

**City of Sherwood
Planning Commission Meeting
Senior/Community Center
7:30 p.m.**

AGENDA

February 22, 1988

- 1. Call to Order**
- 2. Approval of Minutes, January 20, 1988**
- 3. Request for approval of the Olinger Minor Land Partition**
- 4. Public Hearings**
 - A. Minor Zoning Map Amendment redesignating 15,000 square feet, more or less, of property at the intersection of N. W. Washington Street and N. W. Second Street, in Sherwood Old Town, from Office Commercial (OC) to Community Commercial (CC).**
 - B. Minor Zoning Map Amendment redesignating 0.69 acres, more or less, of property on North Sherwood Blvd., from Office Commercial (OC) to Neighborhood Commercial (NC).**
 - C. Major Zoning Map Amendment redesignating 10.88 acres, more or less, of property between Highway 99W, N.W. 12th Street, and North Sherwood Blvd., from Office Commercial (OC) to General Commercial (GC).**
 - D. Major Zoning Map Amendment redesignating 70.39 acres, more or less, of property along Edy Road, Highway 99W and North Sherwood Blvd., from Community Commercial (CC) to General Commercial (GC).**
 - E. Minor Zoning Map Amendment redesignating 0.5 acres, more or less, of property at the intersection of Highway 99W and N.W. 12th Street, from Office Commercial (OC) to Community Commercial (CC).**
 - F. Flood Plain Ordinance revisions**
- 5. Sunset Blvd./Ladd Hill Road Annexations.**
- 6. For Your Information**
 - A. Letter from DEQ to Mr. Blakeslee of Bilet Products**

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: January 25, 1988

FROM: Carole W. Connell
The Benkendorf Associates

FILE NUMBER: 271-68/MLP 88-1

SUBJECT: Request for a Minor Land Partition to Divide a 10 Acre Parcel Into Three Tax Lots.

I. PROPOSAL DATA

Applicant: Mr. Roland Olinger
Route 4, Box 235
Sherwood, Oregon 97140

Owner: Roland Olinger and Sherry Berger
Same as above

Representative: Len Schelsky
Westlake Consultants, Inc.
2340 S.W. Hunziker
Tigard, Oregon 97223

Location: Located on S.W. Edy Road and further described as Tax Lot 2201, Map 2S 1 30D.

II. BACKGROUND DATA

The subject proposal is to divide an existing ten (10) acre parcel with a residence into three parcels, all of which utilize the Edy Road frontage. The parcel is on the south side of Edy Road and is traversed by Cedar Creek. The survey map provided by the applicant is not prepared to scale.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.102 Low Density Residential LDR zone
- B. Chapter 2 Section 2.114 Flood Plain (FP)
- C. Chapter 4 Section 4.100 Application Content
- D. Chapter 7 Section 7.500 Minor Land Partitions
- E. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The subject request is to divide Tax Lot 2201, Map 2S 1 30D into three parcels as follows:
1. Parcel A: 41,468 sq.ft. (9.5 acres and includes residence).
 2. Parcel B: 11,000 sq.ft.
 3. Parcel C: 13,168 sq.ft.
- B. The property is zoned Low Density Residential LDR. The minimum lot size is 7000 sq.ft. All three parcels comply with the minimum lot size, width and depth standards. The existing residence complies with the LDR setback requirements.
- C. Access to the three parcels is available from S.W. Edy Road, a minor arterial street. A minor arterial is specified to have 70 feet of road right-of-way. County Assessors maps indicate there is 70 feet of dedicated roadway adjacent to this parcel.
- D. City water service is available to the lot from current lines in Edy Road. City sewer service is available from a main trunk line located just south of the subject lots and in Cedar Creek. An eight (8) inch sewer service line runs along the east boundary of Parcel C.
- E. Surrounding land use in the area is low density residential. The western boundary of Parcel A is the current City limits.
- F. The Cedar Creek floodplain traverses the three proposed parcels. According to the FIRM (Flood Insurance Rate Map) maps, the floodplain elevation is 150'. There is a limited amount of buildable land on the proposed Parcels B and C. The City Floodplain Ordinance prohibits the construction of a residence in the floodway. All residential structures shall have the lowest floor elevated to or above base flood elevation.
- G. Notice of this request has been provided to the Tualatin Fire District, which has indicated there are no conflicts with its interests.
- H. The City finds the following in response to the approval requirements for a minor land partition:
1. No new roads are being created by this request.
 2. The partition complies with the Low Density Residential LDR zoning standards.
 3. Adequate sewer, water and other public facilities are available to the site.
 4. The partition will permit development of adjoining land in accordance with the code.

IV. CONCLUSION AND RECOMMENDATION

Based on the Background Data and the Findings of Fact staff recommends **approval** of the request to partition Tax Lot 2201 into three parcels subject to the following conditions:

1. The owner shall agree to participate in a non-remonstrance agreement for future city services prior to recordation of the partition.
2. The owner shall be responsible for recording the partition with Washington County as approved by the Planning Commission and after completion of City requirements.
3. Connection to City sewer and water lines must be made in accordance with City requirements.
4. The approval of this partition is valid for one year.

271-68SR

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. _____
FEE \$125.00
RECEIPT NO. _____
DATE _____

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:	Roland Olinger	Rt. 4, Box 235, Sherwood	625-5594
Owner:	Roland Olinger & Sherry Berger	Same	
Contact for			
Additional Info:	Len Schelsky	2340 SW Hunziker	684-0652
	Westlake Consultants, Inc.		

Property Information

Street Location: SW Edy Road 1/2 mile West of Sherwood Blvd.

Tax Lot No. 2201 Acreage 10.52

Existing Structures/Use: Residential home & vacant ground

Existing Plan Designation: LDR Low Density Residential

Proposed Action

Proposed Use Minor Land Partition

Proposed Plan Designation _____

Proposed No. of Phases (one year each) N/A

Standard to be Varied and How Varied (Variance Only) N/A

Purpose and Description of Proposed Action: Minor land partition to create two additional lots that form on S.W. Edy Road

Westlake Consultants Inc.

7145 S.W. Varns Rd.

Tigard, Oregon 97223



503-684-0652

Olinger Minor Land Partition

The proposed minor partition will create two additional lots that have frontage on S.W. Edy Road. This will not require the creation of a new roadway or street. As shown on the attached map, the proposed lots will exceed the lot dimensional requirements for the zone. Water is available in S.W. Edy Road and sewer is available in a main line on the southerly side of the lots. The creation of these two lots will not hinder development or access to the remaining portion of the property in that there is adequate width on either side of the existing residence for a future access to the southerly portion of the tract.



PUBLIC HEARING NOTICE PROPOSED REZONING

NOTICE IS HEREBY GIVEN THAT THE CITY OF SHERWOOD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 22, AT 7:30 P M IN THE SHERWOOD SENIOR/COMMUNITY CENTER, 855 NO. SHERWOOD BLVD., ON THE FOLLOWING LAND USE MATTER:

Minor Zoning Map Amendment redesignating 15,000 square feet, more or less, of property at the intersection of N.W. Washington Street and N.W. Second Street, in Sherwood Old Town, to Community Commercial (CC). The property is presently zoned Office Commercial (OC). The lots to be rezoned are Tax Lots 2300 and 3300, Washington County Assessors Map 2S-1-32BC.

