



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

City of Sherwood
Planning Commission

AGENDA

May 18, 1987
855 No. Sherwood Blvd.
7:30 P.M.

- I. Call to Order
- II. Approval of Minutes, April 20, 1987
- III. PUBLIC HEARINGS
 - A. Alto Auto Repair Conditional Use Permit and Site Plan request.
 - B. Chevron Six Corners Station Conditional Use, Site Plan and Variance request.
 - C. Proposed Flood Plain Ordinance Revisions.
 - D. Commercial Zones Analysis and Recommendation.
- IV. Foster Minor Land Partition request
- V. Discussion
 - A. Status report on Smith Farm Estates

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: May 6, 1987

FROM: Carole W. Connell, Consulting Planner
Benkendorf Associates

FILE NO: 2271-53 CUP
2271-54 Site Plan

SUBJECT: Request for a Conditional Use Permit to construct an auto repair business and operate an auto towing facility. If approved, this is also a request for a Site Plan approval.

I. PROPOSAL DATA

Applicant: John F. Alto
570 Gleneagle Drive
Sherwood, Oregon 97140

Owner: Same as above

Location: 1500 North Sherwood Boulevard and further described as Tax Lots 200, 300 and portions of 500 and 600, Map 2S-1-30D.

II. BACKGROUND DATA

The existing Six Corners Chevron service station is proposing a complete renovation of the facility. In addition to a new service station, Mr. Alto is requesting a permit to construct a separate auto service building on an adjacent parcel and to continue the operation of his towing business. The request for a Conditional Use and Site Plan approval is presented with the same request by Chevron because the facilities are planned and utilized together on adjoining parcels.

Mr. Alto has managed the Chevron station for many years. He has also operated a repair and towing business in conjunction with the station. The request is to continue these uses by building a new station, a separate auto repair shop and to enclose the towing yard.

III. SHERWOOD CODE PROVISIONS

A. Community Development Code

1. Section 2.108 Community Commercial (CC) Zone
2. Section 4.300 Conditional Uses
3. Chapter 5 Community Design Standards

B. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The subject property is zoned Community Commercial (CC). Automotive service stations and repair services are a conditional use in the CC zone. An auto towing business is not specified in the code as an allowed use in any zone. It could be interpreted as a similar auto-related use, or as an accessory use. Further, the towing business is an existing, "grandfathered" use.
- B. The use of the subject property has historically been for auto service. The site of the proposed repair building was last occupied by Cochran Oil Co. The site is now vacant. The tow lot is proposed to be in the same location but better screened.
- C. The site is relatively level and is not occupied by any flood plains, natural or recreation areas or extensive vegetation.
- D. Surrounding land uses include B&G Auto repair to the north; Tana's Tot Shop to the south; the Sherwood Plaza to the east and the Chevron station and vacant land to the west.

- E. Access to the proposed facility is primarily from North Sherwood Boulevard by utilizing the existing driveway and developing an additional access at the opposite end of the site. Access is also available through the service station which fronts on Hwy 99. Sherwood Blvd. is a minor arterial street requiring 60 feet of right-of-way. In front of the proposed building there is currently 80 feet of ROW.
- F. The CC zone requires a minimum lot size of 5000 square feet. The repair building is on a 14,500 square foot site and the tow lot is on 14,260 square feet. Because there are no abutting residential zones or public parks, there are no building setback requirements in the zone. The height limitation is 50 feet.
- G. The purpose of the CC zone is to provide areas for retail and service uses which are of a type, size and location to serve community-wide needs.
- H. The existing Chevron station is on a septic system. As a part of the site redevelopment, Chevron and Mr. Alto will jointly extend the city sewer from its current location in Sherwood Boulevard, just south of Tana's, to connect to both buildings. City water service is available in the driveway adjoining the repair building and will be extended to the facility. An existing storm drain is located just south of the property's south property line. Site drainage will be connected to this pipe.
- I. The proposed repair facility will not create negative environmental effects in terms of air quality, vibration, odors, heat or glare. The noise impact will not exceed the maximum permitted sound level decibels. See attached letter from Albert Kenney, 4-24-87.
- J. The request must comply with the five (5) Conditional Use criteria stated in Section 4.302.03 of the Community Development Code.
- K. Washington County and the Tualatin Fire District have been notified of this request.

IV. CONCLUSIONS

- A. The proposed facility is allowed as a Conditional Use in the CC zone. The towing business is not specified as a permitted or Conditional Use but could be interpreted as a similar or accessory use to auto service and repair. The towing facility has been in existence continuously since 1973 and intermittently for several years before 1973.
- B. The proposed repair and towing business complies with the provisions of the CC zone including lot dimensions, setbacks and height limitations.
- C. All public services to the proposed use will be adequate when connected to existing service lines.
- D. An auto service station has been in this location since the 1930's and the Chevron service and repair business has been there since 1961. This is an indication that there is both a need and a good business opportunity for continuation of the service. The proposal will further enhance the value and appearance of the facility.
- E. Surrounding property will not be negatively affected by the proposal. This is a commercial zone and surrounding properties are commercial. The proposal will improve the overall appearance of the area.

V. RECOMMENDATION

Staff recommends **approval** of the Conditional Use permit to build an auto repair facility and continue the towing business subject to the following conditions:

- A. Sewer water and drainage facilities shall be installed in compliance with City standards.

VI. SITE PLAN FINDINGS OF FACT

- A. Access to the repair shop is available from a driveway at each end of the parking lot. Two way commercial driveways are required to be a minimum of 24 feet wide. The two proposed driveways meet the standard.
- B. A 10' wide visual landscape corridor is required along North Sherwood Boulevard. The proposed plan provides the corridor between the two driveways. Landscaping materials in this area include Aarms Beard Groundcover.
- C. Landscaping between the corridor and parking lot includes Dwarf Boxwood (Cherry) and Prunis Sargenti Columnaris trees. Remaining landscaped areas will be planted with Acer Rubrum (Maple) on borders and Photinia hedge near the building. The proposed landscaping is minimal and will require several years of growth to appear completed.
- D. The tow lot is to be landscaped on three sides with a Photinia hedge and English Ivy Groundcover.
- E. Landscaping complies with all perimeters and parking lot landscape requirements, and comprises 9,610 square feet in the service building and tow lot areas.
- F. In addition to the landscaping, a five (5) foot sight obscuring chain link fence will surround the tow lot.
- G. There are eleven (11) proposed customer parking stalls. The code requires 1 stall per 2,000 square feet of lot area for a service station, or seven (7) in this case. Parking stalls are to be provided with wheel stops as indicated by the applicant. The stalls are 9' x 20' in size.
- H. The parking lot is to be paved and drainage catch basins will be installed to connect to the existing storm drain on North Sherwood Boulevard.

- I. A screened garbage dumpster for the facility is to be located in the tow lot and behind the service building.
- J. Proposed signage includes a wall sign on the front of the building, internally illuminated and about two (2) feet high. There will be an additional wall sign on the north building face, painted and one (1) foot high. There will also be a ground mounted sign in North Sherwood Boulevard, the details of which have not been provided at this time. The wall signs are within the code provisions, which allow 20% coverage of the building face. A permit will be required for the ground mounted sign.
- K. The proposed building has not been designed for maximum solar utilization. It appears there are no windows on the south side.
- L. Building materials consist of concrete and concrete masonry on the north and east sides. The building will be beige with a blue canopy and black trim consistent with the Chevron Station colors.
- M. Exterior lighting includes downlights on the building canopy and some lighting in the parking lot.
- N. Sidewalks are to be constructed five (5) feet wide along the North Sherwood Boulevard frontage.

VII. CONCLUSION AND RECOMMENDATION

Staff recommends approval of the proposed Alto Auto Repair business, subject to the following conditions:

- A. The applicant shall obtain a sign permit for the proposed ground mounted sign.
- B. Sewer, water, and drainage facilities shall be installed in compliance with City standards.

C. The Landscaped Plan shall be resubmitted and subject to staff approval and shall include the following:

1. The "Red Sunset" Maples along North Sherwood Boulevard shall be at least 2½" caliper.
2. The groundcover along North Sherwood Boulevard shall be densely planted.

APR 27 1987



738 EAST BURNSIDE
PORTLAND, OR 97214
236-1551

April 24, 1987

City of Sherwood
c/o Benkendorf Associates
522 S. W. 5th
Portland, OR 97204

Attention: Carole Connell

Re: Six Corners Chevron (SS 2138) and Alto Towing/Service

Dear Ms. Connell:

I have reviewed the operations to be conducted on the above referenced premises with regard to their impact on the environmental resources of the City of Sherwood (Chapter 5.8). My review indicates the following.

The fueling and convenience stores do not affect any of the referenced standards in 5.803.01 through 5.803.05. Similarly the tow yard affects none of these provisions. The service building in the service bay areas may occasionally generate noise due to the use of pneumatically powered tools. These tools produce sound in the low frequency ranges from 150 through 600 cycles per second. The sound intensity at the point source is believed to be less than 70 decibels. The attenuation provided by the building walls, doors and the distance to the property line will exceed the reductions required to comply with the Sherwood Code for any hour of the day, although operations are expected to be only during normal business hours. In short, these uses will not adversely impact Sherwood's environmental resources as listed in the Code.

If you have any questions, please do not hesitate to call.

Very truly yours,

Albert R. Kenney, Jr., P.E.

ARK:bab/D48-T3



SERVICE BUILDING AND SCREENED LOT

Conditional Use findings of fact per Section 4.302.03 of City Code:

- A) All public facilities, utilities and services are available or will be made available to the site. (Sanitary sewer easement and construction is now being negotiated.)
- B) The proposed use conforms to all applicable zone standards.
- C) Replacing an existing long standing facility; the need for this facility has been demonstrated.
- D) Using the closest and only available nearby site to the associated fueling and tow facilities has the effect of minimizing impact on surrounding properties and infrastructures best serving the community with the least amount of perimeter to buffer and least amount (by combining drives) of traffic disruption.
- E) This facility has existed in a non-expanded form at this locale for some time. Expansion will allow better screening, less clutter and upgrading of the facility as well as removal of several substandard structures, the open highway ditch and much unkept and unsightly vegetative material. (Screened lot is no larger than before and is now screened better.)



ALTO/SIX CORNERS CHEVRON

LANDSCAPE NARRATIVE

- 1) Trees to be where shown with 1"φ (min.) caliper and (3) branch (min.); securely staked.
 - A) Within 15' of Sherwood Blvd. - Prunus "Sargenti Columnaris"
 - B) Rest - Acer Rubrum ("Red Sunset") Maple

- 2) Screen planting typical at tow lot (all exposed sides), south line of "service" site, north line of "alley," and east line of "fuel" site.

At tow lot, screen planting to be Photinia Frazeri (2) gal. @ 5' o/c. Where screen is 10' wide, also plant Hedera "Helix" (English Ivy) rooted cuttings 18" o/c E.W..

At other screens, use Abelia "Grandi-Flora" (2) gal. 5' o/c with Hedera ground cover as above.

- 3) Low landscape to be:

Adjacent to Sherwood Blvd., use Hypericum "Calycinum" (Aarons Beard) rooted cuttings 18" o/c E.W.. Adjacent to parking in front of building, add Buxus S. 'Suffruticosa' (Dwarf Boxwood) (2) gal. 4' o/c (hedge).

Low landscape at Pacific Highway.

At north, use Hedera Helix rooted cuttings 18" o/c E.W..

Low landscape (Pacific Hwy. between drives), Juniperus S. "Tamariscifolia" (Tam Juniper) (2) gal. 10' o/c EW with Buxus (as above) along the S.E. (lot) side.

Pacific Hwy. south of south drive, Juniperus as above w/Juniperus C. "Golden Armstrong" (2) gal. 4' o/c along the S.E. edge (adjacent to Turf.) and between turf and south property line.

- 4) Islands at N.W. corner of service building (Photinia hedge at lot), use Viburnum Davidii 3' o/c EW (1) gal.

All landscape areas to be bark chip mulched and protected w/concrete curbs.

Ditch along Pacific Hwy. to be culverted and filled.

Buildings/sites to be equipped w/hose bibs and/or hydrants to allow watering of landscape.



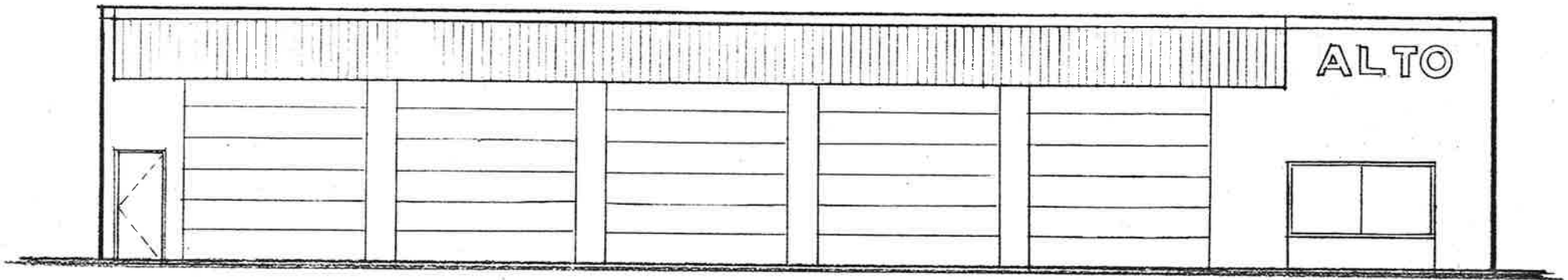
ADDITIONAL SITE PLAN DATA

1) Exterior Lighting

Primary exterior lighting will be downlights on the building's canopies.

With additional (security only) as required to provide 1/2 F.C. at paved areas. All will feature "cut off" design to limit "spill over" on adjacent sites.

- 2) Paved areas will be served with catch basins to intercept storm runoff and then be conveyed to approved receptor(s).
- 3) Parking stalls to be equipped w/precast concrete or pressure treated wood wheel stops 3' from the stall end.



