

SHERWOOD PLANNING COMMISSION

November 17, 1986

Sherwood Senior/Community Center

855 No. Sherwood Blvd.

7:30 P.M.

AGENDA

1. Call to Order.
2. Minutes of September 29 and October 20, 1986.
3. Continuation of the proposed Old Town Overlay Zone discussion.
4. Continuation of the proposed Smith Farm Estates site plan revision request.
5. Public Hearing
 - a. Request for a Major Plan Amendment/Zone Change by Ed Walden to change the designation of 27 acres on Sunset Blvd. from MDRL to MDRH.
6. Site Plans
 - a. Pride Disposal proposal on Edy Road.
 - b. Natural Structures proposal on Willamette Street.
7. Distribution of the new Sherwood Zoning Code.



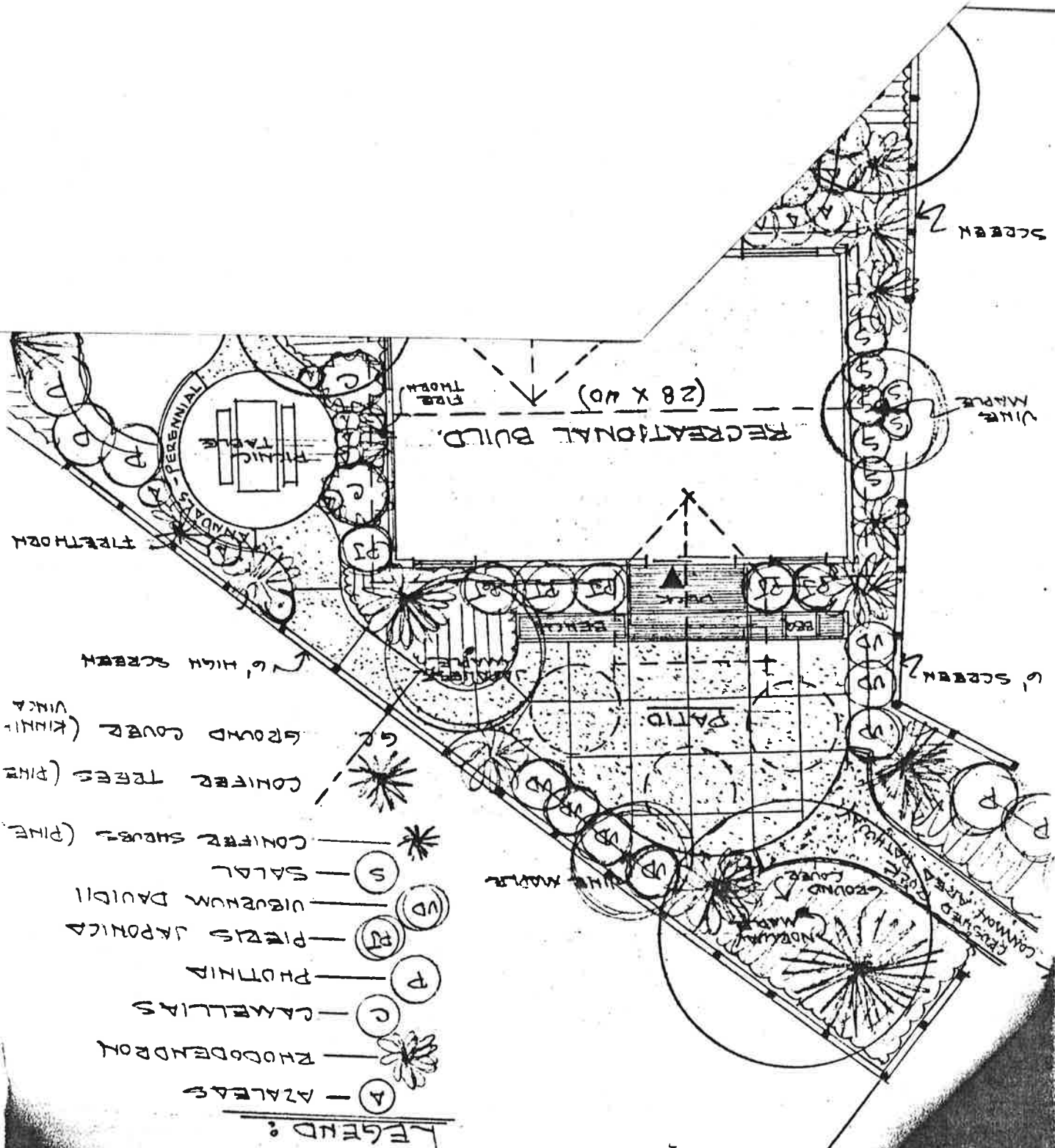
TO: Sherwood Planning Commission.

