing would be provided through FHA and VA conventional loans.

Chairman Warmbier asked Ms. Connell if Mr. Chu had easements to sewer and water. Ms. Connell replied that the services are reachable, the details of which would be reviewed with a Final Plat request.

Mr. Chu informed the Planning Commission that he would prefer not to comply with #6 of the staff report requesting that he plant a deciduous street tree in the front yard of each lot. Chairman Warmbier informed Mr. Chu that the street tree requirement must be included in the preliminary plot otherwise it tends to get

overlooked by the builder. Mr. Chu agreed to comply with this request. Mr. Shannon asked Ms. Connell who would be responsible for the upkeep of the streets. Ms. Connell replied the City would maintain the streets since Mr. Chu is dedicating and improving the streets to city standards.

Mr. Scanlon moved to approve Mr. Chu's proposal with staff recommendations. Mr. Birchill seconded and the motion passed unanimously.

6. "Livable Environments for Older Adults", a 30 minute presentation by the Portland State University Institute on Aging.

The Commission met Deborah Howe who works with Urban Planning through Portland State University. The Commission was shown an 18 minute film which outlined the obstacles the aging population is facing. After the presentation, Marjorie Stewart, City Council liaison to the Planning Commission, asked Ms. Howe if a study had been done on alternative living environments. Ms. Howe explained that a study has been done but due to the Commission's time restraints she only presented a brief overview of what is available through the Portland State University Institute on Aging. Ms. Howe informed the Commission that she would be happy to attend a future Planning Commission meeting to provide additional information.

7. Site Plan approval request by the City for expansion of the Senior Center

The Commission discussed the expansion of the Senior Center. Chairman Warmbier asked Ms. Connell if the parking lot expansion would infringe on future library parking. Ms. Connell stated that the original site plan indicated an area for future parking but she didn't know if it was specified for the library's future use. Marjorie Stewart indicated that 41% of the block grant for the expansion has been donated by the Seniors and if and when the library opened this matter could be addressed. In the meantime the Senior center needed the additional parking spaces.

Mrs. Hosler moved to approve the Senior Center expansion including staff recommendations. Mr. Shannon seconded and the motion carried unanimously.

8. Sign Permit Request for Sherwood Printing

Ms. Connell reviewed her staff report, findings of fact and recommendation for approval with conditions for the Sherwood Printing Sign Permit. The Commission agreed with the staff report that the landscaping should be consistent with other businesses in the area. Chairman Warmbier moved to approve the sign permit with appropriate groundcover, Mr. Birchill seconded and the motion carried unanimously.

9. Other Business

Ms. Connell asked if there were any Planning Commission members who would consider being a liaison to the City Council. Mr. Shannon indicated he would volunteer for the position. Chairman Warmbier appointed Mr. Shannon as liaison to the City Council.

Chairman Warmbier moved to adjourn at 10:00 p.m., Marion Hosler seconded and the motion carried.

Kathi Steen
Minutes Secretary