EAST (SHERWOOD BVD) ELEVATION

BLDG MATERIAL - CONCRETE
MASONRY (SPLIT FACE @ N.&E.)

COLOR (BASE)
CHEVRON BEIGE

COLOR (CANOPY)
CHEVRON BLUE

COLOR (TRIM)
BLACK

SIGNS

"ALTO" INTERNALLY ILLUM.
PLASTIC FACE 2' HIGH

"AUTO CARE" PAINTED 1' HIGH



NORTH ELEV.

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. 2271-53
FEE 350.00
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:	Chevron U.S.A. Inc.	P. O. Box 220, Seattle, WA 98111	(206) 628-5200
Owner:	Chevron U.S.A. Inc.		
Contact for:	Robert J. Nehren	Phone	(206) 628-5192
Additional Info:	Keith B. Severson	Phone	(206) 628-5271

Property Information (Property under lease to Chevron U.S.A. with fixed price purchase option from Reuben and Verda Tepolt)

Street Location: 21090 S.W. Pacific Hwy., Sherwood, Oregon

Tax Lot No. 500 Acreage .69

Existing Structures/Use: Conventional Service Station: 1 pumpblock, 2 lube bays

Existing Plan Designation: Community commercial - gasoline service station with lube bays.

Proposed Action

Proposed Use Gasoline service station with small food marketer (900 sq. ft.)

Proposed Plan Designation Community commercial - gasoline service station with food mart.

Proposed No. of Phases (one year each) one

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

Purpose and Description of Proposed Action: To provide a new facility for retail motor gasoline service along with a small food mart to fulfil customer's demand for fast fueling along with a limited supply of other items normally stocked in a convenience store. (Replacing Chevron's existing Conventional Service station at this site.)

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.

CHEVRON U.S.A. INC.

By: 

4/21/87

Applicant's Signature

CHEVRON U.S.A. INC.

By: 

4/21/87

Owner's Signature

To Be Submitted With The Application

To complete the application submit nine (9) 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.

Application for Conditional Use
Chevron U.S.A. Inc.
Sherwood, Oregon

1. The construction of improvements needed to provide adequate services and facilities will be guaranteed by Chevron U.S.A. Inc.
2. The proposed use will conform with the new recommended generic list of permitted conditional uses under study by the City of Sherwood. The service station has operated under a conditional use permit for several years.
3. Chevron has operated a successful service station at this location for 30 years. It will continue to provide a need by the public for efficient motor gasoline sales.
4. The success of the present operation, which addresses local clientele and transit traffic from Pacific Highway, demonstrates that the public need is best served by allowing the continued conditional use at this particular property. There is no alternate site on which Chevron will construct a service station.
5. Surrounding properties will not be adversely affected by the recommended use; to the contrary, the new motor gasoline facility and food mart to be constructed by Chevron, along with the automotive service building to be constructed by Mr. John Alto, will enhance this and surrounding properties and be an asset to the community.

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. 2271-53
FEE 250
RECEIPT NO. _____
DATE 4-20-87

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 F. ALTO</u>	<u>570 GLENEAGLE DR SHERWOOD</u>	<u>HOME 625-6077</u>
Owner: <u>JOHN F. ALTO</u>	<u>570 GLENEAGLE DR SHERWOOD</u>	<u>WORK 625-6117</u>
Contact for		
Additional Info:	<u>SAME AS ABOVE</u>	

Property Information

Street Location: 1500 N. SHERWOOD BLVD SHERWOOD, OR
 Tax Lot No. 200 / 300 & PART OF 500/600 Acreage .33 ACRES 32AC
 Existing Structures/Use: NONE
 Existing Plan Designation: Community Commercial

Proposed Action

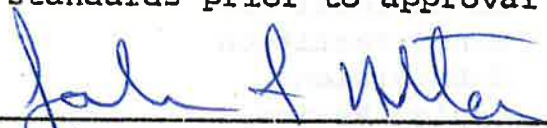
Proposed Use SERVICE BUILDING
 Proposed Plan Designation SERVICE BUILDING
 Proposed No. of Phases (one year each) ONE
 Standard to be Varied and How Varied (Variance Only) NONE

Purpose and Description of Proposed Action: CONSTRUCT AUTOMOTIVE SERVICE BAYS & SCREEN LOT

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

April 17, 1987



Owner's Signature

April 17, 1987

To Be Submitted With The Application

To complete the application submit nine (9) 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.

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. 2271-54
FEE 200⁰⁰
RECEIPT NO. _____
DATE 4-20-87

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 F. ALTO</u>	<u>570 GLENEAGLE DR SHERWOOD</u>	<u>HOME 625-6077</u>
Owner: <u>JOHN F. ALTO</u>	<u>570 GLENEAGLE DR SHERWOOD</u>	<u>WORK 625-6117</u>
Contact for _____		
Additional Info: <u>SAME AS ABOVE</u>		

Property Information

Street Location: 1500 N. SHERWOOD BLVD SHERWOOD, OREGON

Tax Lot No. 200/300 & PART OF 500/600 Acreage .33 ACRE & .32 AC

Existing Structures/Use: NONE

Existing Plan Designation: Community Commercial

Proposed Action

Proposed Use SERVICE BUILDING

Proposed Plan Designation SERVICE BUILDING

Proposed No. of Phases (one year each) ONE


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

Purpose and Description of Proposed Action: _____
CONSTRUCT AUTOMOTIVE SERVICE BAYS & SCREEN LOT.

Authorizing Signatures

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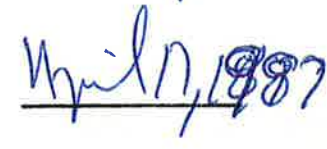
Applicant's Signature



April 17, 1987



Owner's Signature



April 17, 1987

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CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. 2271-57
FEE 200.00
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:	Chevron U.S.A. Inc.	P. O. Box 220, Seattle, WA 98111	(206) 628-5200
Owner:	Chevron U.S.A. Inc.		
Contact for	Robert J. Nehren	Phone	(206) 628-5192
Additional Info:	Keith B. Severson	Phone	(206) 628-5271

Property Information

(Property, under lease to Chevron U.S.A. with fixed price purchase option from Reuben and Verda Tepolt)

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Tax Lot No. 500 Acreage .69

Existing Structures/Use: Conventional Service Station: 1 pumpblock, 2 lube bays

Existing Plan Designation: Community commercial - gasoline service station with lube bays.

Proposed Action

Proposed Use Gasoline service station with small food marketer (900 sq. ff.)

Proposed Plan Designation Community commercial - gasoline service station with food mart.

Proposed No. of Phases (one year each) one

Standard to be Varied and How Varied (Variance Only) The landscape visual corridor on Hwy. 99 (between drives) required at 25' in from property line. Request variance to provide 25' on State right of way and 5' on Chevron property - total 30'.

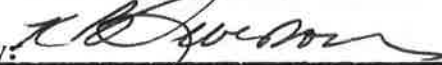
Purpose and Description of Proposed Action: Site presently using a state right of way for landscape visual corridor and State Hwy. Department has no objection to continue such use. Proposed outside pump island will be 30 feet in from property line. To have landscaping 25' in from property line would not allow sufficient room for utilization of property.

Authorizing Signatures

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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.

CHEVRON U.S.A. INC.

By: 

4/21/87

Applicant's Signature

CHEVRON U.S.A. INC.

By: 

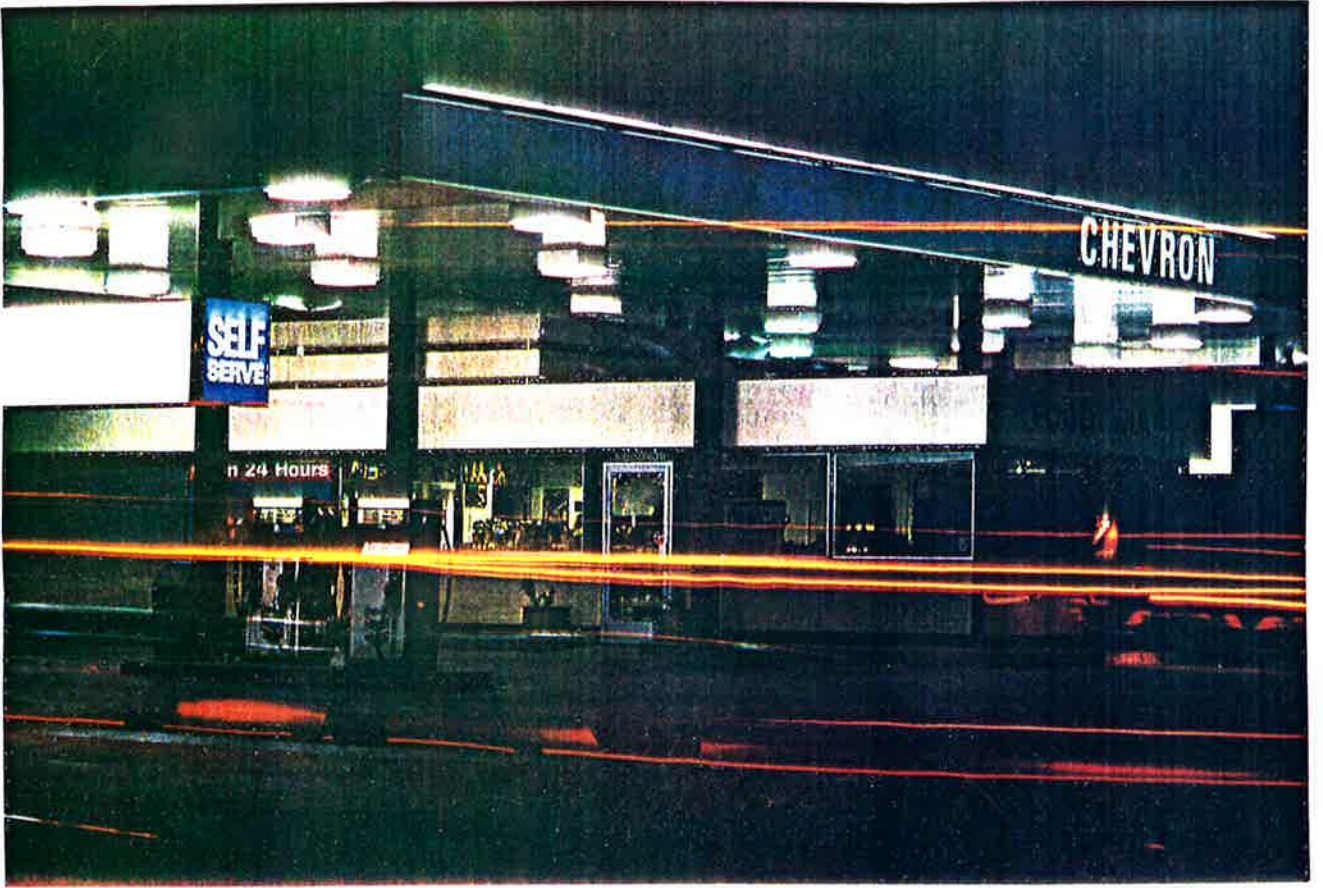
4/21/87

Owner's Signature

To Be Submitted With The Application

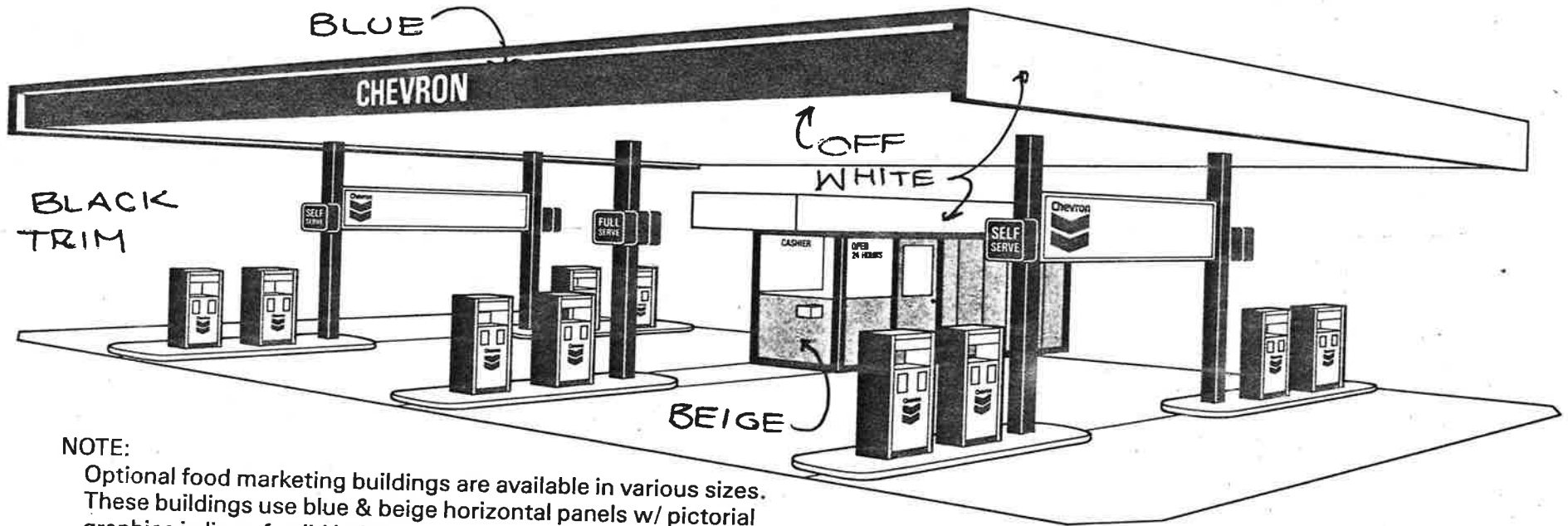
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2. Applicable existing conditions and proposed development plan information and materials listed in Part 3 Chapter 1 TABLE 4.04 of the Comprehensive Plan. The information in TABLE 4.04 which is applicable to a given application shall be determined during a preapplication conference with the Planning Department.