FROM: Commonwealth Property Management Services, representing
Mr. Cornelius Kool, owner of Smith Farm Estates.

DATE: November 11, 1986.

REGARDING: City requirements at Smith Farm Estates.

-
1. The attached drawing outlines the owner's proposal for resolving the siting of the recreation center.
 2. The owner agrees to have the fence enclosing the R.V. storage area completed by June 1, 1987.
 3. Mr. Kool is unable to dedicate the creekside property to the city, as he holds only a ground lease at Smith Farms. The city would have to contact the owner of record for this parcel, Mrs. Smith, in order to have it dedicated. Additionally, a fee of \$300 per building lot has been paid to the City Parks Department as homes have been sited in the development, this payment being made in lieu of the dedication of the creekside property. If Mrs. Smith were to dedicate this land at some future date, it is our assumption that these \$300 fees would be refunded by the City.
 4. The fence along the back of Phase II has been installed, as required by the City.
 5. The landscaping along the northwestern property line cannot be completed without the approval of Mrs. Smith, the owner of that property. We foresee no difficulty in securing Mrs. Smith's permission to install these improvements, and should be able to proceed with landscaping by next Spring.



6' HIGH SCREEN

SCREEN

VINE MAPLE

GROUND COVER (KIWI-VIKI)

CONIFER TREES (PIKE)

CONIFER SHRUBS (PIKE)

SALAL

VIBURNUM DAVIDII

PIERIS JAPONICA

PHOTHIA

CAMELLIAS

RHODODENDRON

AZALEAS

LEGEND:

October 28, 1986

Planning Commissioners
City of Sherwood, Oregon

In my letter dated September 1, 1986 in which I voiced my opposition to the relocation of the Recreation Hall from Site #46 to Site # 55, I erred. All references to Site # 55 should refer to the open unnumbered site situated between Sites 55 and 56. The site now referred to is the one on which the guest parking is to be placed.

Yours truly,

Gilbert Telsey

TO: City of Sherwood
Planning Commission

Date Typed: August 15, 1986

FROM: Carole Connell
Consulting City Planner
Benkendorf & Associates

File No: DR86-05

SUBJECT: A second request for design review modifications to the original Smith Farm Estate Phase 2 site plan.

I. PROPOSAL DATE

Applicant: Sally Harrington
Commonwealth Property Mgt. Services Co.
3718 S.W. Condor Suite 110
Portland, OR 97201

Owner: Commonwealth Property Mgt. Services Co.

Representative: Mike Nedelisky

II. BACKGROUND DATE

On April 3, 1986 the Planning Commission denied a request by Mike Nedelisky to delete the: 1) greenway path, 2) the fence in Phase II, and 3) to move the recreation center site from lot 46 to an area between lot 55 and 56, as required in the original approvals of Smith Farm Estates.

The applicant did not appeal the decision to the City Council but instead built the fence and is now resubmitting their request to delete the greenway path and move the recreation center site. Their request is based on the premise that the residents of the park, in the form of a petition (attached), do not want a path built and want the recreation center located between lots 55 and 56.

III. SHERWOOD COMMUNITY CODE PROVISIONS

IV. FINDINGS OF FACT

1. The original site plan for Smith Farm Estates was approved in 1982. The plan identified a pathway system from the park into the Cedar Creek greenway, then west to Hwy. 99W and east to the Senior Center. In addition the applicant stated:

"A small open area with picnic tables and barbeques is provided at the entrance of the open space ravine. This is the most focal point on the property and provides the best location for open space activities and interesting views into the open space." (Page 1, report dated 1-21-82)

2. The area described above is the requested location for the recreation center.
3. The recreation center was not a requirement of the City. The same report stated:

"A possible future recreation building site is provided on Lot 65. This building will be built in the future if sufficient interest to build such a facility is expressed by the mobile home owners. If the owners do not want this facility, then the lot will be developed with a mobile home unit." (Page 1, report dated 1-21-82)

On the final site plan review, the recreation building site was changed to Lot 46 and again was described as optional.