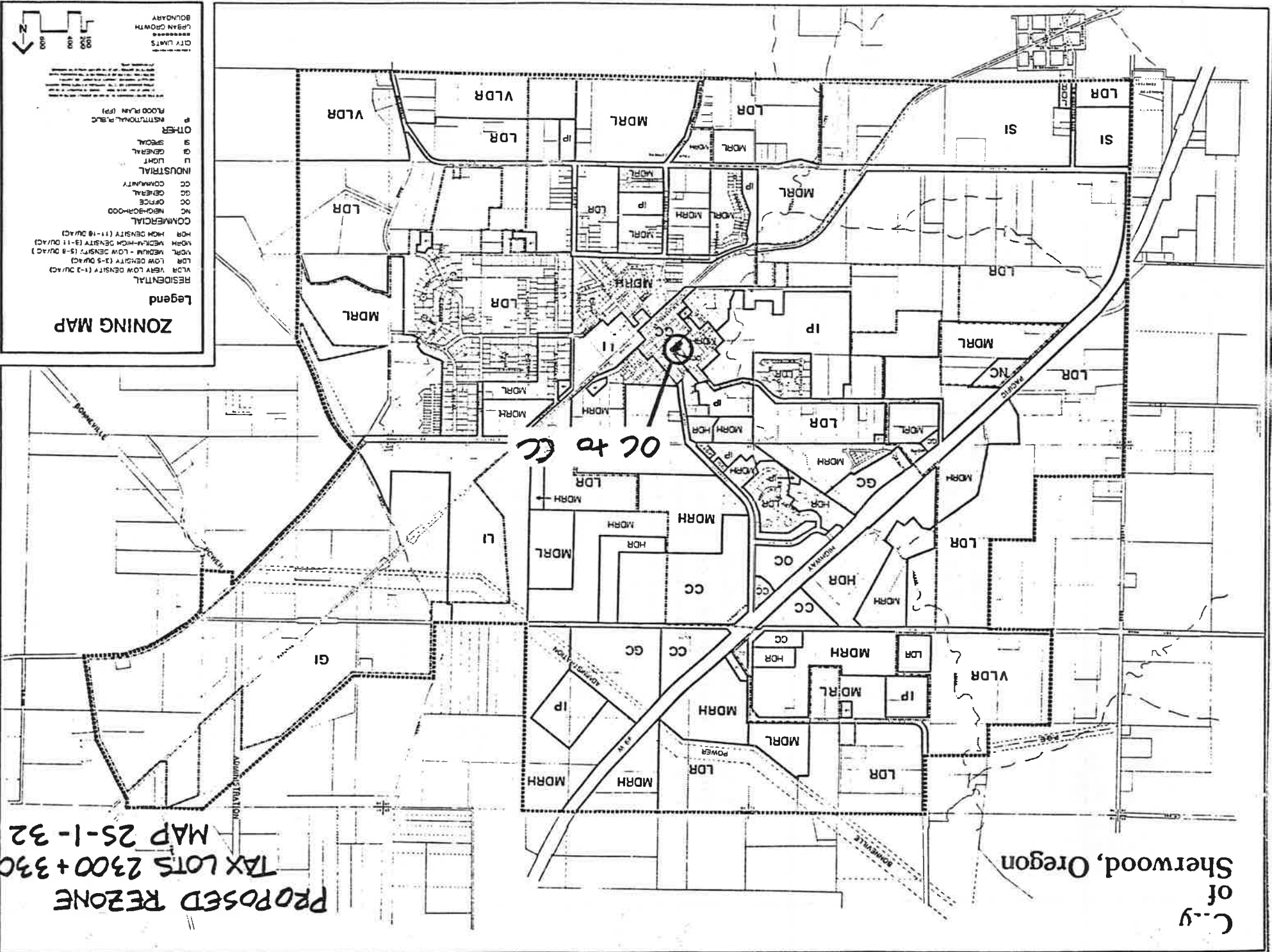
The purpose of the rezone is to conform the designation of these lots to recent changes in the City's commercial zoning ordinances. Ordinance No. 87-869, approved by the Planning Commission and City Council in November 1987, **DELETED** the OC zoning category in its entirety. The CC category allows office commercial uses, as well as lower intensity, smaller scale retail and service uses. Property to the south and east of the lots to be rezoned are currently designated CC.

For further information call Sherwood City Hall at (503) 625-5522.

THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

Folly Blankenbaker
Recorder

Publish February 11 and 18, 1988



ZONING MAP

Legend

- RESIDENTIAL
- VLDR VERY LOW DENSITY (1-3 DU/AC)
- LDR LOW DENSITY (3-5 DU/AC)
- MDRL MEDIUM - LOW DENSITY (5-8 DU/AC)
- MDRH MEDIUM - HIGH DENSITY (9-11 DU/AC)
- HDR HIGH DENSITY (11-18 DU/AC)
- COMMERCIAL
- CC COMMUNITY
- OC OFFICE
- NC NEIGHBORHOOD
- INDUSTRIAL
- IP LIGHT
- IG GENERAL
- SI SPECIAL
- OTHER
- # ASTRONOMICAL, S.B.C.
- R ROAD PLAN (R.P.)

PROPOSED REZONE
 TAX LOTS 2300 + 3300
 MAP 25-1-32 BC



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Minor Zoning Map Amendment redesignating 0.69 acres, more or less, of property on North Sherwood Blvd., to Neighborhood Commercial (NC). The property is presently zoned Office Commercial (OC). The lot to be rezoned is Tax Lot 1201, Washington County Assessors Map 2S-1-29C.

The purpose of the rezone is to conform the designation of this lot to recent changes in the City's commercial zoning ordinances. Ordinance No 87-869, approved by the Planning Commission and City Council in November 1987, **DELETED** the OC zoning category in it's entirety. The NC category allows office commercial uses, as wellas lower intensity, smaller scale retail uses