STORE FACIA - OFF WITH
NIGHT. 2000. 2000.
HIDING WITH BLOW
... ..

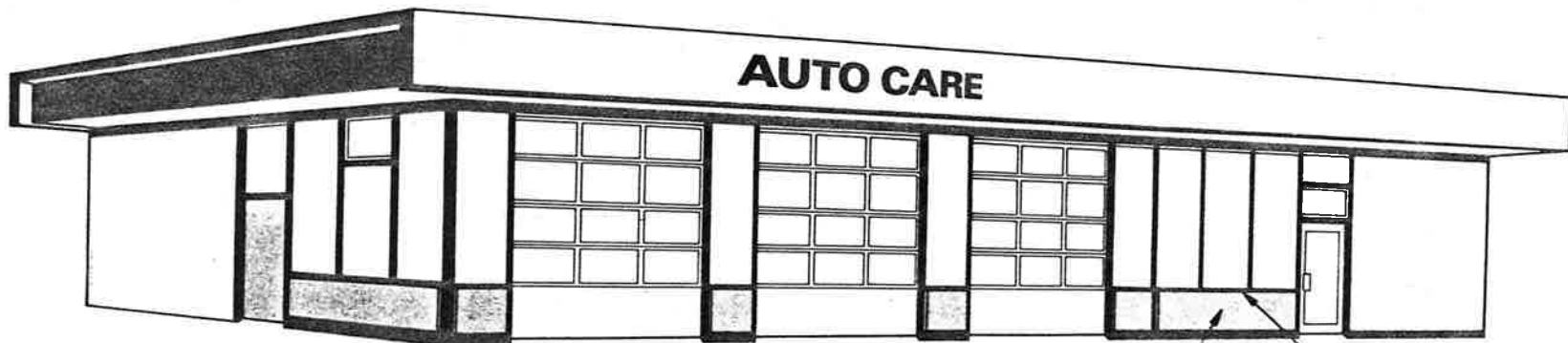
NOTE: FOR COLOR & SIGNAGE ONLY. SEE ELEVATIONS/PLAN FOR EXACT SIZE & CONFIGURATION.



NOTE:

Optional food marketing buildings are available in various sizes. These buildings use blue & beige horizontal panels w/ pictorial graphics in lieu of solid beige panels shown here.

CASHIER BLDG N.C.
(IN STORE)



NOTE:

This is an example of Chevron's Hallmark design station. It is provided to show the design style we generally prefer to brand. Although designed as full serve or self serve outlet, designs for other modes of operation also resemble this. We strive for this look or appearance.

Paint all panels under sills.

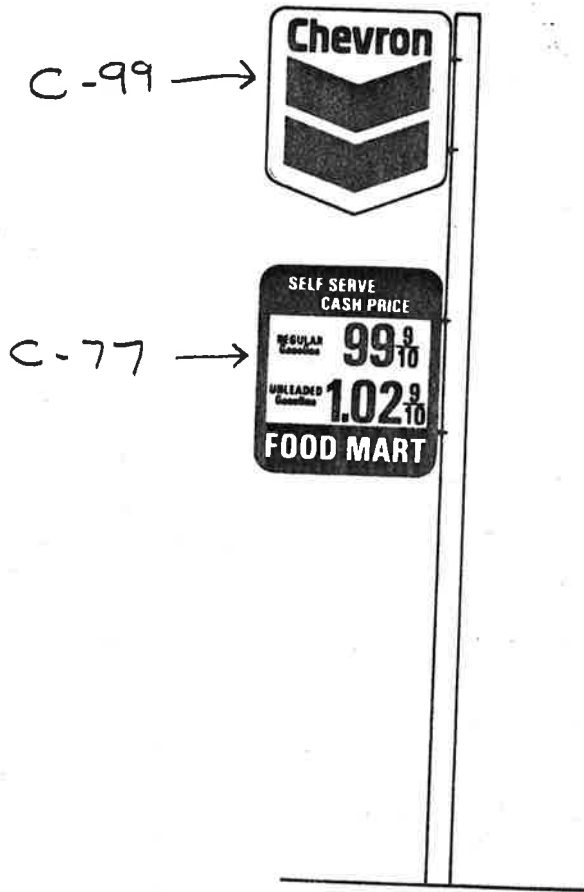
Paint mullions, sills and sash members. Do not paint stops.

SIMILAR ONLY (SEE ELEV'S)

PRICE SIGNS

Section 3.0

Pole Mount Lighted Price Sign



Name: Pole Mount Lighted Price Sign

Type: See below

Order: From Division Engineering/
Purchasing Representative

Size/Area: See below

Material: Plastic panels — metal
frame, internally illuminated.

Colors: Message panels — white
copy/blue background
Price panels — black copy/
white background

Notes:

- To be flag mounted 1'-0" below an ID hallmark of the same size.
- Panels for C59LPS & C77LPS are changeable. Please see page 3.1.2 for selection.
- C44LPS uses a one-piece face. Graphics change require a complete face change.
- For use at all new and reconstructed stations.
- May be used at CSS and other high thruput stations that operate at night.
- If the need occurs, the next smaller size LPS may be used with the ID Sign, (i.e. a C77LPS w/C99 I.D., or a C44LPS w/C59 I.D.).
- Contact H.O. Engineering for additional installation information and drawings.

TYPE	WIDTH	HEIGHT	AREA SQ. FT.
C44LPS	3'-9"	4'-6"	17.0
C59LPS	5'-1"	6'-0"	30.5
C77LPS	6'-8"	7'-11"	52.8

**Installation Guidelines
Special Mounting of ID Signs**

Name: ID Sign

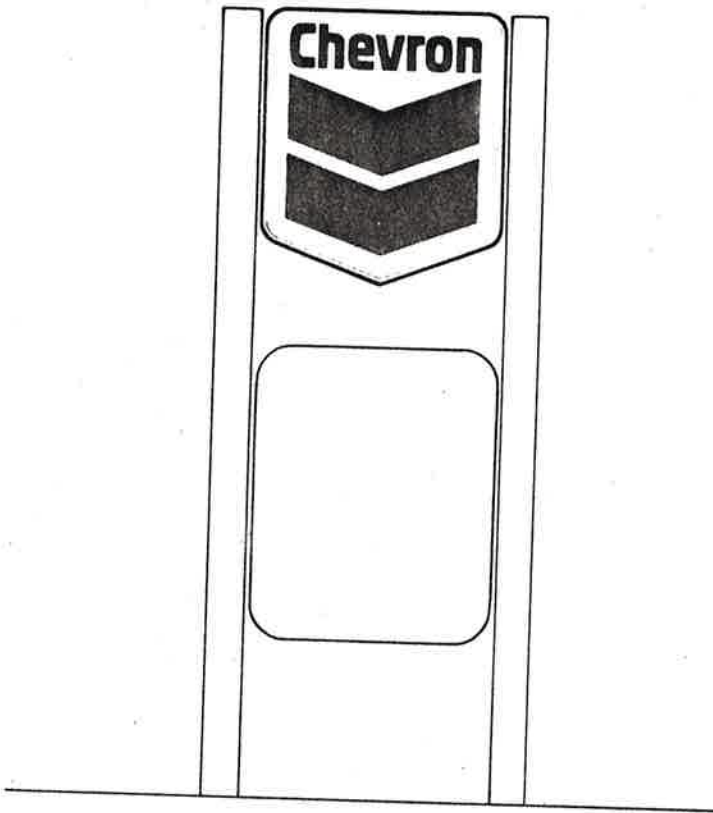
Type: C44, C59 & C77

Size/Area: See page 1.1.1

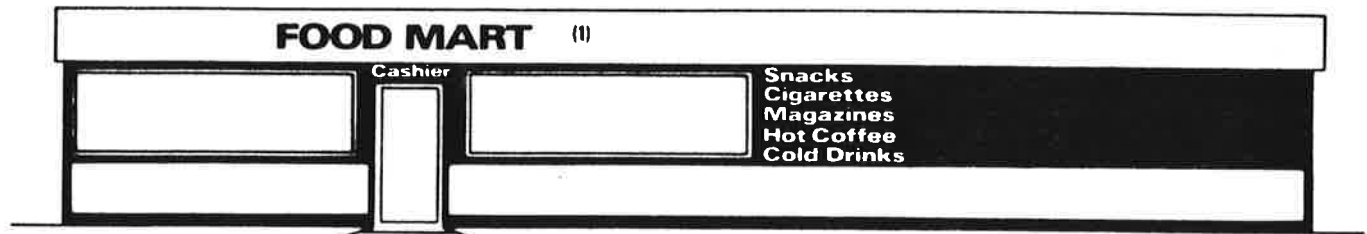
Notes:

A single ID sign, side mounted to a single column as shown previously is always preferred.

- This alternate can be considered when local ordinances restrict maximum height or setback. Such restrictions on the ID sign can create unsafe clear heights when a price sign is added to pole. In addition, the impact of our sign is greatly reduced.
- These alternatives when coupled with a planter area present a balanced, attractive and safe image to the public.
- The bi-pole mounting can be used for C44, C59 and C77 signs.



Building -- Graphics Marketers -- Island Marketer



DECAL 621 "Food Mart"
Centered in Fascia Panel and
Above Entrance⁽¹⁾

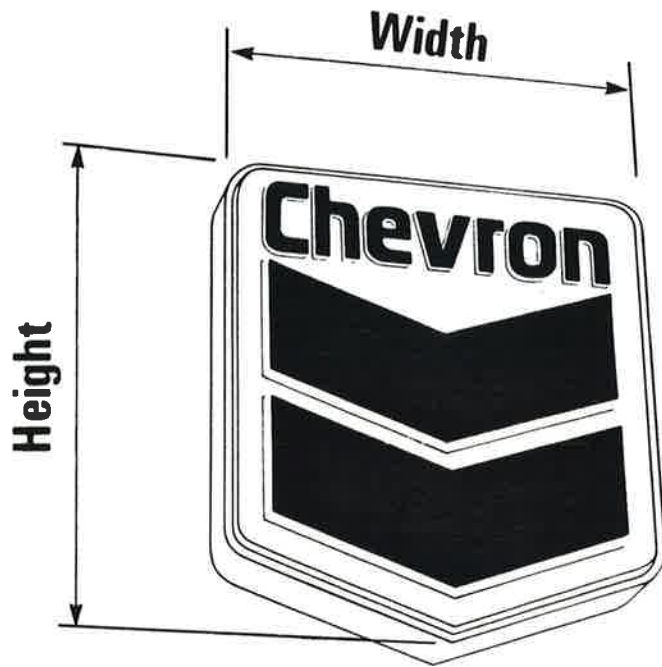
DECAL 614 "Cashier" Centered
in Panel Above Entrance

Menu Lettering Shown:
DECAL 615-3, 5, 6, 7, 8,
Centered in Window Panel Left
Margin, 12" from Glass Stop

Island Marketer (IM-1 & IM-2)

⁽¹⁾Food Mart decal may be placed on front of building if this addresses traffic better.

- Notes:** • Optional Decals:
- 1) DECAL 599 "Door To Remain Unlocked . . ."; inside building, centered above entrance door
 - 2) DECAL 24-A "Operating Hours")
DECAL 170 "Emergency Call") in window panel adjacent to door
 - 3) DECAL 327-0 to 9 "Station Address"; in upper portion of aluminum and glass entrance door. 1" from top of glass.
- See Pages 5.2.8 and 5.2.9 for descriptions of foodmart, cashier, and menu decals.



Name: ID Sign

Type: See below

Order: From Division Engineering/
Purchasing Representative

Size/Area: See below

Material: Plastic faces — metal frame
internally-illuminated

Colors: Red, blue and black on white
background

Notes:

- Basic pole mount ID signs are available in the sizes noted below.
- Types C-29 thru C-99 inclusive should be side mounted from a single column.
- Types C-140 and C-200 are high-rise signs and are mounted on Dual Columns.
- The C-29-I (Chevron Incidental) is a small non-illuminated plastic sign for use at incidental accounts and can be side mounted or placard mounted.
- ID signs are identified by:
 - a) "C" indicates the word Chevron
 - b) The number indicates nominal height, in feet and inches
 - c) The last initial indicated the type of mounting,
 - "S" — side mount (preferred)
 - "C" — center mount
 - "P" — placard mount
 - "R" — rotator

TYPE	WIDTH	HEIGHT	AREA SQ. FT.
*C-29-I	2'-4"	2'-8"	6.5
C-29	2'-4"	2'-8"	6.5
C-44	3'-9"	4'-4"	14.5
C-59	5'-1"	5'-9"	26.0
C-77	6'-8"	7'-7"	47.0
C-99	8'-8"	9'-10"	78.0
C-140	11'-11"	13'-8"	150.0
C-200	17'-5"	20'-0"	320.0

*The C-29-I (Incidental) replaces the C-I sign. It is a non-illuminated plastic sign for use at incidental accounts and is available in either side mount or placard mount.

Thus the designation C59 S means a sign with a "Chevron" face, 5 feet 9 inches high, with side mounting.

PRICE SIGNS

Pole Mount Lighted Price Sign Graphic Panels (C59 & C77 LPS)

TOP PANEL GRAPHICS



BOTTOM PANEL GRAPHICS



SIGN A
CALIF. APPROVED
1 PRODUCT SIGN
(SPLIT ISLAND)



SIGN B
CALIF. APPROVED
1 PRODUCT SIGN
(SELF-SERVE ONLY)



SIGN C
CALIF. APPROVED
2 PRODUCT SIGN



SIGN D
CALIF. APPROVED
3 PRODUCT SIGN

Notes:

- All bottom panel graphics are available and can be used on any sign shown.
- Standard top panel is SELF SERVE/CASH PRICE. Others available by special order.
- The graphics shown meet CA & NV laws governing signs and are company approved for use thruout the country. Other graphic combinations may be used if local ordinances allow.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: May 6, 1987

FROM: Carole W. Connell, Consulting Planner
Benkendorf Associates

FILE NOS: 2271-55, 2271-56, and 2271-57

SUBJECT: Request for a **Conditional Use Permit** to replace an existing conventional service station with a new service station and convenience market. The request includes **Site Plan** review and a request for a **Variance** to the Visual Corridor requirements of the Landscaping Standards.