4. The Cedar Creek greenway was not required to be dedicated to the City when this application was approved. The greenway was to be reserved for up to 3 years for City purchase. However, an improved trail system linking this area with future greenway trails, was required. No improvements have been made.
5. There are 80 mobile home spaces in Smith Farm Estates. Of those, 31 have units placed on them. Of the 31 spaces, owners of 23 units signed the attached petition.
6. During the review of this request the following additional required improvements were identified as incomplete:
 - a. A sight obscuring fence and landscaping around the R.V. storage area;
 - b. Landscaping along the entire NW property line;
 - c. Landscaped screening and picnic facilities adjoining Lot 56, and

- d. Landscaping in the front yard of each lot. The 1-21-82 report indicated that "every lot will be provided with at least one street tree and a combination of lawn, shrubs and ground cover."

V. CONCLUSION AND RECOMMENDATION

1. The recreation center is not a City requirement. However, it should not be located between Lots 55 and 56 as this small area was reserved as "the best location for open space activities and interesting views into the open space." There are other centrally located lots available for the center.
2. The Cedar Creek greenway adjoining the mobile park has not been dedicated to the City. It is City policy to acquire greenway areas associated with a proposed development. A majority of the current residents do not want a trail. However, the land is neither dedicated or developed and this portion of the greenway will eventually have to be purchased by the City, who would then have to construct the trail. It appears inequitable that City tax payers must pay for purchase and improvements on this site when other greenway property is gradually being dedicated and improved by property owners.

Staff recommends denial of the request and that the following condition be applied:

1. That all improvements required as part of the 1982 mobile home park approvals be made before the issuance of any further mobile home permits.



August 11, 1986

City of Sherwood
City Council
P.O. Box 167
Sherwood, OR 97140

Dear Member of the City Council:

We are requesting the following changes, for Smith Farm Estates, from the original request:

- 1) Location of the recreation building
- 2) Construction of pathway

Please note the enclosed signed petition by the residents of Smith Farm Estates regarding the above mentioned items. There are thirty (30) tenants signatures on the petition in favor of the changes, out of the thirty-four occupied spaces.

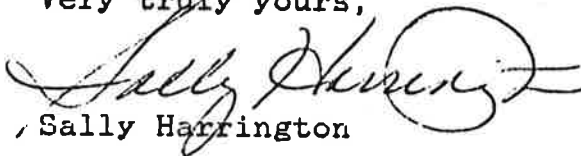
One of the initial three requirements has been completed. The fence in Phase II has been installed as of August 8, 1986.

Enclosed for your reference please find the Planning Commission Agenda for the April 3, 1986 meeting regarding Smith Farm Estates.

Therefore, we are resubmitting our application for the remaining two changes.

Thank you for your attention in this matter.

Very truly yours,


Sally Harrington

Commonwealth Property Management
Services Company

Enc.

cc: James Rapp, City Manager

June 1986

PETITION

To whom it may concern:

We, the undersigned residents of Smith Farm Estates hereby acknowledge that we are in favor of locating the recreation center adjacent to the parking area between space #55 and #56 (see enclosed site plan). We believe this location is more favorable than the originally proposed site (space #46) for the following reasons:

1. The recreation center will be co-located with guest parking.
2. The recreation center will be centrally located within convenient walking distance of a majority of the park tenants.
3. The new location is a short distance away from additional guest parking spaces located adjacent to space #10 (see enclosed site map).
4. The new location provides direct access to the "greenbelt" common areas and walking paths.

We are opposed to the construction of a pathway between the Sherwood Senior Citizens Center and Smith Farm Estates for security reasons. We believe that an improved pathway would encourage non-resident pedestrian traffic into the park and expose those residents located at the rear of the park to the risk of vandalism and/or burglary.