For further information call Sherwood City Hall at (503) 625-5522

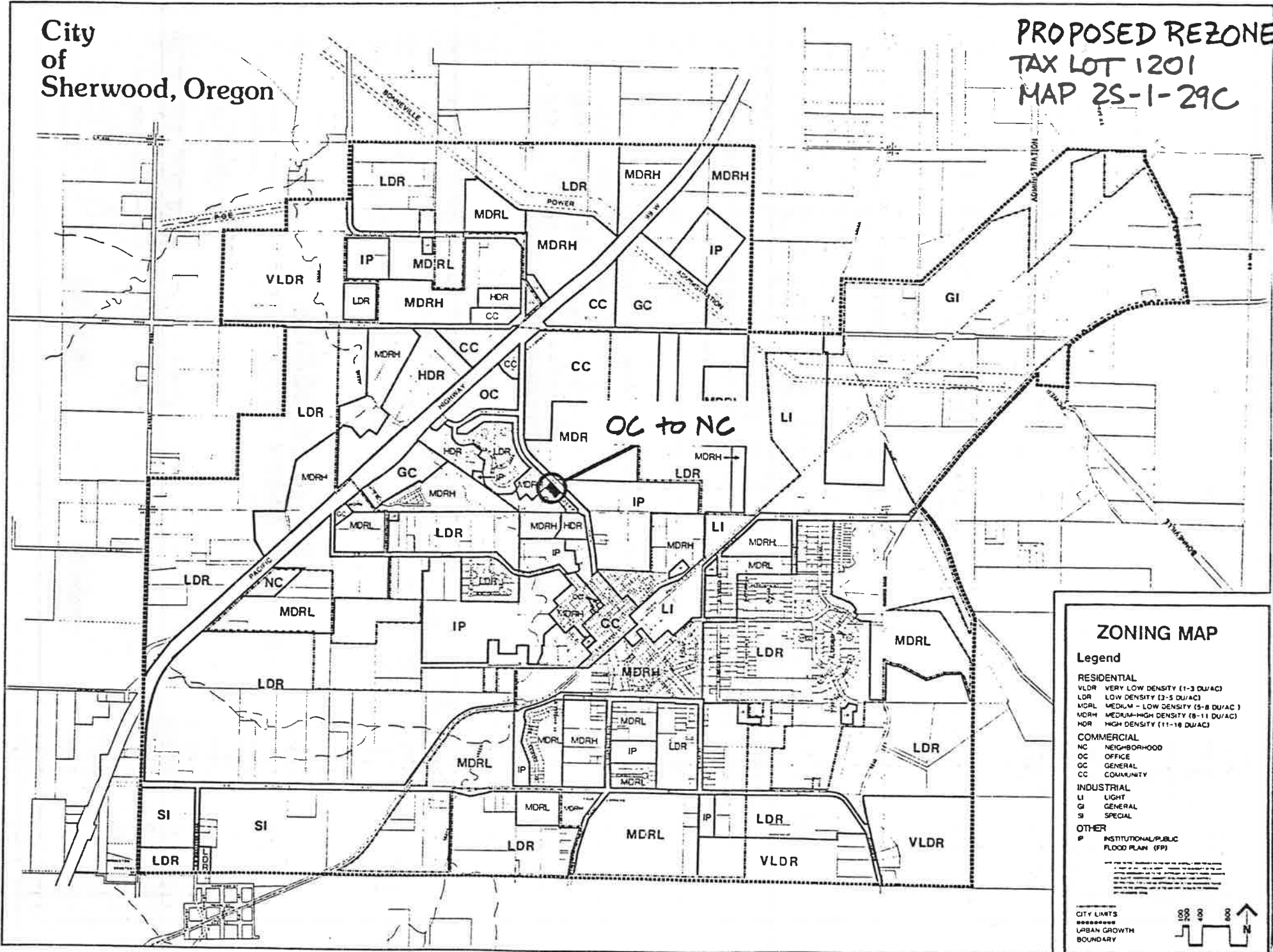
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Polly Blankenbaker
Recorder

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City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOT 1201
MAP 2S-1-29C





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Major Zoning Map Amendment redesignating 10.88 acres, more or less, of property between Highway 99W, N.W. 12th Street, and North Sherwood Blvd., to General Commercial (GC). The property is presently zoned Office Commercial (OC). The lot to be rezoned is Tax Lot 701, Washington County Assessors Map 2S-1-30D.

The purpose of the rezone is to conform the designation of this lot to recent changes in the City's commercial zoning ordinances. Ordinance No. 87-869, approved by the Planning Commission and City Council in November 1987, **DELETED** the OC zoning category in its entirety. The GC category allows office commercial uses, as well as retail, wholesaling, service, and other commercial uses. Properties to the north and east of Tax Lot 701 are concurrently being considered for rezoning from Community Commercial (CC) to GC.

For further information call Sherwood City Hall at (503) 625-5522.

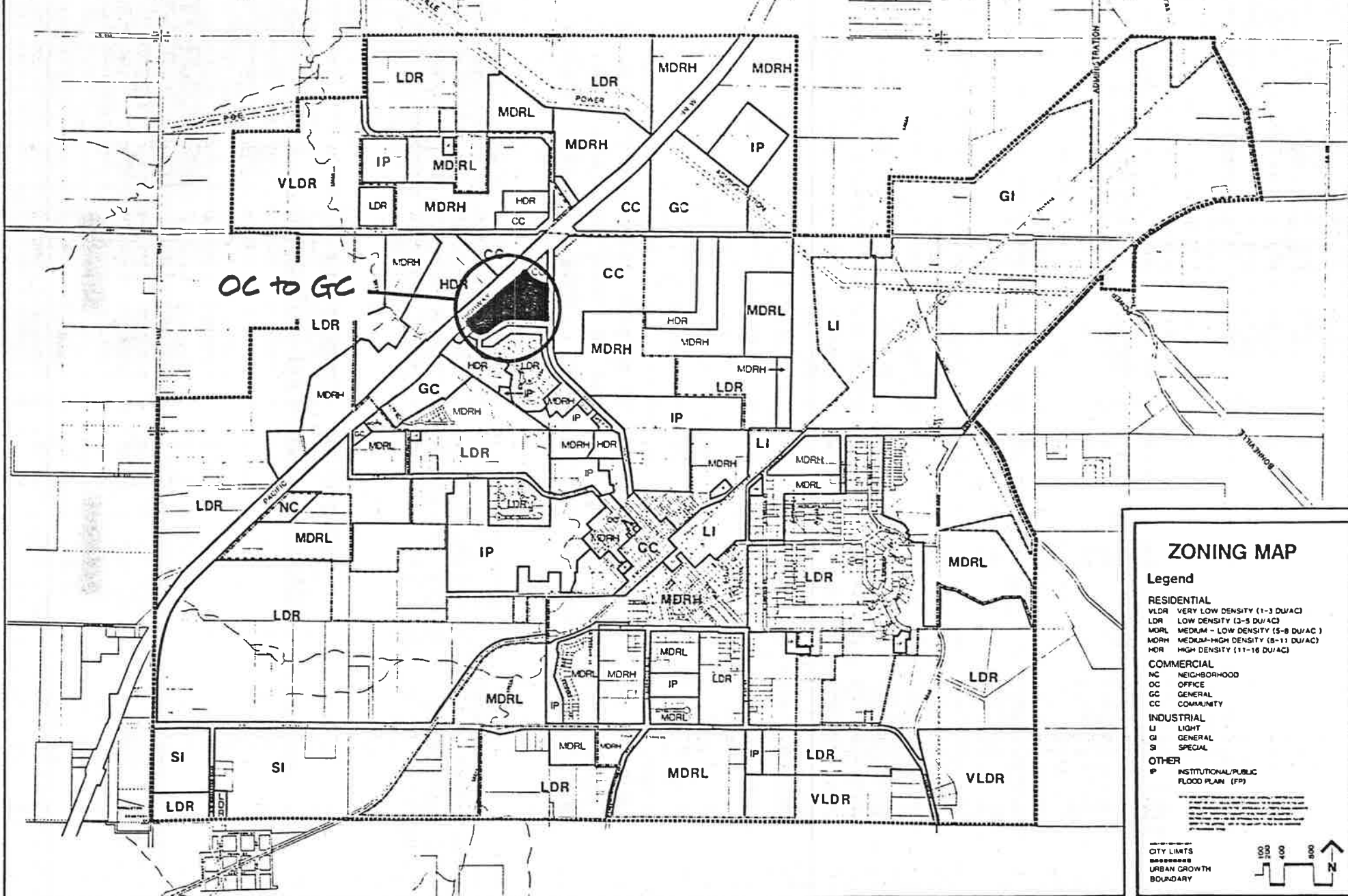
THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

Polly Blankenbaker
Recorder

Publish February 11 and 18, 1988

City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOT 701
MAP 25-1-30D

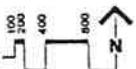


ZONING MAP

Legend

- RESIDENTIAL**
 VLDR VERY LOW DENSITY (1-3 DU/AC)
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 MDRL MEDIUM - LOW DENSITY (5-8 DU/AC)
 MDRH MEDIUM-HIGH DENSITY (8-11 DU/AC)
 HDR HIGH DENSITY (11-16 DU/AC)
- COMMERCIAL**
 NC NEIGHBORHOOD
 OC OFFICE
 GC GENERAL
 CC COMMUNITY
- INDUSTRIAL**
 LI LIGHT
 GI GENERAL
 SI SPECIAL
- OTHER**
 IP INSTITUTIONAL/PUBLIC
 FP FLOOD PLAN (FP)

----- CITY LIMITS
 ===== URBAN GROWTH
 BOUNDARY





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The purpose of the rezone is to better conform commercial zoning categories to the types and intensities of commercial land uses that have developed in the Six Corners area. The lots proposed for rezoning are all larger parcels accessible from highways or major arterial roads, and are thus suitable for the range of uses permitted by the GC zoning category. The GC category allows office commercial uses, as well as retail, wholesale, service, and other commercial uses. This rezone extends only to lots presently zoned CC, and does not include any non-commercial property.