I. PROPOSAL DATA

Applicant: Chevron U.S.A., Inc.
P.O. Box 220
Seattle, WA 98111

Owner: Same as above

Location: 21090 S.W. Pacific Highway and further described as portions of Tax Lots 500 and 600, Map 2S-1-30D.

II. BACKGROUND DATA

The applicant proposes a complete renovation of the existing Chevron Service Station. The proposed facility will include a convenience market and four fuel islands. Automobile repair service will be discontinued at the site and will be shifted to the automobile service building proposed by John Alto for property to the south of the site. A conditional use permit and site plan review for the Alto service building accompanies this request but should be considered as an independent application.

III. SHERWOOD CODE PROVISIONS

- A. Community Development Code
 - 1. Section 2.108 Community Commercial (CC) Zone
 - 2. Section 4.300 Conditional Uses
 - 3. Section 4.400 Variances
 - 4. Chapter 5 Community Design Standards

- B. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The subject property is zoned Community Commercial (CC). An automotive service station is a conditional use in the CC zone. A convenience market is a permitted use in the CC zone.

- B. The property is currently occupied by an existing Chevron service station that includes automotive repair service.

- C. The site is relatively level and is not subject to natural hazards.

- D. The site is surrounded by commercial zoning. To the north, east, and south are properties zoned CC Community Commercial. To the west is property zoned OC Office Commercial.

- E. Surrounding land uses are primarily commercial or planned for commercial use. To the northeast is B&G Auto Repair. To the east is vacant land on which a new auto service building is proposed. To the south is vacant land proposed for use as a towing lot. To the southwest is vacant land. To the west and northwest of the site are a variety uses including single family homes, a restaurant, and an auto repair business.

- F. The site fronts on Highway 99W which is a four lane highway with a center median strip. The highway has a 174 foot wide right-of-way adjacent to the site. Access will be provided from an acceleration/deceleration lane

for northbound traffic and will enter and exit the site through two driveways. Access to Sherwood Boulevard is provided by an existing driveway that extends east from the site to the north of the proposed auto service building.

- G. The CC zone requires a minimum lot size of 5,000 square feet. The proposed use will occupy a 33,690 square foot site. Because the site does not abut any residential zones or public parks, no building setbacks are required in the zone. The height limitation is 50 feet.
- H. The purpose of the CC zone is to provide area for retail and service uses which are of a type, size and location to serve community wide needs.
- I. The existing Chevron station is on a septic system. As part of site redevelopment, Chevron and Mr. Alto have agreed to jointly extend the city sewer to serve the property. City water currently serves the site. An existing storm drainage line is located to the south of the site near Tana's on Sherwood Boulevard. The applicant intends to install a storm drainage system on site which will be connected to the existing storm line.
- J. Section 5.604 of the Community Development Code sets forth the City's Visual Corridor requirements. A 25 foot wide landscaped corridor is required along Highway 99W. The proposed site plan indicates a 30 foot wide landscape area will be provided along Highway 99W but 25 feet of the 30 foot wide area is located off-site within the Highway 99W right-of-way.
- K. Section 5.302.02 requires one parking space per 2,000 square feet of lot area. Because the site is 33,960 square feet in size, seventeen parking spaces are required by the code. Although the site plan depicts only four parking spaces on the site, there exists adequate site area to develop additional parking.

- L. The proposed site plan and narrative indicate a variety of landscaping materials will be used. The narrative states that Tam Juniper will be planted ten feet on-center. Three trees are proposed to be planted along the northeast property line. No other trees are planned.
- M. The request for conditional use approval must comply with the five (5) conditional use criteria stated in Section 4.302.03 of the Community Development Code. The request for the variance must comply with the five (5) variance criteria stated in Section 4.402.01 of the Community Development Code. The request for site plan approval must comply with the four (4) site plan criteria listed in Section 5.102.04 of the Community Development Code.
- N. Washington County and the Tualatin Fire District have been notified of this request.

IV. CONCLUSIONS

The following section addresses the approval criteria for each of the applicant's requests. Please refer to the appropriate sections of the Community Development Code for the criteria.

A. Conditional Use

1. All public facilities either serve the site or can be extended to serve the site.
2. The proposed service station is allowed as a Conditional Use in the CC zone. The proposed convenience market is an outright permitted use in the zone. The proposed use meets the minimum lot size standards of the zone.
3. Public need is demonstrated for the use by the continued existence of a gas station or service station at the site since the 1930's.

4. Public need is best served by allowing the proposed use on the site because the site has proven to be a good location for a service station. The site has excellent access from Highway 99W and Sherwood Boulevard.
5. The site is currently used as a service station without significant adverse effects on surrounding property. There is no reason to expect the proposed renovation of the station will create new adverse effects.

B. Variance

1. Exceptional circumstances apply to the property in that Highway 99W right-of-way is 174 in width adjacent to the site. The right-of-way includes thirty feet of landscaped area that meets the purpose of the Visual Corridor requirement by providing a visual buffer between the highway and the development.
2. Because an adequate buffer is available within the public right-of-way, the 25 foot corridor on the site is not needed. Without the variance the applicant will lose the right to develop the front portion of the property. Use of the front twenty five feet of the property is important to the development of the site so that gas pumps can be positioned in a way that allows vehicles to pull out and around other vehicles that are parked at the pumps. This provides quicker and more efficient service for customers. If the applicant is required to meet the Visual Corridor requirement, the gas pumps and convenience store would need to be moved back on the site. This relocation would block access to the tow yard and the driveway to North Sherwood Boulevard.

Other property owners in the area do not meet the visual corridor requirement. Commercial development on the northwest side of Highway 99W is not setback the required 25 feet.

3. Approval of the variance will not be materially detrimental to the purposes of the Code because a 30 foot wide landscaped visual corridor will be provided within the public right-of-way. The proposed landscaped area meets the purposes of the City's Visual Corridor requirement.
4. The requested variance is the minimum variance that will allow development of the site in a way that allows easy access through the site after vehicles have been serviced.
5. The applicant has not violated the Community Development Code. The hardship is related to the shape of the site and the nature of the proposed use. Without the variance, the site is not deep enough to provide efficient access to the convenience store and the gas pumps.

C. Site Plan Review

1. The proposed service station is allowed in the CC zone by conditional use. The convenience store is allowed in the zone as an outright permitted use. The site is 33,690 square feet in size and meets minimum lot size requirements. No building setbacks are required except for the 25 foot wide Visual Corridor requirement. The applicant has filed a variance to the Visual Corridor requirement.

Based on the parking standards, 17 parking spaces are required on the site. The standard is satisfied in that approximately 12 vehicles can be parked at the gas pumps and as many as 11 vehicles can be parked along southwest edge of the proposed parking lot.

Based on the landscape narrative and the site plan, the proposed landscaping of the site is inadequate. Only three trees are proposed on the site and the narrative indicates the trees will be a minimum 1" caliper. Low landscaping includes Tam Juniper (2 gallon containers) planted 10 feet on-center. This proposed planting

pattern would require approximately ten years to provide ground cover. The groundcover must be more densely planted and other plants should be included to break up the large expanse of Tam Juniper at the southwest corner of the site.

2. The site is served by City water and can be served by sewer and storm drainage facilities. The applicant intends to extend these services to the site and the property to the east.
3. Access easements are needed to provide access to the towing yard and the service building. Access easements are also needed to assure that traffic to and from the Chevron Station can have access to Sherwood Boulevard.
4. The site does not exhibit any natural features worthy of preservation.

V. RECOMMENDATION

Staff recommends **approval** of the Conditional Use Permit, Variance, and Site Plan for the renovation of the Chevron Service Station subject to the following conditions:

1. Access easements must be recorded to assure that access is provided from the site to Sherwood Boulevard and to assure that access is provided across the site to the towing lot and the proposed Alto Service Building.
2. The landscaping plan shall be resubmitted and subject to staff approval. At a minimum, the landscape plan shall include the following improvements:
 - a. "Red Sunset" Maples (min. 1" caliper) shall be planted at a maximum of 30 feet on-center along the south property line of the site from Sherwood Boulevard to the eastern edge of the area identified for future development.

- b. At least two "Red Sunset" Maples (min. caliper 2 1/2") shall be planted in each of the following areas: the low landscape area between the driveways and the low landscape area south of the driveways.
 - c. Tam juniper shall be planted at a maximum of five feet on center.
 - d. The western one-third of the low landscape area to south of the driveways shall be landscaped with Hedra Helix rooted cuttings 18" on-center.
3. Free standing signs shall be subject to the requirements of Section 5.700 of the Community Development Code, i.e., the maximum height of any sign shall be 45 feet.
4. Sanitary sewer and storm drainage facilities shall be provided in compliance with City standards.

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. 2271-53
FEE 350.00
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:	Chevron U.S.A. Inc.	P. O. Box 220, Seattle, WA 98111	(206) 628-5200
Owner:	Chevron U.S.A. Inc.		
Contact for	Robert J. Nehren	Phone	(206) 628-5192
Additional Info:	Keith B. Severson	Phone	(206) 628-5271

Property Information (Property under lease to Chevron U.S.A. with fixed price purchase option from Reuben and Verda Tepolt)

Street Location: 21090 S.W. Pacific Hwy., Sherwood, Oregon

Tax Lot No. 500 Acreage .69

Existing Structures/Use: Conventional Service Station: 1 pumpblock, 2 lube bays

Existing Plan Designation: Community commercial - gasoline service station with lube bays.

Proposed Action

Proposed Use Gasoline service station with small food marketer (900 sq. ft.)

Proposed Plan Designation Community commercial - gasoline service station with food

Proposed No. of Phases (one year each) one mart.

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

Purpose and Description of Proposed Action: To provide a new facility for retail motor gasoline service along with a small food mart to fulfil customer's demand for fast fueling along with a limited supply of other items normally stocked in a convenience store. (Replacing Chevron's existing Conventional Service station at this site.)

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. 2271-57
FEE 200⁰⁰
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:	Chevron U.S.A. Inc.	P. O. Box 220, Seattle, WA 98111	(206) 628-5200
Owner:	Chevron U.S.A. Inc.		
Contact for:	Robert J. Nehren	Phone	(206) 628-5192
Additional Info:	Keith B. Severson	Phone	(206) 628-5271

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Proposed Action

Proposed Use Gasoline service station with small food marketer (900 sq. ft.)

Proposed Plan Designation Community commercial - gasoline service station with food

Proposed No. of Phases (one year each) one mart.

Standard to be Varied and How Varied (Variance Only) The landscape visual corridor on Hwy. 99 (between drives) required at 25' in from property line. Request variance to provide 25' on State right of way and 5' on Chevron property - total 30'.

Purpose and Description of Proposed Action: Site presently using a state right of way for landscape visual corridor and State Hwy. Department has no objection to continue such use. Proposed outside pump island will be 30 feet in from property line. To have landscaping 25' in from property line would not allow sufficient room for utilization of property.

**Application for Conditional Use
Chevron U.S.A. Inc.
Sherwood, Oregon**

1. The construction of improvements needed to provide adequate services and facilities will be guaranteed by Chevron U.S.A. Inc.
2. The proposed use will conform with the new recommended generic list of permitted conditional uses under study by the City of Sherwood. The service station has operated under a conditional use permit for several years.
3. Chevron has operated a successful service station at this location for 30 years. It will continue to provide a need by the public for efficient motor gasoline sales.
4. The success of the present operation, which addresses local clientele and transit traffic from Pacific Highway, demonstrates that the public need is best served by allowing the continued conditional use at this particular property. There is no alternate site on which Chevron will construct a service station.
5. Surrounding properties will not be adversely affected by the recommended use; to the contrary, the new motor gasoline facility and food mart to be constructed by Chevron, along with the automotive service building to be constructed by Mr. John Alto, will enhance this and surrounding properties and be an asset to the community.

Application for Variance
25' Landscape Visual Corridor - Hwy. 99W
Sherwood, Oregon

1. Historically the service station has used part of Hwy. 99W right of way for landscaping between the access driveways on Hwy. 99W. The Highway Department does not have any plans to further use their right of way adjacent to this property and have indicated no objection to our landscaping over it to accommodate the 25' landscape visual corridor. The property size and shape will not allow us to move proposed facility back 25' without eliminating proper customer ingress and egress.
2. The variance is for preservation of the property rights of Chevron. Other properties at "Six Corners" on both sides of Hwy. 99W, within the same zone, do not have landscape visual corridors. We will provide the "corridor" but on State right of way land.
3. Chevron feels the authorization of the variance will not be materially detrimental to the purposes of this code, nor will it conflict with the goals, objectives and policies of the comprehensive plan.