Name	Address
2- <i>Heiner & Joan Wufford</i>	<i>Space # 80</i>
2- <i>John & Betty J. Bremer</i>	<i>Space # 79</i>
1- <i>Grace E. Johnson</i>	<i>Space 77</i>
1- <i>Virginia E. Whiteley</i>	<i>Space 73</i>
1- <i>Mark F. Whiteley</i>	<i>Space 73</i>
2- <i>Jean & Bob Marney</i>	<i>Space 7</i>
1- <i>William Marshall</i>	<i>Space 6</i>
2- <i>Bob & Carol Vance</i>	<i>Space 75</i>
2- <i>Sam & Jane E. Joyce Cullingworth</i>	<i># 60</i>
1- <i>Carol & Charles</i>	<i># 72</i>
1- <i>Charles & June</i>	<i>72</i>
1- <i>Neil & Helen</i>	<i>63</i>

30
 2 - Henry & Anne W. W. W.
 1 - Henry M. Clancy
 1 - Elizabeth N. W. W.
 1 - Lillian W. W.
 1 - Frank W. W.
 1 - Carolyn W. W.
 1 - Don W. W.
 1 - Deborah Williams
 1 - Sara W. W.
 1 - Beverly W. W.
 1 - Howard V. Clancy
 1 - Anthony R. Clancy

Space 63
 Space 49
 Space 16
 Space 16
 Space 24
 Space 2
 Space 2
 Space 48
 Space 62
 Space 10
 Space 49
 Space 13

Address



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

August 7, 1986

Sally Harrington
Commonwealth Property Management Services Co.
3718 S.W. Condor
Suite 110
Portland, OR 97201

RE: Smith Farm Estates

Dear Ms. Harrington:

I have received your letter dated August 1, concerning the City's moratorium on issuing permits for the Smith Farms Estates development. After reviewing the letter, and in light of our phone conversation of August 4, I think it would be helpful to outline the situation currently being faced with the development.

As stated in your letter, Phase II of Smith Farms was approved subject to several conditions. This approval was effective January 1982, and the conditions imposed addressed a recreation building, a pedestrian pathway, and a fence. Earlier this year the current operator requested that these conditions be amended or deleted. On April 3, 1986 the Planning Commission denied the request. The City was told that the Commission's decision would be appealed, this never occurred, however. Then, after the appeal period lapsed, it was stated that the matter would be resubmitted to the Commission. To date, no reapplication has been made. At the August 6 meeting you refer to in your letter, an application fee was paid but materials were not submitted.

With four months having elapsed, the suspension of new permits became necessary to ensure that the three disputed conditions of approval were met. The City cannot freely continue

issuing permits in light of your clearly stated objections to the conditions, and the absence of any action towards compliance with, or a reversal of, the Commission decision.

In reviewing the approved site plan, I would like to point out additional improvements that have also not been completed, and that have importance equal to the three originally being considered. They include:

1. Fencing and landscaping around the entire RV storage area;
2. Continuous landscaping along the entire NW property line; and
3. Landscaped screening adjoining Lot 56 and other miscellaneous improvements.

These improvements must also be made before full occupancy of the park. I think it would be helpful if you obtained a copy of the approved site plan, prepared by Bancroft, Peterson and Associates in Hillsboro. City Planner, Carole Connell, informs me that no one currently involved with park management has a copy of this document, which is central to the approval of the development.

The City can, on a case-by-case basis, continue to issue permits, provided that tangible progress is being made. This could, for example, include actual resubmission of an application and construction of the fence, as referenced in your August 1 letter. At some point however, permits will stop unless the entire issue is resolved. If, for instance, an application is not received in time for consideration at the September 15 Commission meeting, permitting will be suspended indefinitely.

One problem is that no one party, at least from the City's perspective, is the final authority on the project. Two weeks ago Mike Nedelisky indicated that one permit was needed, you stated to me that two permits are immediately required. On August 6, Mike Nedelisky stated to Carole Connell that two or three permits were needed immediately. Mr. Hal Roth of Westside Homes is also involved in permit requests. Often the various parties involved do not seem aware of the commitments or statements made by individuals. It would be helpful if you could designate a single, authoritative contact. Carole Connell or myself will serve as such on the City's side.

On a related matter, I understand that Westside Homes is conducting mobile home sales from within Smith Farms. While sales limited to Smith Farms are certainly acceptable, general real estate sales are only permitted in commercial zones. In fact, the property in front of Smith Farms was rezoned some time ago to allow for general home sales. If such activities are ongoing or are contemplated they will have to be cancelled.