For further information call Sherwood City Hall at (503) 625-5522.

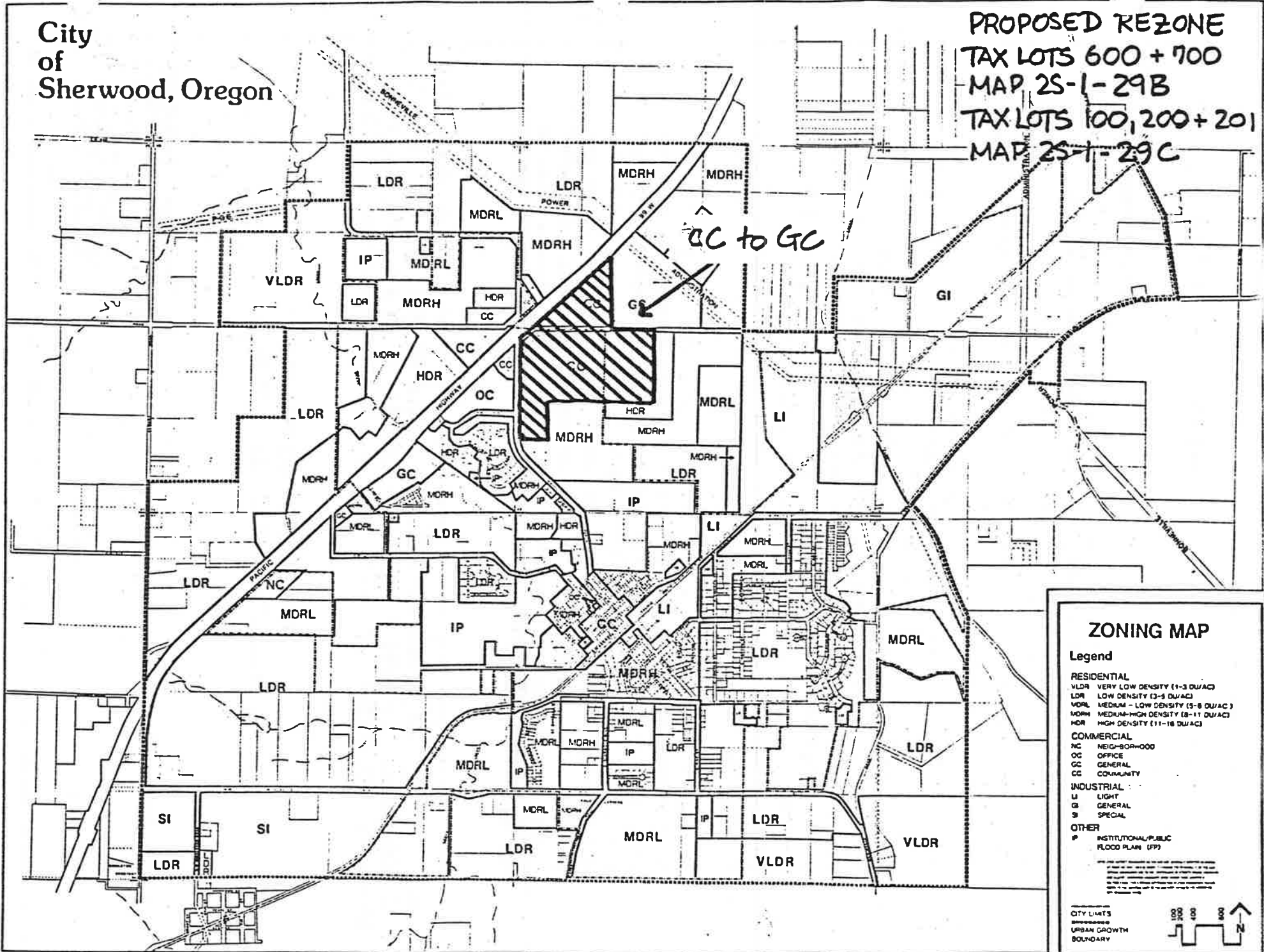
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Recorder

Publish February 11 and 18, 1988

City
of
Sherwood, Oregon

PROPOSED REZONE
TAX LOTS 600 + 700
MAP 25-1-29B
TAX LOTS 100, 200 + 201
MAP 25-1-29C



ZONING MAP

Legend

RESIDENTIAL
 VLDR VERY LOW DENSITY (1-3 DU/AC)
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 URBAN GROWTH
 BOUNDARY