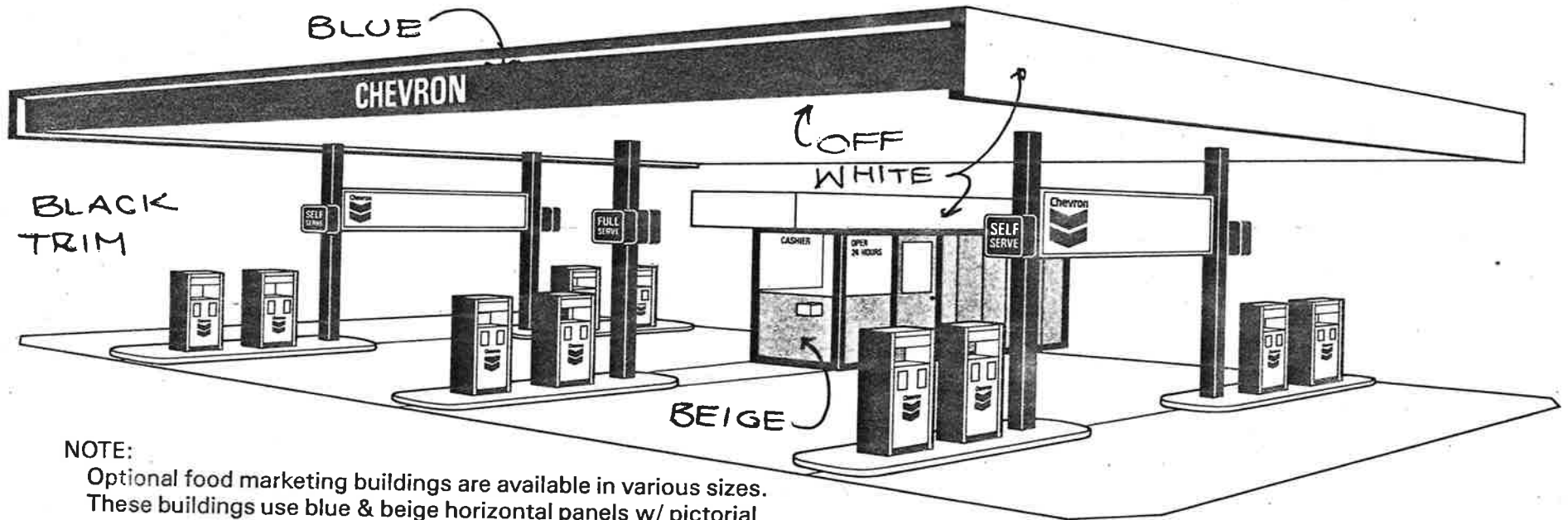
The corridor area will be planted as specified by the Design Review Board to provide a continuous visual buffer between Hwy. 99W and the station.

4. The variance requested is the minimum variance which will alleviate the hardship of lack of space to accommodate the code.
5. This hardship does not arrive from a violation of this code.



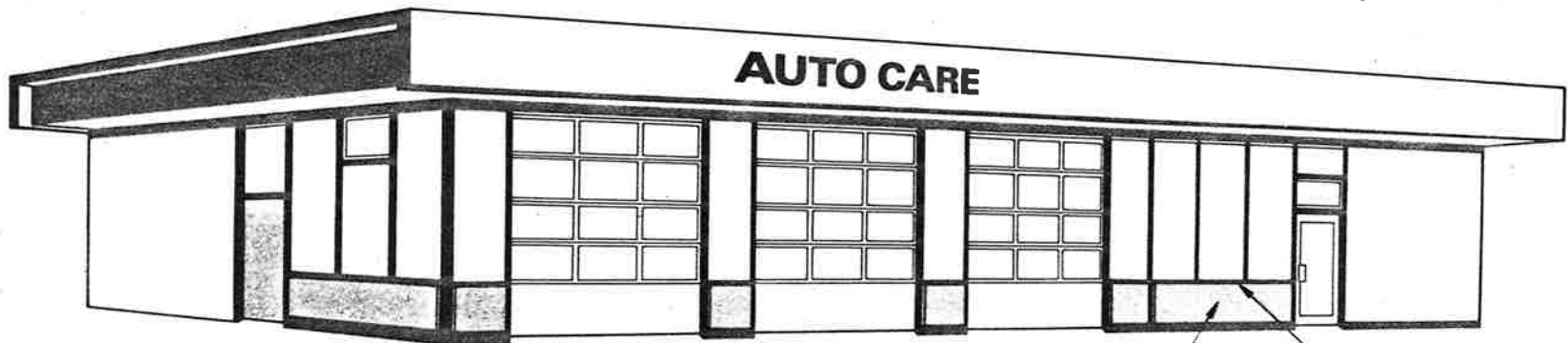
PHOTOGRAPHED BY
JAMES H. BROWN
PHOTOGRAPHED BY
JAMES H. BROWN
PHOTOGRAPHED BY
JAMES H. BROWN

NOTE: FOR COLOR & SIGNAGE ONLY. SEE ELEVATIONS/PLAN FOR EXACT SIZE & CONFIGURATION.



NOTE:
Optional food marketing buildings are available in various sizes. These buildings use blue & beige horizontal panels w/ pictorial graphics in lieu of solid beige panels shown here.

CASHIER BLDG N.I.C.
(IN STORE)



NOTE:
This is an example of Chevron's Hallmark design station. It is provided to show the design style we generally prefer to brand. Although designed as full serve or self serve outlet, designs for other modes of operation also resemble this. We strive for this look or appearance.

Paint all panels under sills.

Paint mullions, sills and sash members. Do not paint steps.

SIMILA. - ONLY (SEE ELEV'S)

PRICE SIGNS

Section 3.0

Pole Mount Lighted Price Sign

Name: Pole Mount Lighted Price Sign

Type: See below

Order: From Division Engineering/
Purchasing Representative

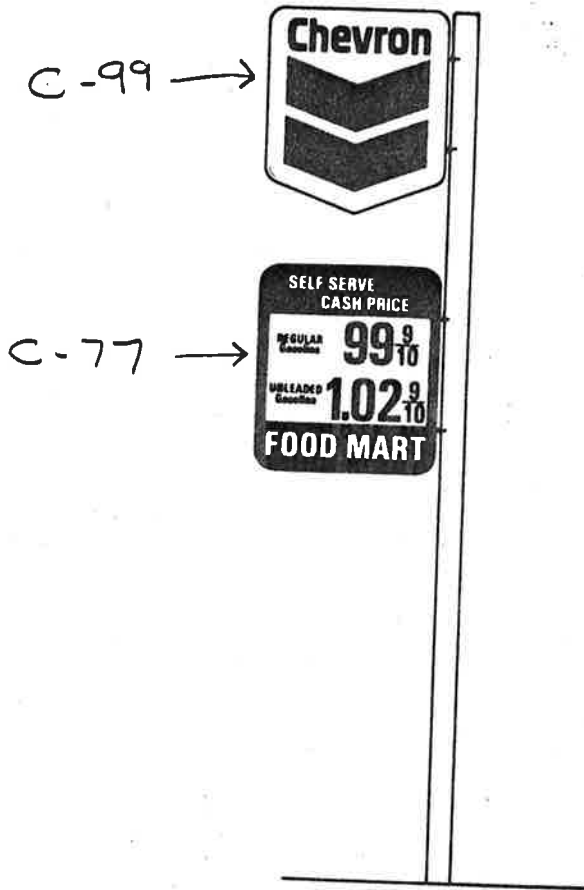
Size/Area: See below

Material: Plastic panels — metal
frame, internally illuminated.

Colors: Message panels — white
copy/blue background
Price panels — black copy/
white background

Notes:

- To be flag mounted 1'-0" below an ID hallmark of the same size.
- Panels for C59LPS & C77LPS are changeable. Please see page 3.1.2 for selection.
- C44LPS uses a one-piece face. Graphics change require a complete face change.
- For use at all new and reconstructed stations.
- May be used at CSS and other high thruput stations that operate at night.
- If the need occurs, the next smaller size LPS may be used with the ID Sign, (i.e. a C77LPS w/C99 I.D., or a C44LPS w/C59 I.D.).
- Contact H.O. Engineering for additional installation information and drawings.



TYPE	WIDTH	HEIGHT	AREA SQ. FT.
C44LPS	3'-9"	4'-6"	17.0
C59LPS	5'-1"	6'-0"	30.5
C77LPS	6'-8"	7'-11"	52.8

**Installation Guidelines
Special Mounting of ID Signs**

Name: ID Sign

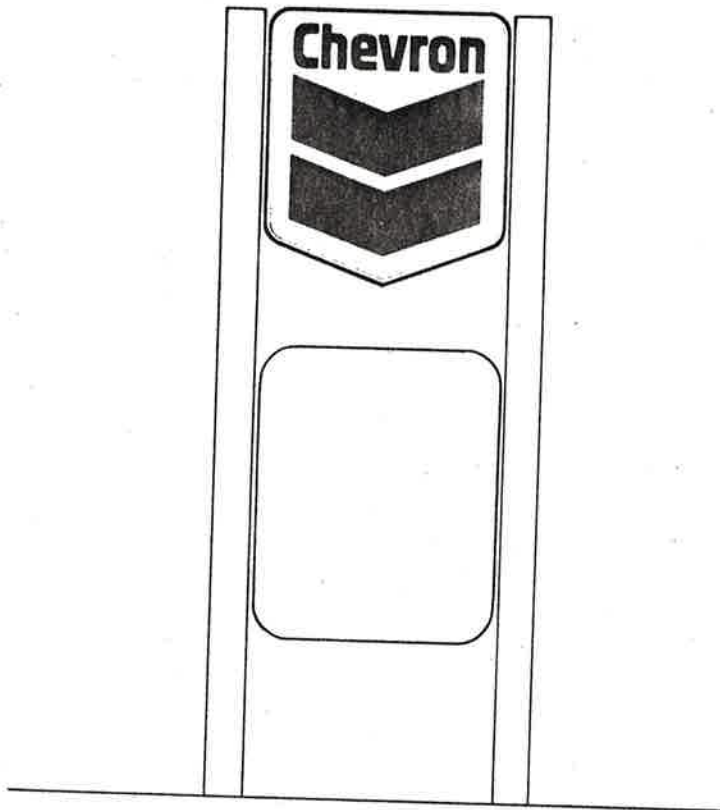
Type: C44, C59 & C77

Size/Area: See page 1.1.1

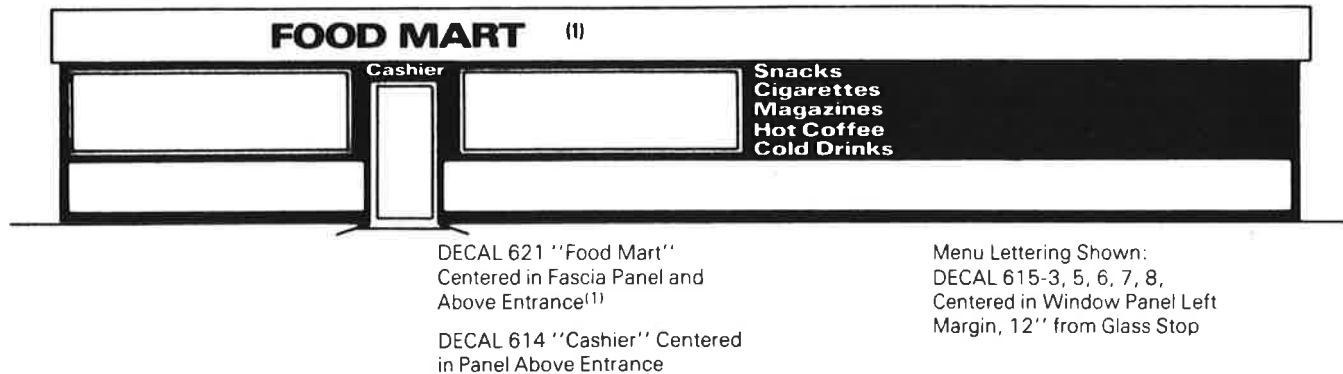
Notes:

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- This alternate can be considered when local ordinances restrict maximum height or setback. Such restrictions on the ID sign can create unsafe clear heights when a price sign is added to pole. In addition, the impact of our sign is greatly reduced.
- These alternatives when coupled with a planter area present a balanced, attractive and safe image to the public.
- The bi-pole mounting can be used for C44, C59 and C77 signs.



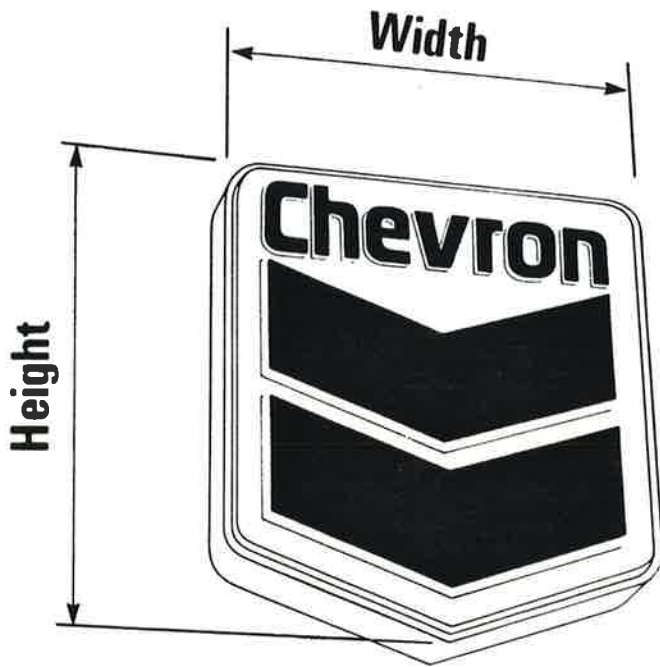
Building – Graphics
Marketers – Island Marketer



Island Marketer (IM-1 & IM-2)

⁽¹⁾Food Mart decal may be placed on front of building if this addresses traffic better.

- Notes:** • Optional Decals:
- 1) DECAL 599 "Door To Remain Unlocked . . ."; inside building, centered above entrance door
 - 2) DECAL 24-A "Operating Hours") in window panel adjacent to door
DECAL 170 "Emergency Call")
 - 3) DECAL 327-0 to 9 "Station Address"; in upper portion of aluminum and glass entrance door. 1" from top of glass.
- See Pages 5.2.8 and 5.2.9 for descriptions of foodmart, cashier, and menu decals.