Sincerely,



Jim Rapp
City Manager

cc: Mayor and Council
Carole Connell
Leonard Kosatka

21800 S.W. Pacific Hwy.
Sherwood, Or. 97140

Planning Commission
City of Sherwood, Or.
Dear Commissioners,

September 1, 1986

Since I am to undergo major surgery on September 3, 1986, I do not expect to be able to attend the Sept. 15th Planning Commission meeting. I, therefore am submitting the following data relative to the reapplication to your Commission by Commonwealth Property Management Co. of its desire to revise the Smith Farms Estates Phase II Site Plan. I understand that Mike Nedelisky will be making the request for Commonwealth, the managers representing Mr. Kool, the leaseholder of the Smith property.

At the April 3rd, 1986 meeting of your Commission, Agenda item #5 "Request by Mike Nedelisky to revise the Smith Farms Estates Phase II Site Plan" was unanimously denied. I am deeply concerned about relocating the Recreation Hall from Site # 46 to Site # 55, inasmuch as my wife and I decided to lease Site 56 because the approved Plot Plan indicated that there would not be any type of building on Site 55. We gave Mr. Hal Roth, the then leasing agent, a deposit of \$1000 to reserve Site 56 for us. This was done on April 2, 1983, and a receipt was issued for the said amount. In addition, a letter was given to us, stating that Site 56 would be held for us until our home was sold. We moved to Smith Farms from Florida on March 12, 1984, with full knowledge that there would not be any building or Recreation hall on Site #55. Now the owner of the park and Commonwealth, who manages it for him, are determined to relocate the Recreation Hall to Site #55. A Petition was composed by Commonwealth and submitted to your Commission as part of the re-application, in order to con-

vince the Commission that the residents of Smith Farms want the " Hall" relocated. By this time you have had the opportunity to study said Petition. Please bear in mind that the residents did not initiate the Petition. Attached to the Petition was a note addressed to the resident manager. It stated "Get as many names as possible and we will take it from there." It was signed by Sally Harrington, an executive at Commonwealth. It is very evident that the intent is to force the wishes of Commonwealth on the residents of Smith Farms. The four reasons listed on the Petition, to have you believe that Site #55, which is smaller than #46, is more suitable, are very weak at best. The obvious and predominant reason, which was not listed, is that Commonwealth wants to lease Site #46. Thus they would show greater rental income and as a result gain income for themselves.

Paragraph #2 of the Petition dwells on the exposure of residents to vandalism and burglary. There have been three burglaries. Anyone reading and understanding the reason for eliminating the pathway to the Senior Center would certainly sign the Petition. However, by signing to eliminate the pathway, one automatically signs to relocate the "Hall". Some residents have admitted that they were not aware of the implication. I feel very strongly that the Petition is invalid since it addressed two completely different issues. At the time the Petition was circulated there were sixty residents. There are thirty signatures, some of which I am positive were influenced by the wording in Paragraph #2. The Petition does not indicate how many people oppose the relocation.

On July 17, 1986, a meeting of the residents was held by the resident manager who notified us that he had been advised by Commonwealth that Mr. Kool, the park owner, was supplying a Recreation Hall and that it would be placed on Site # 46 as required by the approved plan. In spite of the fact that we were told that Site #46 was to be the one used, Commonwealth re-applied to the Commission to utilize Site #55. This, in view of your decision of April 3, 1986, appears to be a waste of your valuable time, since the emphasis seems to be on a Petition designed to force Management's will on the residents of Smith Farms Estates.

I respectfully urge the Commission to deny the relocation of the Recreation Hall. By so doing the faith that Mrs. Telsey and I have in your good judgement will certainly be reaffirmed. Thank you so very much for your kind consideration.

Very sincerely yours,

Gilbert and Helen Telsey
Gilbert and Helen Telsey

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: October 28, 1986

FROM: Carole W. Connell, Consulting Planner

FILE NO: 2271-50

SUBJECT: Request for a Major Plan Amendment/Zone Change

I. PROPOSAL DATA

Applicant: John Godsey
Consulting Engineering Services
12655 S.W. Center #360
Beaverton, Oregon 97005

Owner: Ed Walden
Route 3 Box 53
Sherwood, Oregon 97140

Request: Major Plan Map Amendment/Zone Change for 27 acres of primarily vacant land from MDRL to MDRH.