100 200 300

N



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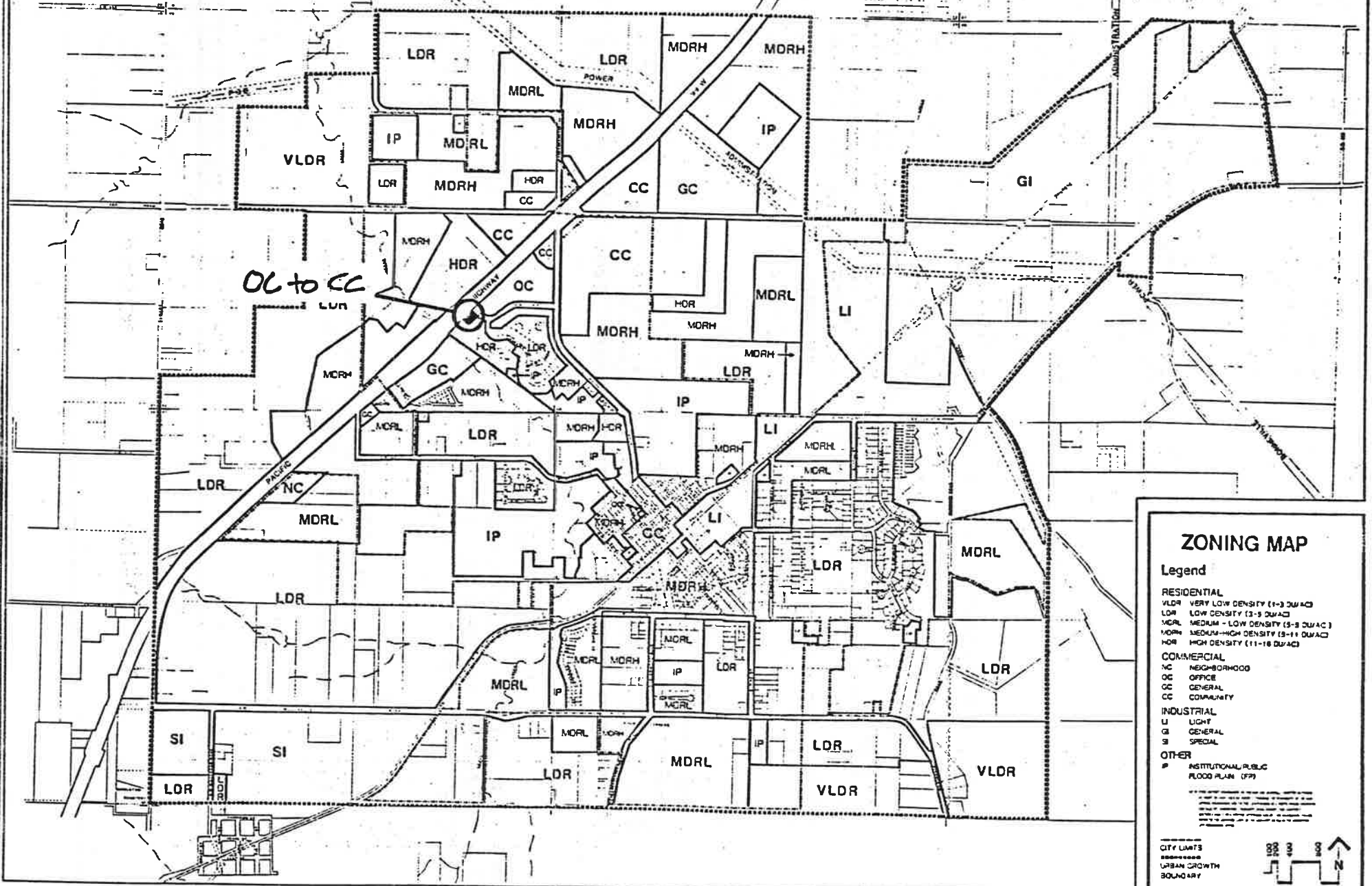
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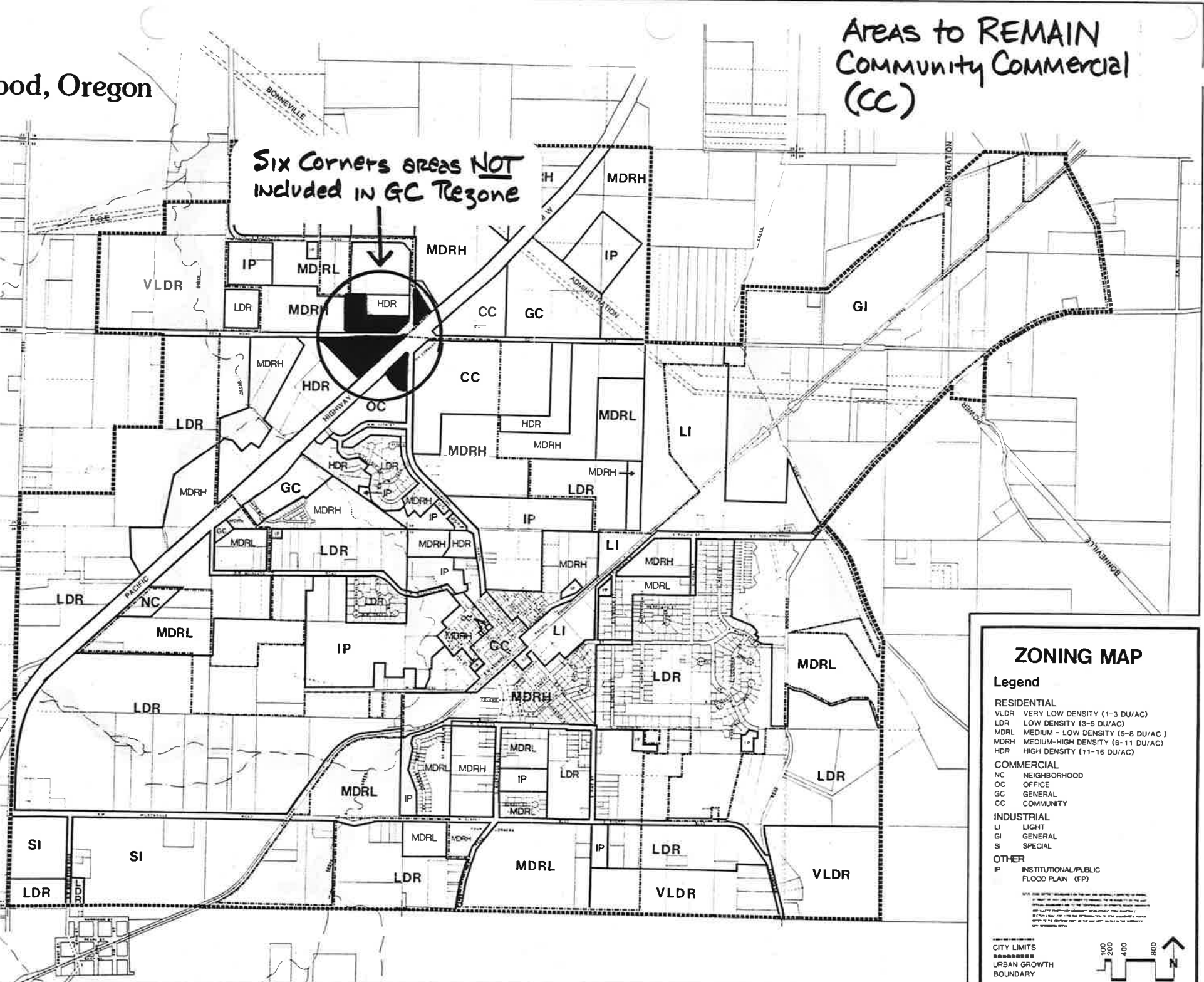
ZONING MAP

- Legend
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 - MDRH: MEDIUM-HIGH DENSITY (15-11 DU/AC)
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 - COMMERCIAL
 - NC: NEIGHBORHOOD
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 - CC: COMMUNITY
 - INDUSTRIAL
 - LI: LIGHT
 - GI: GENERAL
 - SI: SPECIAL
 - OTHER
 - IP: INSTITUTIONAL/PUBLIC
 - F: FLOOD PLAIN (FP)



AREAS TO REMAIN COMMUNITY COMMERCIAL (CC)

Six Corners areas **NOT**
included in GC Zone



ZONING MAP

Legend

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 LDR LOW DENSITY (3-5 DU/AC)
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 LI LIGHT
 GI GENERAL
 SI SPECIAL

OTHER
 IP INSTITUTIONAL/PUBLIC
 FLOOD PLAN (FP)

THIS ZONING MAP IS BASED ON THE CITY OF WOOD'S ZONING MAP AS OF 2011. THE CITY ENGINEER HAS CONDUCTED A VISUAL VERIFICATION OF THE ZONING MAP AND HAS FOUND IT TO BE ACCURATE. THE CITY ENGINEER HAS CONDUCTED A VISUAL VERIFICATION OF THE ZONING MAP AND HAS FOUND IT TO BE ACCURATE. THE CITY ENGINEER HAS CONDUCTED A VISUAL VERIFICATION OF THE ZONING MAP AND HAS FOUND IT TO BE ACCURATE.

CITY LIMITS
 URBAN GROWTH
 BOUNDARY

100 200 400 800



Federal Emergency Management Agency

Region X

Federal Regional Center

Bothell, Washington 98021-9796

James Rapp, City Manager
City Hall, 90 NW Park Street
Sherwood, Oregon 97140

JAN 25 1988

Dear Mr. Rapp:

This responds to your November 30, 1987, transmittal of Sherwood's revised flood plain ordinance, and to our January 21, 1988 telephone conversation on the same subject.