Name: ID Sign

Type: See below

Order: From Division Engineering/
Purchasing Representative

Size/Area: See below

Material: Plastic faces — metal frame
internally-illuminated

Colors: Red, blue and black on white
background

Notes:

- Basic pole mount ID signs are available in the sizes noted below.
- Types C-29 thru C-99 inclusive should be side mounted from a single column.
- Types C-140 and C-200 are high-rise signs and are mounted on Dual Columns.
- The C-29-I (Chevron Incidental) is a small non-illuminated plastic sign for use at incidental accounts and can be side mounted or placard mounted.
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 - a) "C" indicates the word Chevron
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 "S" — side mount (preferred)
 "C" — center mount
 "P" — placard mount
 "R" — rotator

TYPE	WIDTH	HEIGHT	AREA SQ. FT.
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C-29	2'-4"	2'-8"	6.5
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*The C-29-I (Incidental) replaces the C-I sign. It is a non-illuminated plastic sign for use at incidental accounts and is available in either side mount or placard mount.

Thus the designation C59 S means a sign with a "Chevron" face, 5 feet 9 inches high, with side mounting.

**Pole Mount Lighted Price Sign
Graphic Panels (C59 & C77 LPS)**

TOP PANEL GRAPHICS



BOTTOM PANEL GRAPHICS



SIGN A
CALIF. APPROVED
1 PRODUCT SIGN
(SPLIT ISLAND)



SIGN B
CALIF. APPROVED
1 PRODUCT SIGN
(SELF-SERVE ONLY)



SIGN C
CALIF. APPROVED
2 PRODUCT SIGN



SIGN D
CALIF. APPROVED
3 PRODUCT SIGN

Notes:

- All bottom panel graphics are available and can be used on any sign shown.
- Standard top panel is SELF SERVE/CASH PRICE. Others available by special order.
- The graphics shown meet CA & NV laws governing signs and are company approved for use thruout the country. Other graphic combinations may be used if local ordinances allow.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE: May 8, 1987

FROM: Carole Connell, Consulting Planner
Benkendorf Associates

FILE NO.: 2271-58

SUBJECT: Request for a Minor Land Partition to divide a 10 acre parcel into two lots.

I. Proposed Data

Applicant: Development & Construction Services
2724 S.E. Sunflower Court
Hillsboro, OR 97124

Owner: Hazel E. Foster
715 S. Columbia
Newberg, OR 97132

Location: Located on the east side of Murdock Road, 2600 feet south of Oregon Street and further described as Tax Lot 1601, Map 2S 1 33.

II. Background Data

The site is currently occupied by two barns and is used for grazing. The subject property is adjacent to the Sherwood City limits and is currently pending City annexation before the Metro Boundary Commission. The Sherwood Planning Commission and City Council have recommended approval of the annexation. **This application is subject to a complete annexation of the parcel.** If the annexation and partition is approved, the pending owners intend to build a single family residence on each lot. The surrounding area is residential.

III. Sherwood Code Provisions (if the property is annexed, the following provisions apply):

A. Community Development Code

1. Section 2.102 Low Density Residential (LDR) Zone

2. Section 4.100 Application Content
3. Section 7.500 Minor Land Partitions

B. Sherwood Comprehensive Plan

IV. Findings of Fact

- A. The subject parcel is 10.25 acres and the proposed division would result in two parcels, 4.69 acres and 5.56 acres in size. The Low Density Residential (LDR) allows a minimum lot size of 7,000 square feet.
- B. The parcel is zoned Low Density Residential, (LDR).
- C. The parcel is currently occupied by two barns and is used for grazing.
- D. Topography on the site is significant and slopes to the southeast towards Rock Creek. Slopes range from 2% to 40%. The parcel is rocky in places.
- E. Access to the parcel is available from Murdock Road, designated a minor arterial street. A minor arterial street standard requires 70 feet of road right-of-way. Currently, there is 60 feet of ROW. Five feet of ROW must be dedicated to the City.
- F. Sewer and water facilities are adjacent to the northwest corner of the site and the proposed two single family buildings will connect to those lines. Storm drainage flows into ditches along Murdock Road.
- G. The applicant proposes a flag lot in order to best locate the proposed dwelling units on the parcels' high areas. In addition, the pole part of the flag could eventually tie into a planned extension of Roy Street. The flag is proposed to be 40 feet wide. The code requires a minimum of 25 feet of frontage.
- H. The County Plan identifies this area as a significant Natural Area because of the Tonguin Scabland Geologic characteristics. The Sherwood Comprehensive Plan does not have a special designation for the parcel. The proposed low density residential use of the site should not significantly disturb the natural terrain.
- I. Individual access to each dwelling is proposed to be provided by a 10 foot wide driveway along the flag part of the proposed Parcel 2. An easement for Parcel 1 for driveway use should be provided.
- J. The applicant has provided a redevelopment plan indicating how the two parcels may be further divided

in the future. When a subdivision or P.U.D. proposal is submitted to the City for future redevelopment of either site, the City may want to consider some means of identifying and protecting the significant natural resources.

K. Washington County and the Tualatin Fire District have been notified of this request.

V. Conclusion and Recommendation

In compliance with the required findings for a minor partition is the following response:

- A. No roads or streets will be created by this request.
- B. The partition complies with the LDR zone and the partition requirements of the Sherwood Community Development Code.
- C. The proposed two residences will connect to the existing sewer and water lines on Murdock Road and the capacity of those lines is adequate.
- D. Adjoining land will not be affected by this partition.

Staff recommends **APPROVAL** of this request subject to the following conditions.

- 1. Complete legal annexation of the subject property into the Sherwood City limits.
- 2. Five feet of Murdock Road right-of-way shall be dedicated to the City along the entire Murdock Road frontage.
- 3. The owner of the property shall enter into a non-remonstrance agreement with the City for future road, sewer, water, and drainage improvements to City standards.
- 4. Sewer and water connections shall be reviewed and approved by the City.
- 5. Execute an easement for driveway access to Parcel 1 from Parcel 2.
- 6. The applicant is responsible for recording the partition with Washington County in accordance with City requirements.

DATE: April 15, 1987

REQUEST: Two Lot Minor Land Partition

EXISTING USE OF PROPERTY: 2 Barns and Agricultural Grazing Land

LEGAL DESCRIPTION: Tax Lot 1601, Map 2S1-33

SIZE: 10.25 Acres

ZONING: R-6, Residential at 6 Dwelling Units Per Acre for Washington County, and City proposed zoning of LDR, Low Density Residential, 3 to 5 du/ac.

LOCATION: East Side of Murdock Road, 2600 feet South of Oregon Street, Adjacent to the Eastern City Limits of the City of Sherwood.

INTRODUCTION

This application is a request to divide a 10.25 acre parcel into 2 parcels containing 4.69 and 5.56 acres in size. Each of these parcels are proposed to be developed with a single family residential house. The subject property is directly adjacent to the Sherwood City Limits and has been approved for annexation to Sherwood by the Sherwood City Council. It is the desire of the owners to build single family houses on the subject property as soon as possible.

CHARACTER OF DEVELOPMENT IN THE AREA

As shown by the off-site analysis, only 2 houses are located adjacent to the subject property. Approximately 600 feet directly west of the proposed access for Parcel #2, is the location of Roy Street, a public street constructed for single family residential houses. This street will probably be extended to the east to connect generally with the proposed access for Parcel #2. Parcel #1 will use a common driveway with Parcel #2.

Other properties to the north are developed with a combination of grazing land and trees. Property to the east is almost identical to the subject property and is currently used as grazing.

TOPOGRAPHY

The subject property has variable topographic characteristics. The slopes range from 2% to 40%. There are 3 knolls on the subject property, one small rock outcropping. Throughout the site there are small rocks on the surface. Adequate room is available to build roads to access the property and to develop a single family house.

SOILS

The northwest corner of the site, about 1.7 acres, contains Soil 38-C, Quatama Loam, with a slope of 7% to 12%. The balance of the property contains Soils 47-D, Xerochrepts-rock Outcrop Complex. Quatama Soil is moderately well drained but has a high water table of only 2 to 3 feet. This soil is good for growing Douglas Fir trees, and has a site index of 135. This soil is moderate for dwellings and local roads and is fair roadfill and topsoil. The AASHTO Standard is A-4. The shrink-swell potential is low and corrosion is moderate. Bedrock is over 5 feet.

Soil 47-D, Xerochrepts-rock Outcrop Complex, is very shallow soil with exposed Basalt Bedrock. This soil is well drained and has a high water table of over 6 feet. Bedrock is at 0 to 1 foot. This soil is a Type VII soil and has a very low productivity rating for trees and agricultural crops. This soil is also poor for dwellings, local roads, roadfill, and topsoil.

VEGETATION, VIEWS AND SUN EXPOSURE

Both parcels have a few trees, excellent sun exposure and views. A house built on the high portion of lot #2 would have excellent views in all directions. The house on Parcel #1 will also have an excellent view. No development is proposed which would block the sun exposure for future development on the subject or surrounding properties as shown by the future development plan.

CITY OF SHERWOOD REQUIRED FINDINGS FOR MINOR PARTITION

No Minor Partition shall be approved unless:

FINDING 1. The partition requested does not require the creation of a road or street.

COMMENT: This partition provides street frontage for both lots. A new street or road will not be created as the driveways will remain private. However, a common access driveway onto Murdock Road is proposed for safety reasons. A public road is anticipated to extend along a common property line on the west side of Murdock Road to intersect with the proposed access of Parcel #2. The 40 foot flag pole of Parcel #2 will probably eventually be dedicated to the City of Sherwood for a half street improvement. Based on the topography in the area and the existing street location and improvements, this driveway location appears to be the best location for providing future street circulation for both Parcels #1 and #2, and the vacant property to the north. An agreement will be recorded with the deeds for both Parcels #1 and #2, which would allow dedication of this 40 foot access strip to the City of Sherwood for public street improvements in the event the owners of either Parcels #1

or #2 want to subdivide their property in the future and develop public street access. The potential north/south public streets on both Parcels #1 and #2 could eventually connect to the flag poles of Tax Lots 1603 and 1602 to the south which appears to be a logical location for a future public street to serve those properties.

FINDING 2. The sketch plan complies with the Comprehensive Plan and applicable planning designation area regulations of the City then in effect.

COMMENT: Plans have been submitted which show the properties are larger than the minimum lot size of LDR Zone. These lots comply with all other requirements of the City.

FINDING 3. There will exist adequate quantity and quality of water and adequate sewage disposal systems to support the permitted land uses.

COMMENT: Both sewer and water facilities are adjacent to the northwest corner of the subject property. Both of these services will be extended to serve the proposed single family houses. A letter to that effect was obtained from the City Engineer.

FINDING 4. Adjoining land can be developed or as provided access that will allow its development in accordance with this ordinance.

COMMENT: As shown from the future development plan, adequate opportunities for redevelopment of the subject property and surrounding properties will occur as a result of this application.

MASTER PLAN. An Off-Site Analysis has been provided with contours and existing improvements in the area. Soils, drainage and vegetation have been identified.

OPEN SPACE. The subject property is designated as a significant natural area because of the Tonquin Scab Land geologic characteristics of the property as identified in the Sherwood Community Plan. Development of the subject property would have no effect on the preservation of the geological characteristics of the subject property.

BUILDING SITING AND ARCHITECTURAL DESIGN. All new construction will be designed to meet uniform building codes and located to be compatible with existing development in the area. All setbacks to the Code will be maintained and energy conservation will occur. Since the proposed lots are large, maximum privacy will occur.

CIRCULATION AND ACCESS

Murdock Road is designed as an arterial street. Existing traffic volumes are 2400 vehicle trips per day. Year 200 volume is proposed to be 5400 vehicle trips per day. Common driveway access for both Parcels #1 and #2 are shown on the site plans. Sight distance is 515 feet in the northerly direction, and 380 feet in the southerly direction. If some minor brush and slope removal of property within the right-of-way occurs along the

west side of Murdock Road, an additional 70 feet of sight distance can be obtained to the south for a total of 450 feet. The speed limit along Murdock Road, north of the proposed accesses, is posted at 25 miles per hour. South of the access, no speed is posted.

Because of the gravel on the road, and the downward slope of approximately 7%, it is impossible for a motorist to drive more than 35 miles per hour in a north bound direction around the bend in the road. Sight observations of this road show that cars spin out in this turn when they exceed 35 miles per hour. Only 350 feet of sight distance is needed for a 35 MPH design speed or 10 feet for every 1 MPH. An attached letter from a Civil Engineer indicates that the design speed is 25 MPH, as opposed to 35 MPH, and that adequate sight distance is available.

Since Murdock Road is adequately improved to the north property line of the subject property, then it can be concluded that adequate access is available. A 40 foot flag pole for Parcel #2 is adequate to allow a 10 foot wide roadway into the site.

SET BACKS

The following are the minimum dimension and set back standards of the LDR Zone:

7000 sq. ft. - lot size 25 ft. - lot width at front property line
60 ft. - lot width at building line 80 ft. - lot depth 20
ft. - front and rear yards
5 ft. - side yard and rear yard set back of accessory building 2
stories or 30 ft. - building height
50 ft. - chimney and antenna height

SLOPES AND GRADING

No specific grading plans have been prepared for the property at this time. However, minimum grading will be necessary in order to build roads and the proposed houses. No retaining walls are anticipated and all exposed slopes will be replanted prior to the rainy season. No sedimentation or erosion is anticipated.

DRAINAGE

Adequate storm drainage facilities are available with the ditches along Murdock Road. A copy of the City of Sherwood Drainage Master Plan is attached. All of the property currently drains to Murdock Road. The storm drainage system can easily handle a single family house and private driveway on each of the proposed lots.

SIGNIFICANT NATURAL RESOURCES

It is the intent and purpose of Section 422 of the Washington County Community Development Code, to permit limited and safe development in areas with significant natural resources, while providing for the identification, protection, enhancement, and perpetuation of natural sites, features, objects and organisms within the county, when identified as important for their uniqueness, physiological or scenic value, fish and wildlife habitat, educational opportunities or ecological

roll. Areas identified in the applicable Community Plans as natural resources shall comply with Section 422 of the Code. Prior to development, the following shall be identified:

1. The location of the resource.
2. The description of the treatment or proposed alteration.
3. The application of design elements of the Community Plan.