Location: Located on Sunset Blvd., just west of St. Charles Way and further described as Tax Lot 200, Map 2S-1-31D.

II. BACKGROUND DATA

The subject property is zoned Medium Density Residential Low, MRDL, intended for single-family homes on smaller lots with a density not to exceed 11 units per net buildable acre. The property is currently

occupied by a single-family residence and a shed. Adjoining uses include Gregory Park, a mobile and conventional home subdivision to the east; Southern Pacific Railroad to the north and west, adjoined by low-density residential uses; and Sunset Blvd. to the south, adjoined by existing low-density residential uses, Steel Tek Industries and vacant industrial land further west.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 1, Section 3.00 Amendments
- B. Chapter 1, Section 4.00 Plan Compliance Review Process
- C. Chapter 1, Section 7.00 Public Notice Requirements
- D. Chapter 2, Section 2.08 Medium Density Residential Low MDRL Zone
- E. Chapter 2, Section 2.09 Medium Density Residential High MRDH Zone
- F. Sherwood Comprehensive Plan

IV. SHERWOOD COMMUNITY DEVELOPMENT PLAN

A. General Residential Objectives

1. Encourage the formation of balanced neighborhoods with a mix of residential, commercial, institutional and recreational uses appropriate to local resident needs.
2. Seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency.
3. Specify the purpose and density requirements for residential land use classifications used in the Comprehensive Plan.

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

- a. **Medium Density Residential Low, MDRL**

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

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

- b. **Medium Density Residential High, MDRH**

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

- o Where related institutional public, and commercial uses may be appropriately mixed or are in proximity to compatible medium-density residential uses.

- o Where a full range of urban facilities and services are provided in conjunction with development.
- o Where medium urban densities can be maintained and supported without significant adverse impacts on neighborhood character or environmental quality.

Response: The request maintains the residential designation of the subject property. The change from MDRL to MDRH does, however, change the potential nature and density of future residential development. The subject site complies with the intent of the **MDRL zone** to provide single-family, duplexes and manufactured homes with easy access to shopping, and with adequate services and streets. Surrounding the site is low-density residential development, a mixed manufactured/conventional home subdivision, a city well, and primarily vacant industrial land. The addition of any uses permitted in the MDRL zone would be compatible with the existing character of the area.

The intent of the **MDRH zone** is to allow multi-plexes, low-density apartments, condominiums, row housing and mobile home parks, permitting higher densities and different housing styles than those specified in the MDRL zone. The MDRH zone is also intended to be in areas where there are related institutional, public and commercial uses. The only related use of this nature is near the high school to the north. The downtown commercial area is about a mile away. There are no apartments, condominiums or mobile home parks in the immediate area; however, at the corner of Sunset Blvd. and S. Sherwood Blvd. is a new apartment complex.

5. Residential Housing Density and Mix

According to the Plan, developed residential uses in Sherwood are currently characterized by single-family units on larger lots and low-density multi-family developments. The Plan (1980) identifies a mix

of 74% single-family units to 26% multi-family units. The Metro Area Housing Rule requires an eventual mix of 50% single-family and 50% multi-family. The City of Sherwood strongly supported the concept of keeping the overall housing densities consistent with the "small town" atmosphere and generally agreed that a mix of 65% single-family and 35% multi-family was an acceptable balance.

Response: Although the housing mix has not been calculated recently, the proposed request will help the City achieve their goal of an overall city-wide density increase.

V. FINDINGS OF FACT

- A. The subject property is 27 acres in size and contains an existing dwelling and shed. The site is zoned Medium Density Residential Low, MDRL.
- B. The subject property is bisected by Cedar Creek in the north/south direction and a tributary in the east/west direction. Due to the creeks, their associated floodplains and the designated greenway, about 10 of the 27 acres are developable.
- C. Surrounding land uses include a mixture of single-family residential, large lot single-family, an industrial use, a public well and the railroad. Surrounding zoning designations include Low Density Residential, LDR on two sides, Special Industrial, SI and Institutional/Public. Medium Density Residential High, MDRH zoning exists in an area adjoining Gregory Park Estates, east to the intersection of S. Sherwood Blvd. and Sunset Blvd.
- D. Because the subject property is greater than 4 acres in size, this request is a Major Plan Map Amendment/Zone Change and requires a public hearing before the City Council, as well as the Planning Commission.