The ordinance format was unusual for us, but most of the federal regulation requirements were found to be adequately meshed into this format. However, there were three omissions that do need to be amended into the ordinance before we can certify compliance with National Flood Insurance Program (NFIP) requirements. They are as follows:

1. Floodway Encroachment Standard. The floodway encroachment standard is spelled out at 60.3(d)(3) of the federal regulations and is found at Section 5.3(1) in the model ordinance, a copy of which is enclosed. You address floodway requirements at Section 2.114.04 of Ordinance Number 87-667 (amending 87-851). The term "significantly impeded" is unacceptable, since the standard in this program is that there can be no rise in flood levels as a result of an encroachment in the floodway. The best way to overcome this major omission is to adopt the exact wording, in this case, from the model ordinance. This could be placed either in Section 04 or, perhaps more appropriately, as a subsection under 05 (05G). *Added to .05.F.*
2. Obtain and Maintain Certificates. Your Section .03(D) relates to the requirement to obtain and maintain elevation and floodproofing certificates. There is no requirement, however, for the City to maintain such certificates as you see in Section 4.3-3 of the model. What your ordinance requires is that a registered civil engineer or architect certify and verify elevations and floodproofing methods, not that the City obtain and maintain such certificates. Also, at no place in this section is it specified that elevation certifications need to be as-built or actual elevations of lowest floors. This also needs to be clarified. The suggestion is that this information be added as a subsection "F" specifying duties and responsibilities of the City, versus duties and responsibilities of private surveyors and engineers. *Added to 03.D.*
3. Subdivision Requirements. Your Section .06 A.5.(b) deals with subdivision requirements, specifically the need to place building sites at or above the base flood elevation. The intent of this section in the regulations, at section 60.3(b)(3) (and at section 5.1-4(4) in the model ordinance) is to require developers to generate base flood elevations in areas that had been studied by approximate methods and for which base flood elevations were not provided by us. Thus, this should be reworded along the lines of the regulations or model ordinance, although we would also encourage you to keep the present standard intact. *Added to 06.A5*

fixed
I would also call your attention to an inconsistency between two sections of the ordinance. Section .07(A)(3) requires that the lowest floor of all structures be built 1 1/2 feet above the base flood elevation, whereas Section .07(C)(2) only requires that new residential structures have their lowest floor at the base flood elevation, and this is also true for nonresidential structures in the next section. It is suggested that this inconsistency be cleared up. *read it wrong*

In order that we may certify full compliance with NFIP regulations, these three amendments must be made within 90 days of the date of this letter. If there are any difficulties with the changes, please feel free to call me at (206) 487-4682.

Sincerely,



Charles L. Steele, Chief
Natural and Technological
Hazards Division

cc: Jim Kennedy, Department of Land Conservation & Division

2.114 FLOOD PLAIN (FP)

2.114.01 Purpose

- A. The FP zoning district is an overlay district that controls and regulates flood hazard areas, in order to protect the public health, safety and general welfare; to reduce potential flood damage losses; and to protect floodways and natural drainageways from encroachment by uses which may adversely affect waterflow and subsequent upstream or downstream flood levels. The FP zone shall be applied to all areas within the base flood, and shall supplement the regulations of the underlying zoning district.
- B. FP zoning districts are defined as areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Sherwood, Oregon," dated July 6, 1981, with accompanying Flood Insurance Maps, or as otherwise identified in accordance with Section 2.114.01.C. The Flood Insurance Study is adopted by reference as part of this Code, and is on file in the office of the City Public Works Director.
- C. When base flood elevation data is not available from the Flood Insurance Study, the City shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, and standards developed by the Federal Emergency Management Agency, in order to administer the provisions of this Code.

2.114.02 Greenways

The FP zoning districts overlaying the Rock Creek and Cedar Creek flood plains are designated greenways in accordance with Section V of the Community Development Plan. All development in these two flood plains shall be governed by the policies in Section V, and Section 5.600 of this Code, in addition to the requirements of Section 2.114.

2.114.03 Development Application

- A. In the FP zone the following uses are permitted as conditional uses, subject to the provisions of Section 2.114 and Section 4.300:

1. Any permitted or conditional use allowed in the underlying zoning district, when located within the flood fringe only, as specifically defined by this Code. Only those uses defined in Section 2.114.04 are allowed within the floodway.
- B. A conditional use permit (CUP) shall be approved before any use, construction, fill, alteration of a flood plain, floodway, or watercourse, or any other development begins within any FP zone, except as provided in Section 2.114.04.
- C. Application for a CUP for development in a flood plain shall conform to the requirements of Section 4.300 and may include, but is not limited to, plans and scale drawings showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, and drainage facilities.
- D. The following specific information is required in a flood plain CUP application and shall be certified and verified by a Registered Civil Engineer or Architect. The City shall maintain such certifications as part of the public record. All certifications shall be based on the as-built elevations of lowest building floors.
1. Elevations in relation to mean sea level of the lowest floor (including basement) of all structures;
 2. Elevations in relation to mean sea level to which any structure has been floodproofed;
 3. That the floodproofing methods for any structure meet the requirements of Section 2.114.07.
 4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
 5. A base flood survey and impact study made by a Registered Civil Engineer.
 6. Proof that all necessary notifications have been sent to, and permits have been obtained from, those Federal, State, or other local government agencies for which prior approval of the proposed development is required.

7. Any other information required by Section 2.114, by any applicable Federal regulations, or as otherwise determined by the City to be necessary for the full and proper review of the application.

E. Where elevation data is not available either through the Flood Insurance Study, or from other sources as per Section 2.114.01.C, a CUP for development in the flood plain shall be reviewed using other relevant data, as determined by the City, such as historical information, high water marks, and other evidence of past flooding. The City may require utility structures and habitable building floor elevations, and building flood proofing, to be at least two (2) feet above the probable base flood elevation, in such circumstances where more definitive flood data is not available.

2.114.04 Exceptions

In the FP zone the following uses are permitted outright, and do not require a CUP, provided that floodway flow, or flood plain capacity, will not be impeded, as determined by the City:

- A. Agricultural uses, provided that associated structures are not allowed, except for temporary building and boundary fences that do not impede the movement of flood waters and flood-carried materials.
- B. Open space, park and recreational uses, and minor associated structures, if otherwise allowed in the underlying zoning district, that do not impede the movement of floodwaters and flood-carried materials.
- C. Other accessory uses allowed in the underlying zoning district that do not involve structures, and will not, in the City's determination, materially alter the stability or storm drainage absorption capability of the flood plain.

2.114.05 Prohibited Uses

In the FP zone the following uses are expressly prohibited:

- A. The storage or processing of materials that are buoyant, flammable, contaminants, explosive, or otherwise potentially injurious to human, animal or plant life.

- B. Public and private sewerage treatment systems, including drainfields, septic tanks and individual package treatment plants.
- C. Any use not permitted in the underlying zoning district.
- D. Any use that, in the City's determination, will materially alter the stability or storm drainage absorption capability of the flood plain.
- E. Any use that, in the City's determination, could create an immediate or potential hazard to the public health, safety and welfare, if located in the flood plain.
- F. Any use or encroachment located in the floodway, including fill, new construction, improvements to existing developments, or other development, except as otherwise allowed by Section 2.114.04, and unless certification by a registered professional engineer or architect is provided demonstrating that the use or encroachment shall not result in any increase to flood levels during the occurrence of the base flood discharge.

2.114.06 Flood Plain Development

A. Flood Plain Alterations

1. Flood Plain Survey

The flood plain, including the floodway and flood fringe areas, shall be surveyed by a Registered Civil Engineer, and approved by the City, based on the findings of the Flood Insurance Study and other available data. Such delineation shall be based on mean sea level data and be field-located from recognized valid benchmarks.