In accordance with Section 422-3.4, any development of a significant natural area shall show a reduction of its impact, to the maximum extent feasible, on the unique or fragile character or features of the significant natural area. Appropriate impact reducing measures shall include provision of additional landscape or open space and relocation of the proposed building site. Areas designated as a significant natural resource may be eligible for density transfer.

COMMENT: In accordance with the Sherwood Community Plan, the area around the subject property is an area of Special Concern 6 and identified as the Tonquin Scabland Geological Area (TSGA). This area is part of what may be the County's most significant natural area. The plan indicates that a geological study will be conducted in 1985, if funding is available. The purpose of this study is to locate significant natural areas and determine need for preservation of this land for public use.

A survey of the subject property was thoroughly conducted in comparison with other lands in the area. It was found that only one small rock outcropping was evident in the area. This small area is shown on the attached aerial. The rocks in the outcropping were less than 2 feet in diameter. This natural feature is significantly different from other properties further east, which have rocks 20 feet in diameter or larger. Based on this information, it appears that the subject property is not a significant natural resource area in need of preservation to the extent where one single family house could not be built on each 5 acre lot. Also, there is no need for any type of density transfer in order for these 2 single family homes to be developed.

PUBLIC FACILITIES AND SERVICES

Both public sanitary sewer and water facilities are available to the site. These facilities will be extended to serve houses on the subject property. These extensions will occur under the direction of the City of Sherwood. All other services, such as fire and police protection will be available by the City of Sherwood and the Tualatin Rural Fire Protection District.

SIDEWALK STANDARDS

Construction of sidewalks will probably not occur in this case, because there are no plans to fully improve Murdock Road at this time. Improvement of that road will probably occur by an LID in the future as urban development continues in the area. Any sidewalk development would probably be lost when Murdock Road is reconstructed and realigned to take out horizontal and verticle curves.

COMPLIANCE WITH THE SHERWOOD COMMUNITY PLAN

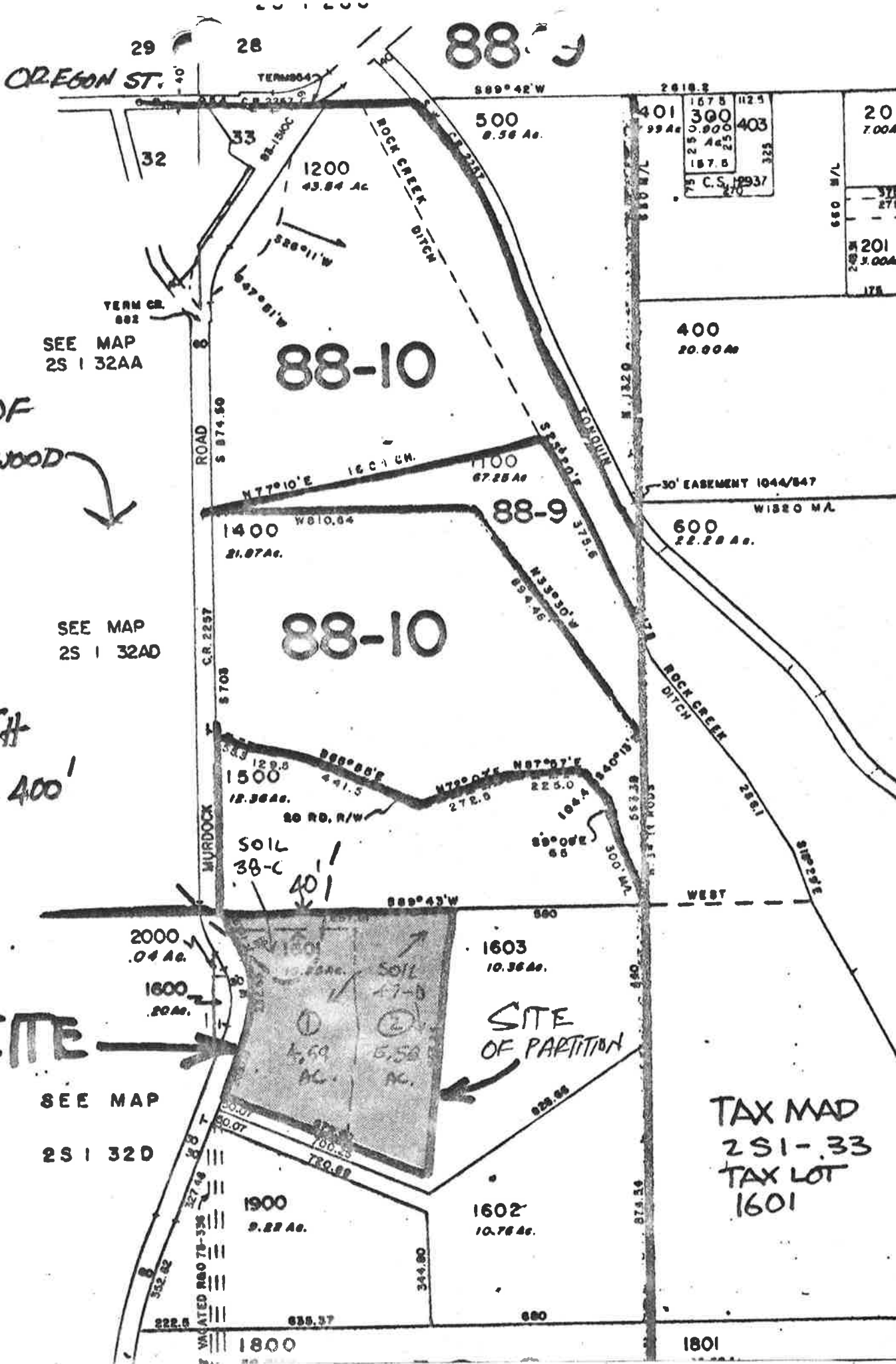
General Design Element 2 of the Sherwood Community Plan indicates the need for Master Planning of primary uses or Development Procedures and Standards in Significant Natural Resource areas as a means of protecting the resource while accomodating a new development. Public dedication of this open space is not required, but encouraged. Design Element 2 of the southeast Sherwood sub-area, indicates the need for a Tonquin Scabland Study to include the following:

1. Examination of significant natural areas both in the urban, rural and natural resource areas of the county.
2. Participation by all responsible agencies, such as, Parks and Recreation, the State Department of Transportation, State Department of Fish and Wildlife, State Department of Geology and Mineral Industries, Washington/Clackamas Counties, and the Cities of Sherwood and Tualatin.
3. Consideration of geological resources, including, mineral and aggregate resources, biological, educational, scenic and open space/recreational resource potential.
4. Identification and survey of critical sites.
5. Plan for public and private use and protection, including agency role identification and financing strategies.
6. Involvement of affected property owners and other interested citizens.

This design element also indicates that prior to completion of this Tonquin Scabland Study, the potential area is identified in the Significant Natural Resources map, shall be protected from development by use of transfer densities, open space requirements and variance to the Growth Management Policies and other requirements consistent with the Development Code. Critical sub-areas shall be retained in their natural condition, including topography and vegetation. Prior to completion of the study, the Washington County Planning Department Staff will make determination of critical sub-areas.

COMMENT: This application complies with all of the standards and design elements of the Sherwood Community Plan and Development Codes. The subject property is not a critical site in need of preservation, and the proposed houses on each of the 2 lots will not have any significant impact to the character of the area.

wdl.tonquin.332 4/21/87



88 J

OREGON ST.

29 28

32 33

1200
49.84 AC

500
0.58 Ac.

167.8	112.5
99.4	403
0.90	25
187.8	325
C.S. 1937	

201
7.00A

201
3.00A

175

SEE MAP
2S | 32AA

88-10

400
20.00A

CITY OF
SHERWOOD

SEE MAP
2S | 32AD

88-10

30' EASEMENT 1044/847

600
22.28 Ac.

NORTH
1" = 400'

1400
21.87 Ac.

88-9

1500
12.38 Ac.

SOIL
38-C

1603
10.36 Ac.

SITE

SEE MAP
2S | 32D

1900
9.22 Ac.

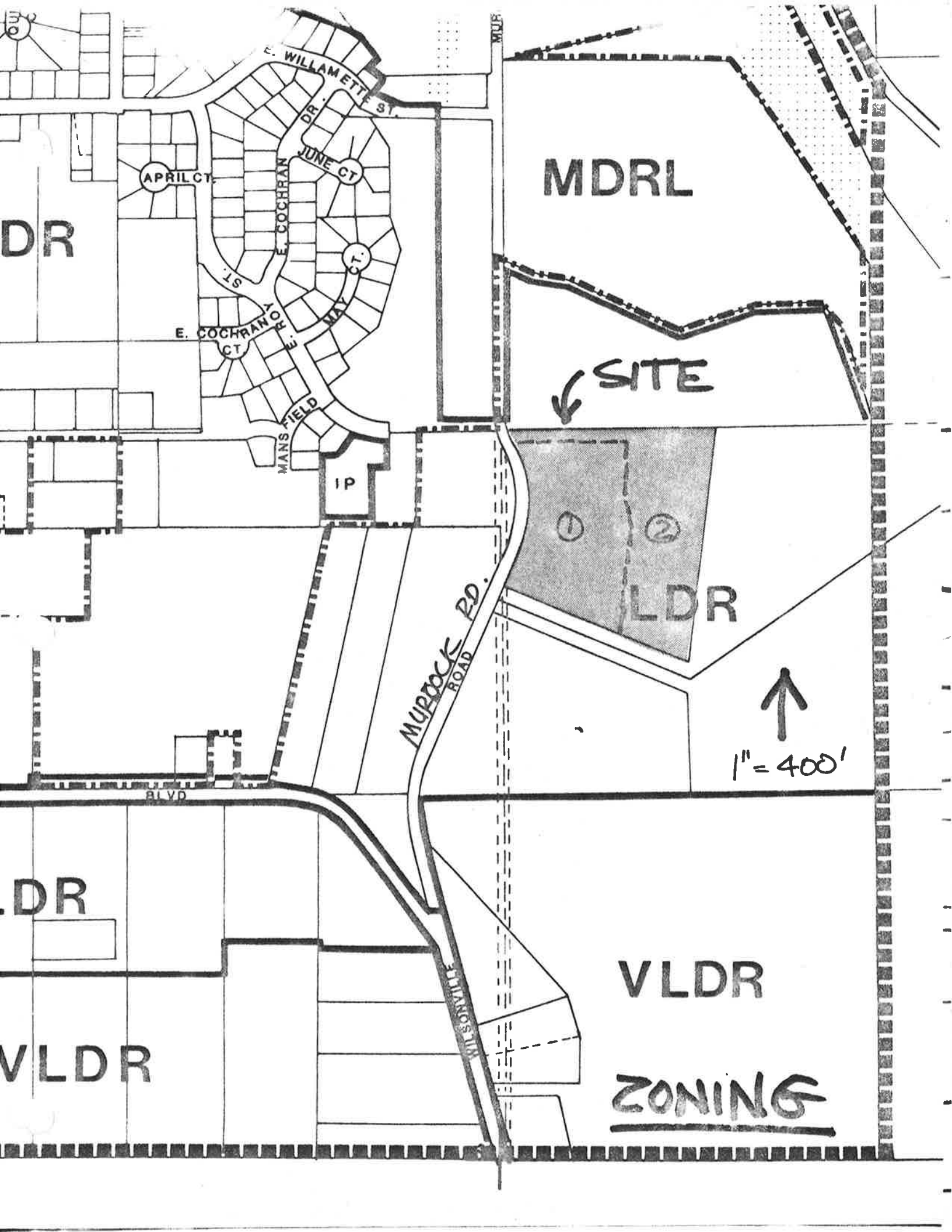
SITE
OF PARTITION

1602
10.76 Ac.

TAX MAP
2S1-33
TAX LOT
1601

1800

1801



MDRL

↓ SITE

①

②

LDR

↑
1" = 400'

VLDR

ZONING

DR

APRIL CT

JUNE CT

E. COCHRAN CT

MANSFIELD

IP

MURDOCK RD.
ROAD

BLVD

DR

VLDR

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 (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
-  FLOOD PLAIN (FP)

NOTE: ZONE DISTRICT BOUNDARIES ON THIS MAP ARE GENERALLY DEPICTED AS ENDING AT RIGHT OF WAY LINES IN ORDER TO ENHANCE THE READABILITY OF THE MAP. OFFICIAL BOUNDARIES ARE TO THE "CENTERLINES OF STREETS, ROADS, HIGHWAYS AND ALLEYS" (SHERWOOD COMMUNITY DEVELOPMENT CODE CHAPTER 2, SECTION 2.03A). FOR A PRECISE DETERMINATION OF ZONE BOUNDARIES, PLEASE REFER TO THE CERTIFIED COPY OF THE MAP KEPT ON FILE IN THE SHERWOOD CITY RECORDERS OFFICE.