E. Access to the subject parcel is available from W. Sunset Blvd., a designated Minor Arterial street. A Minor Arterial Street standard requires 70 feet of road right-of-way. The road is still in Washington County's jurisdiction, which may have differing road improvement requirements. There are no sidewalks on Sunset Blvd. in this area.

F. There are four soils types on the subject site. They are:

1. McBee silty clay loam
2. Quatama loam
3. Wapato silty clay loam
4. Xerochrepts and Haploxerolls

The soils are identified as having severe limitations that may be unfavorable or difficult to overcome. According to the applicant, with proper site development techniques and drainage, these limitations can be overcome.

G. The limits of the Cedar Creek 100-Year Floodplain, as identified by the Army Corps of Engineers, is 178 feet. Land below that elevation is unbuildable. The same elevation marks the limits of the Cedar Creek Greenway, identified in the Sherwood Comprehensive Plan. It is the City's goal to acquire the Greenway through dedication by property owners during the development request process. Of the total site area, about 13.8 acres is in the floodplain and is unbuildable. The applicant has indicated that this area will be left in its natural condition and dedicated to the City as open space. The only exception will be a street crossing on the northwesterly portion of the site to provide access to the buildable portions of the property.

H. Public facilities to the site include an existing sewer trunk main located on site and in the bottom of the creek, oversized for future development, and a waterline in Sunset Blvd. just east of the site and in the process of being extended west toward the subject property.

- I. Because of the extensive slopes and creek, there is adequate natural drainage into the creek. Construction of a storm sewer outfall into the creek should be provided in conjunction with future development of the site.
- J. Access into the subject parcel from Sunset Blvd. is proposed to occur in two locations, one 400 feet west of St. Charles Way and the second to the west another 1,000 feet. Because of the floodplain limitations, access points into the developable areas are restricted to the applicant's two identified locations.
- K. According to the applicant, present traffic on Sunset Blvd. is about 600 vehicle trips per day. The projected volume in the year 2000 is 3,600 vehicles per day. The configuration and condition of the roadway should support up to 8,000 trips per day. If single-family development occurs on the site, the applicant has estimated an additional 414 trips generated per day. If the site develops as multi-family, an additional 642 trips per day are estimated, based on 6 vehicle trips per day per residential unit, a rate identified in the Comprehensive Plan for this zone.
- L. The Sherwood Comprehensive Plan identifies the citywide goal and requirement to increase residential densities to comply with the Portland Metro Housing Rule.
- M. The Plan describes the purpose of each residential zone designation. The subject site complies most closely with the MDRL zone in which it is now designated. The intent of the MDRH zone is to be near commercial and institutional uses, to have adequate services and to develop at densities that can be supported without significant adverse impacts on the neighborhood character or the environmental quality. The only related nearby institutional use is the high school. Commercial centers are not in the area. However, because of the topographical limitations to the site, the site cannot be developed at

the maximum density currently allowed. The increase in density requested in effect compensates for the large amount of unbuildable land on the site.

- N. The Hughes Meadows Preliminary Subdivision Plat for this site was approved by the City of Sherwood on February 6, 1985. That approval expires one year from the approval date.
- O. The LCDC, Tualatin Fire District, Washington County and the City Public Works Dept. have been notified of this request. The Fire District requested review of specific development plans when submitted.
- P. The nearest Tri-Met bus service is available in downtown Sherwood.

VI. CONCLUSION

- A. The proposed amendment is generally in conformance with the residential policies of the Comprehensive Plan. The site complies more closely with the MDRL zone designation because of the existing character of the neighborhood and the general lack of related institutional and commercial uses in the immediate area.
- B. The subject parcel is surrounded by railroad right-of-way, Sunset Blvd. right-of-way and a strip of city-owned land. The use of the property is limited by the Cedar Creek floodplain and Greenway and can be developed in three specific and isolated areas. The requested amendment will allow more flexibility in use and density of development to compensate for the physical limitations of the site.
- C. Sewer, water, police, and fire services are available to the subject property. Sunset Blvd. provides adequate access to the site.