2. Grading Plan

Alteration of the existing topography of flood plain areas may be made upon approval of a grading plan by the City. The plan shall include both existing and proposed topography and a plan for alternate drainage. Contour intervals for existing and proposed topography shall be included and shall be not more than one (1) foot for ground slopes up to five percent (5%) and for areas immediately adjacent to a stream or drainageway, two (2) feet for ground slopes between five and ten percent

cent (5%) and for areas immediately adjacent to a stream or drainageway, two (2) feet for ground slopes between five and ten percent (5% - 10%), and five (5) feet for greater slopes.

3. Fill and Diked Lands

- a. Proposed flood plain fill or diked lands may be developed if a site plan for the area to be altered within the flood plain is prepared and certified by a Registered Civil Engineer and approved by the Commission pursuant to the applicable provisions of this Code.
- b. Vehicular access shall be provided from a street above the elevation of the base flood to any proposed fill or dike area if the area supports structures for human occupancy. Unoccupied fill or dike areas shall be provided with emergency vehicle access.

4. Alteration Site Plan

The certified site plan prepared by a Registered Civil Engineer or Architect for an altered flood plain area shall show that:

- a. Proposed improvements will not alter the flow of surface water during flooding such as to cause a compounding of flood hazards or changes in the direction or velocity of flood water flow.
- b. No structure, fill, storage, impervious surface or other uses alone, or in combination with existing or future uses, will materially reduce the capacity of the flood plain or increase flood heights.
- c. Proposed flood plain fill or diked areas will benefit the public health, safety and welfare and incorporate adequate erosion and storm drainage controls, such as pumps, dams and gates.
- d. No serious environmental degradation shall occur to the natural features and existing ecological balance of upstream and downstream areas.

- e. Ongoing maintenance of altered areas is provided so that flood-carrying capacity will not be diminished by future erosion, settling, or other factors.

5. Subdivisions

All proposed subdivisions or land partitions within a FP zone shall:

- a. Be designed to include adequate drainage to reduce exposure to flood damage, and have public sewer, gas, electrical and other utility systems so located and constructed to minimize potential flood damage.
- b. For each parcel or lot intended for structures, a building site shall be provided, which is at, or above, the base flood elevation, and meets all setback standards of the underlying zoning district.
- c. Where base flood elevation data has not been provided or is not available from an authoritative source it shall be generated by the applicant for subdivision proposals and other proposed developments which contain at least fifty (50) lots or five (5) acres, whichever is less.

2.114.07 Flood Plain Structures

Structures in the FP zone shall be subject to the following conditions, in addition to the standards of the underlying zoning district:

A. Generally

1. All structures, including utility equipment, and manufactured housing, shall be anchored to prevent lateral movement, flotation, or collapse during flood conditions, and shall be constructed of flood-resistant materials, to standards approved by the City, State Structural and Plumbing Speciality Codes, and applicable building codes.
2. The lowest floor elevation of a structure designed for human occupancy shall be at least one and one-half (1 1/2) feet above the base flood elevation and the building site shall comply with the provisions of Section 2.114.07.A.

3. The lower portions of all structures shall be flood-proofed according to the provisions of the State Structural and Plumbing Specialty Codes, at least to an elevation of one and one-half (1 1/2) feet above the base flood elevation.
4. The finished ground elevation of any underfloor crawl space shall be above the grade elevation of an adjacent street, or natural or approved drainageway unless specifically approved by the City. A positive means of drainage from the low point of such crawl space shall be provided.

B. Utilities

1. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities located within structures shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
2. Electrical service equipment, or other utility structures, shall be constructed at or above the base flood elevation. All openings in utility structures shall be sealed and locked.
3. Water supply and sanitary sewer systems shall be approved by the Washington County Health Department, and shall be designed to minimize or eliminate the infiltration of floodwaters into the systems, or any discharge from the systems into floodwaters.

C. Residential Structures

1. All residential structures shall have the lowest floor, including basement, elevated to at least one and one-half (1 1/2) feet above the base flood elevation.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a Registered Professional Engineer or Architect, or must meet or exceed the following minimum criteria:

- a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one (1) foot above grade.
- c. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

D. Nonresidential Construction

1. All commercial, industrial or other nonresidential structures shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - a. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - c. Be certified by a Registered Professional Engineer or Architect that the design and methods of construction are in accordance with accepted standards of practice for meeting all provisions of Section 2.114.
 - d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as per Section 2.114.08.C2.

2.114.09 Additional Requirements

- A. Dimensional standards for developments in the FP zone shall be the same as in the underlying zoning district, except as provided in Section 2.114.09.B.

- B. Approval of a site plan pursuant to Section 5.100, may be conditioned by the City to protect the best interests of the surrounding area or the community as a whole, and to carry out the terms of the Comprehensive Plan. These conditions may include, but are not limited to:
1. Increasing the required lot sizes, yard dimensions, street widths, or off-street parking spaces.
 2. Limiting the height, size, or location of buildings.
 3. Controlling the location and number of vehicle access points.
 4. Limiting the number, size, location, or lighting of signs.
 5. Requiring diking, fencing, screening, landscaping, or other facilities to protect the proposed development, or any adjacent or nearby property.
 6. Designating sites for open space or water retention purposes.
 7. Construction, implementation, and maintenance of special drainage facilities and activities.

JAN 25 1988



Department of Environmental Quality

811 SW SIXTH AVENUE, PORTLAND, OREGON 97204-1334 PHONE (503) 229-5696
January 21, 1988

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

Re: COMPLIANCE STATUS
Billet Products Company
Sherwood, Oregon
NP - Washington County

Dear Mr. Blakeslee:

Recently installed polyvinyl chloride curtains at the eastern end of your production building appears to have qualitatively lessened stapling and nailing noise impacts at 1025 East Oregon Street. However, as you observed during my visit on January 19, 1988, overall plant noise emissions still exceeded the daytime L₅₀ standard by 2 decibels (7 decibels above the nighttime standard). The dust collector appeared to be contributing to measured levels.

I believe daytime compliance is attainable by installing a solid barrier above the pallet transfer facility (southeast corner of building) and by properly treating the dust collection system. Nighttime compliance, however, will require a more comprehensive noise mitigation strategy.

Given your marginal success in reducing excessive plant noise, we again encourage you to consult with an acoustical expert prior to taking further remedial action. A list of practicing acoustical consultants is enclosed.

In closing, we thank you for your good faith efforts and offer our continuing assistance. We look forward bringing Billett Products into noise compliance as expeditiously as possible.

Sincerely,

Terry L. Obteshka, Manager
Noise Pollution Control

TL0:ahe
Enclosure

cc: City of Sherwood
Carole Connel, Consulting Planner
Northwest Region, DEQ

February 8, 1987

TO: City Planning Commission
FROM: James Rapp, City Manager
THRU: Carole Connell, Consulting Planner

Due to scheduling conflicts at the Senior/Community Center on February 17, and the large number of public notices that had to be generated for the Commercial Zoning Study hearings, this month's meeting has had to be rescheduled for Monday, February 22, at 7:30 p.m.

There will be a large number of items on the agenda including public hearings and action on five rezonings resulting from the Commercial Zoning Study, a hearing and action on some FEMA mandated additions to our Floodplain ordinance, and action on an annexation of 16 acres along Sunset Blvd. and Ladd Hill Road that receive City water service.