Ro-37
15.94
13.6

Ro-2.1a
112.07
86.6

Ro-2.2a
87.64
69.5

Ro-2.4a
47.34
37.3

Ro-2.3a
63.54
50

Ro-2.5a
36.69
29.7

Ro-2.6a
10.54
9.5

Ro-1

Ro-1.1
36.44
21.6

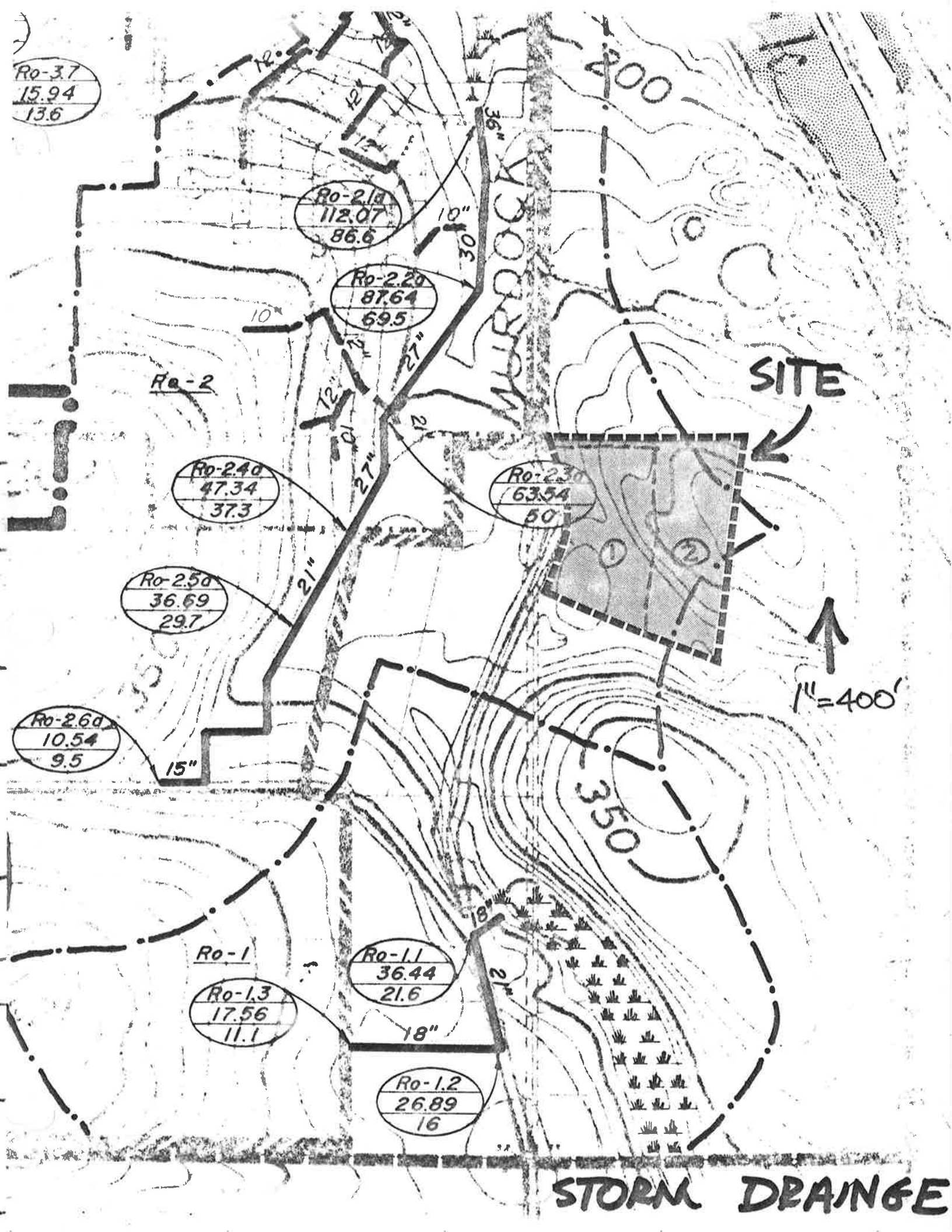
Ro-1.3
17.56
11.1

Ro-1.2
26.89
16

SITE

1" = 400'

STORM DRAINAGE



STORM DRAINAGE PLAN

Legend:



EXISTING STORM SEWER

AREAS WITH KNOWN DRAINAGE PROBLEMS



BASIN BOUNDARY



SUB-BASIN BOUNDARY



PROPOSED STORM SEWER



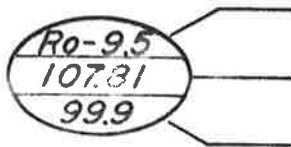
100-YEAR FLOOD PLAIN



100-YEAR FLOODWAY



GREENWAY



INDEX NUMBER

TOTAL TRIBUTARY AREA (ACRES)

ESTIMATED RUN-OFF (C.F.S.)

GREG N. BERRY, P.E.

CIVIL ENGINEER

4125 SOUTHEAST MALDEN, PORTLAND, OREGON 97202
PHONE 503 771-6250

March 16, 1987

Ryan O'Brien
Planning Consultant
209 N. E. Lincoln St.
Suite B
Hillsboro, OR 97124

RE: Murdock Road
Partition of Tax Lot 1601
Map 2S1-33 Washington County - Oregon

Dear Mr. O'Brien:

Please accept this as a summary of conclusions concerning site distance from the driveway access along Murdock Road for the above referenced site reached during our visit on March 6th to the site.

Conclusion - The existing site distance of 515 ft. to the north and 380 ft. to the south is adequate for the expected design speed of 25 mph.

General Observations - As shown on the attached aerial photograph, the driveway accesses Murdock Road just south of the boundary of the City of Sherwood. To the north of the driveway, Murdock Rd. is tangent, posted at 25 mph, and paved with asphaltic concrete. To the south, the road is a reverse curve and is a narrower oil mat road. Through the reverse curves, the road shifts to the east edge of the right of way to avoid a cut bank.

Design Speed - Because of the shifting of the roadway within the right of way, an irregular roadway alignment results. After driving through the reverse curves several times, I concluded that about 25 mph was the fastest speed of a reasonably prudent driver and recommend that this be used for the design speed.

I understand that the County is considering providing speed studies. If such a study is conducted at this site, the results of the study should replace the design speed recommended above.

Site Distance - Using the criteria set out in Section 501-5.3 D(2) of the Washington County Development Code, the available site distance was determined to be 515 ft. to the north and 380 ft. to the south. It was also determined that additional cutting of the cut bank could increase the south site distance

Murdock Road
Partition of Tax Lot 1601
Map 251-33 Washington County - Oregon
Page 2 of 2

to 450 ft. The available site distances were determined by sighting between targets. Section 501-5.3 D(2) of the Code requires a 250 ft. sight distance for a 25 mph design speed. Consequently, the available sight distance is adequate.

Sincerely yours,

Greg N Berry

Greg Berry, P.E.

GNE/cab
enc.



APPROVED MINUTES

**PLANNING COMMISSION MEETING
MAY 18, 1987**

I. **Call to Order:** Chairman Glen Warmbier called the meeting to order at 7:30 p.m. Commission members present were Grant McClellan, Ken Shannon, Joe Galbreath, Clarence Langer, Jr., Jim Scanlon, Marian Hosler and Glenn Blankenbaker. Carole Connell, Planning Consultant, were also present.

II. PUBLIC HEARINGS

A. Alto Auto Repair Conditional Use Permit and Site Plan

Carole Connell explained the Conditional Use Permit request and reviewed the staff report. Staff recommended approval with one condition. Mr. Alto agreed to extend the sewer and will also be connecting to the existing storm drain.

After discussion, Mr. Scanlon moved to approve the Conditional Use Permit with the condition that sewer, water and drainage facilities shall be installed in compliance with City standards. Mr. Blankenbaker seconded, and the motion passed unanimously.

Mrs. Connell provided information on the request for Site Plan approval for the proposed Alto Auto Repair business. Staff recommended approval of the site plan subject to the following conditions:

- A. The applicant shall obtain a sign permit for the proposed ground mounted sign.
- B. Sewer, water, and drainage facilities shall be installed in compliance with City standards.
- C. The Landscaped Plan shall be resubmitted and subject to staff approval and shall include the following:
 1. The "Red Sunset" Maples along North Sherwood Boulevard shall be at least 2 1/2 " caliper.
 2. The groundcover along North Sherwood Boulevard shall be densely planted.

Chairman Glen Warmbier opened the Public Hearing.

Tana Miller, owner of Tana's Tot Shop on No. Sherwood Boulevard, whose business joins the site, said she was concerned that the proposed trees on the boundary would obscure her signage.

After discussion, Mr. Blankenbaker moved to accept the Site Plan as submitted with the conditions proposed by staff with the following exceptions: 1) Exclude the tree which might block Tana's Tot Shop sign, 2) required trees to be 1 1/2 inch caliper rather than 2 1/2 inch. Joe Galbreath seconded and the motion

was approved unanimously.

B. Chevron Six Corners Station Conditional Use, Site Plan and Variance request.

Carole Connell gave background and findings of fact from the Staff Report.

Staff recommended approval of the Conditional use Permit, Variance, and Site Plan for the renovation of the Chevron Service Station subject to the following conditions:

1. Access easements must be recorded to assure that access is provided from the site to Sherwood Boulevard and to assure that access is provided across the site to the towing lot and the proposed Alto Service Building.

2. The landscaping plan shall be resubmitted and subject to staff approval. At a minimum, the landscape plan shall include the following improvements.

a. "Red Sunset" Maples (min. 1" caliper) shall be planted at a maximum of 30 feet on-center along the south property line of the site from Sherwood Boulevard to the eastern edge of the area identified for future development.

b. At least two "Red Sunset" Maples (min. caliper 1 1/2") shall be planted in each of the following areas: the low landscape area between the driveways and the low landscape area south of the driveways.

c. Tam Juniper shall be planted at a maximum of five feet on center.

d. The western one-third of the low landscape area to south of the driveways shall be landscaped with Hedra Helix rooted cuttings 18" on-center.

3. Free standing signs shall be subject to the requirements of Section 5.700 of the Community Development Code, i.e., the maximum height of any sign shall be 45 feet.

4. Sanitary sewer and storm drainage facilities shall be provided in compliance with City standards.

Jim Scanlon moved to approve the Conditional Use Permit with staff conditions. Clarence Langer seconded. The motion passed unanimously.

C. Chevron Landscape Corridor Variance

Mr. Warmbier asked Albert Kinney, Mr. Alto's engineer, if the highway department had been contacted. Mr. Kinney said the Highway Dept. had been contacted and had indicated that the plans would meet with their approval.

Mr. Warmbier asked the engineer to obtain a letter from the State Hwy. Division showing their approval of the landscaping on the variance. Mr. Langer moved to approve the variance with staff conditions and a letter from the Hwy. Division indicating their approval. Mr. Galbreath seconded and the motion passed unanimously.

Mr. Kinney, the consulting engineer, went over the parking questions and also agreed to include more trees.

Mr. Warmbier asked if there was anyone else who wished to speak on this issue.

Mr. Blankenbaker asked if the landscaping plan approval would have to come back to the Commission. Mrs. Connell said that they would only have to bring the revised plan to her.

Mr. Barr of B & G Motors was concerned about trailers and cars coming too close to his parking lot and property. It was explained there would be a hedge between the properties, and the trailers he was concerned with would be removed. There is a requirement for 10 feet of landscaping separating the two businesses.

Mr. Warmbier asked if they intended to continue Propane tanks. Mr. Alto said they did not.

Mr. Blankenbaker moved that the Site Plan and Landscaping Corridor Variance be approved as presented with the exception that the landscaping revisions be submitted to Mrs. Connell. Marian Hosler seconded and motion carried unanimously.

III. Foster Minor Land Partition Request: East side of Murdock Road, 2600 feet south of Oregon Street and further described as Tax Lot 1601, Map 2S 1 33.

Mrs. Connell gave background information. The property is sloping. The property is proposed to be divided into two parcels of 4.6 and 5.5 acres.

Staff recommended approval with the following conditions:

1. Complete legal annexation of the subject property into the Sherwood City Limits.
2. Five feet of Murdock Road right-of-way shall be dedicated to the City along the entire Murdock Road frontage.
3. The owner of the property shall enter into a non-remonstrance agreement with the City for future road, sewer, water, and drainage improvements to City standards.
4. Sewer and water connections shall be reviewed and approved by the City.

5. Execute an easement for driveway access to Parcel 1 from Parcel 2.

6. The applicant is responsible for recording the partition with Washington County in accordance with City requirements.

Mr. Warmbier reiterated that annexation to the City of Sherwood would have to be approved.

Mr. Blankenbaker asked how wide the flag lot was. Mrs. Connell said it is 40 feet.

Mr. Warmbier asked if there were further questions.

Joe Galbreath moved to approve the Minor Land Partition with Staff Conditions and contingent upon annexation approval. Mr. Blankenbaker seconded the motion and the motion passed unanimously.

V. Discussion:

A. Status report on Smith Farm Estates: Carole Connell gave background of this issue. Smith Farm has applied to the Corps of Engineers to build a trail on the Greenway. Smith Farm finally got a response today stating that the Corps needed more information. Once this information is provided, it would take another 60 days to get the permit approval which would go past the original deadline of June 1.

The manager of Smith Farms Estates has requested that the landscaping requirement around the trail head be delayed until they find out if the trail is to be built. Additionally, Smith Farms requests that landscaping around the west side of the property be held because they are considering adding an additional Phase of building.

Mr. Clukey requested that the City also require a bond for the recreational building.

Mrs. Connell recommended an extension of the time limit for the trail and landscaping requirements. Mrs. Connell felt that a bond needs to be posted by June 1, 1987 for the improvements that were originally required, and extended the deadline to September 30, 1987. And if the Bond is not submitted, that the City will go back to its original position of withholding further permits.

The recreational building was not a requirement of the Planning Commission. Mr. Warmbier agreed that the City cannot require the recreational building. Mr. Clukey reviewed the original meeting and felt that the City had approved the building and did have control over the construction of it.

Mr. Warmbier pointed out that this was a private development and that the public would not be using the recreational building and

he did not feel that the City could require the building.

Mr. Scanlon moved that Smith Farms must post a bond for the landscaping by June 1, 1987 and that the required improvements be installed by September 30, 1987, except for the trail if it is not permitted by the Corps of Engineers. Mr. Shannon seconded and motion was approved unanimously.

B. Proposed Flood Plain Revisions: After discussion, Mr. Scanlon moved the revision to the Flood Plain ordinance be approved and forwarded to the City Council. Mr. Shannon seconded and motion carried unanimously.

d. Commercial Zones Analysis and Recommendations:

Mrs. Connell explained this revision was to the text of the zoning ordinance not specific property. Mrs. Connell explained that an attempt was made to upgrade the wording. There was discussion of each of the recommendations. Mr. Warmbier asked that the Commission study the specific code language changes and at the next meeting take action on approval.

The Commission agreed to meet on June 22 rather than June 15 for the next meeting.

Meeting was adjourned at 9:25 p.m.

Rebecca L. Burns
Minutes Secretary