JR:bb

APPROVED MINUTES

**City of Sherwood
Planning Commission Meeting
February 22, 1988**

1. **Call to Order:** Chairperson Glen Warmbier called the meeting to order at 7:30 p.m. and called the roll. Commission members present were: Glen Warmbier, Clarence Langer, Jr., Ken Shannon, Grant McClellan, Joe Galbreath, Marian Hosler, Glenn Blankenbaker, Jim Scanlon. Consulting Planner Carole Connell was also present.
2. **Approval of Minutes, January 20, 1988:** Joe Galbreath moved to approve the minutes of January 20, 1988. Marian Hosler seconded and the motion carried unanimously.
3. **Request for approval of the Olinger Minor Land Partition:** Carole Connell reviewed background data from the staff report. She concluded that Staff recommended approval with conditions which she reviewed. Mr. Roland Olinger advised that he did not have questions regarding the report and that he agreed with the conditions for approval. After discussion, Joe Galbreath moved to approve the Minor Land Partition subject to the recommended conditions as listed below. Mr. Scanlon seconded and the motion carried unanimously.
 1. The owner shall agree to participate in a non-remonstrance agreement for future city services prior to recordation of the partition.
 2. The owner shall be responsible for recording the partition with Washington County as approved by the Planning Commission and after completion of City requirements.
 3. Connection to City sewer and water lines must be made in accordance with City requirements.
 4. The approval of this partition is valid for one year.
4. **Sunset Blvd./Ladd Hill Road Annexations:** Mr. Warmbier asked that this agenda item be moved ahead of the scheduled public hearings. Mr. and Mrs. Knight of Sunset Blvd. were present. They had no comments and were informed that they could also attend and give testimony at the City Council meeting on March 23. Mr. Michael Shock who lives on Vincent Rife's property on Sunset Blvd. asked what the zoning would be after the annexation. Mrs. Connell advised it would be Low Density Residential (LDR). After discussion, Ken Shannon moved to recommend approval of the annexation to City Council. Mrs. Hosler seconded and the motion carried unanimously.

5. **Public Hearings:** Mrs. Connell reiterated the purpose of the zoning map redesignation amendments, as necessary to apply appropriate Commercial Zoning to those properties originally zoned Office Commercial since the Office Commercial zone was deleted as a part of the zoning text amendments.

Items "A & B"

Mr. Warmbier suggested taking Items A and B first as they are presently occupied. Item A is a 15,000 sq. ft. piece of property at the intersection of NW Washington Street and NW Second Street in Old Town. Item B is .69 acre piece of property on N. Sherwood Blvd. Mr. Warmbier opened the public hearing and asked for opponent testimony. There was none. He called for proponent testimony. There was none. He then closed the public hearing. After discussion, Mr. Scanlon moved to approve the Item "A" rezone as written by Staff. Glenn Blankenbaker seconded and the motion carried unanimously. Mr. Warmbier then opened the public hearing for Item "B". There was no proponent or opponent testimony. The public hearing was then closed. After discussion Mr. Blankenbaker moved to approve the Item "B" rezone as recommended by Staff. Mr. Scanlon seconded and the motion carried unanimously.

Item "C"

Staff recommended rezoning the property from OC to GC because the large, vacant site most closely corresponds to the purpose of the G.C. zone. Item "C" is a 10.88 acre piece of property located at the intersection of Highway 99W and NW 12th Street. Mrs. Connell referred to a letter she had received from Mr. Douglas Goodman in which he requested a provision which would take into consideration the residential aspect of 12th Street. Carole stated that she felt that the City code requirements would be sufficient to cover the concerns of Mr. Goodman. Carole explained the difference between General Commercial (GC) and Community Commercial (CC). Mr. Warmbier opened the public hearing for Item "C" which is referred to as the "Atkins property".

Mr. Stephen Weeks of the Cherry Tree store located on Hwy 99, Sherwood, said that he was interested in zoning his property GC now that he has been annexed into the City. He said that if too much land was zoned GC now he would be unable to get GC zoning for his property.

Mr. Hughes of 210 NW 12th St. was concerned about the property being zoned GC because of the residences on 12th Street and there being children, etc. He felt there would be too much traffic from a large business.

John and Dorothy Alto of Gleneagle Drive were concerned about the property being zoned GC because of the possibility of traffic problems. They felt that the streets were too narrow to support increased traffic particularly with the close proximity of the residential area. Mrs. Alto said she planned to attend the City Council meeting regarding this matter.

There being no further comments, Mr. Warmbier closed the public hearing. Mr. Scanlon asked what the requirements were for sidewalks and landscaping. Mrs. Connell advised the code required a 20 foot setback and 10 feet of landscaping from the sidewalks. Sidewalks would be required for a new development, but were not required for the Gleneagle subdivision.

Mr. Blankenbaker moved to recommend rezoning of Item "C" from Office Commercial (OC) to General Commercial (GC). Mr. Galbreath seconded and the motion carried by majority vote.

Item "D"

Identified as 70.39 acres between Highway 99W, NW 12th Street and North Sherwood Blvd. Mr. Warmbier opened the public hearing and called for opponent testimony. Mr. Steve Weeks of the Cherry Tree, 99W Sherwood, was concerned about zoning this property General Commercial because he was afraid that it would use all of the acreage allotted for this designation for Sherwood and he wanted to rezone his property on Highway 99. There being no further opponent testimony, Mr. Warmbier called for proponent testimony. Mr. Paul Selden of 26271 NE Butteville Road in Aurora, who owns property on Hwy 99 close to Six Corners (The Sherwood Hotel) felt that it would be appropriate to zone this acreage as General Commercial in order to attract a larger business to the Sherwood area. He felt that there were limited tracts of land of this size available in Sherwood for General Commercial use. There being no further public testimony, Mr. Warmbier closed the public hearing. Mrs. Hosler did not feel that the property should be zoned GC at this time, but that the issue should be tabled until after further study. Mr. Shannon asked for a comparison of GC and CC. Mrs. Connell noted that the proposed road realignments for Six Corners had been taken into consideration when proposing the rezone to GC for this property. Marian Hosler moved to designate this property Retail Commercial (RC) rather than General Commercial (GC). Mr. Scanlon seconded and the motion carried by majority with Clarence Langer Jr. abstaining.

Item "E"

Identified as .5 acres at the intersection of Hwy 99W and NW 12th Street. Mr. Warmbier opened the public hearing and called for opponent testimony. There was none. He called for proponent testimony and there was none. He then closed the public hearing. After discussion, Mr. Scanlon moved to accept the staff recommendation and change the zoning from Office Commercial (OC) to Community Commercial (CC). Mr. Blankenbaker seconded and the motion carried unanimously.

Item "F"

Flood Plain Ordinance revisions: Mr. Scanlon moved to recommend the FEMA changes to the wording of the Ordinance. Glen Blankenbaker seconded and the motion carried.

6. **Comments:** Mr. Warmbier advised that he had talked with Mr. Blakeslee of Bilet Products and that he had contracted an acoustical engineer but the results have not yet been received.

Commissioners agreed that a joint meeting between the Planning Commission and the City Council would be prudent to discuss the Commercial Zoning before the periodic review takes place. Mrs. Connell said she would talk with the City Manager and set up a date sometime in March.

Mr. Warmbier suggested changing the Planning Commission meetings to the third Monday of the month. Planning members agreed to this.

Marian Hosler moved to adjourn. Mr. McClellan seconded and the meeting was adjourned at 9:20 p.m.

Rebecca L. Burns
Minutes Secretary