- D. The MDRL zone allows 11 units per net acre and the MDRH zone allows 15 units per net acre. Because of the floodplain limitations, only about 10 acres is developable, the overall site density will not exceed 7 units per acre.

VII. RECOMMENDATION

Staff recommends approval of the proposed Plan Amendment with the following conditions:

1. At the time of development, provide vertical road alignment improvements to Sunset Blvd. according to the City's Sunset Blvd. L.I.D. construction plans.
2. Provide road dedication, paving and improvements to Sunset Blvd. per Washington County specifications.
3. At the time of development, provide a storm sewer outfall into Cedar Creek for storm drainage.
4. Dedicate the Cedar Creek Greenway to the City of Sherwood in accordance with the Comprehensive Plan.
5. At the time of development, comply with City requirements for the extension of water service to the subject property.
6. Enter into a non-remonstrance agreement with the City for future city services.

CITY OF SHERWOOD
APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. _____
FEE _____
RECEIPT NO. _____
DATE _____

Type of Land Use Action Requested

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

Owner/Applicant Information

NAME	ADDRESS	PHONE
Applicant: John Godsey	12655 S.W. Center #360 Beaverton, Or. 97005	646-4509
Owner: Ed Walden	Rt.3 Box 53, Sherwood, Oregon 97140	625-7529
Contact for	Additional Info: Consulting Engineering Services 12655 S.W. Center #360 Beaverton, Oregon 97005	

Property Information

Street Location: Sunset Blvd., West of St. Charles Way

Tax Lot No. 200, Tax Map 2S 1 31D Acreage 26.9

Existing Structures/Use: One dwelling and one shed

Existing Plan Designation: Medium Density Residential Low

Proposed Action

Proposed Use Zone Change to Medium Density Residential High

Proposed Plan Designation MDRH 15 Units per acre

Proposed No. of Phases (one year each) _____

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

Purpose and Description of Proposed Action: _____
The proposed zone amendment will allow an additional 4 units per acre to be
planned through future development actions.



CONSULTING ENGINEERING SERVICES

Center Plaza West • Suite 360 • 12655 S.W. Center St. • Beaverton, Oregon 97005-1601 • (503) 646-4509 646-5436

ZONE CHANGE APPLICATION

Part 3 of the Sherwood Comprehensive Plan, Chapter 1, Section 3 specifies the amendment procedure for requested changes to the plan. In conformance with the above requirements, Ed Walden, owner of Tax Lot 200 of Map 25 1W 31D, hereby requests a zone change from Medium Density Residential Low (MDRL) to Medium Density Residential High (MDRH). This requested change would allow development of 15 units per acre in lieu of the existing allowance of 11 units per acre.

THE PROPOSED AMENDMENT CONFORMS TO MAP AND TEXT PORTIONS OF THE COMPREHENSIVE PLAN NOT BEING CONSIDERED FOR AMENDMENT.

The Sherwood Comprehensive plan contains residential development objectives and policies in Part 2, Section IV. D. 2.c.4., and Part 3, Section IV, pages 8-17. This proposal conforms to those policies as demonstrated in the following.

The Medium High Density Residential (MDRH) zone is intended to provide for a variety of medium density housing styles, designs, and amenities in keeping with sound site planning.

This designation is applicable in the following general areas:

Where related institutional/public, and commercial uses may be appropriately mixed or are in close proximity to compatible medium density residential uses.

The proposed site abuts an Institutional/Public site and adjacent to that is a MDRH zone. The other residential uses are separated by right of ways, and across Sunset Boulevard is a Special Industrial area. Therefore, the proposed site appears to meet the above criteria.

Where a full range of urban facilities and services are provided in conjunction with development.

With the extension of the waterline from East of the site to the Rail Road right of way all services will be available to the site as discussed in later sections.

Where medium urban densities can be maintained and supported without significant adverse impacts on neighborhood character or environmental quality.

As demonstrated in the body of this application adequate facilities are available to provide services with negligible affect on surrounding uses. In particular, the residential character of the area would not be changed with his proposal but there would be a potential for up to 107 units if the property developed as multifamily housing.

The integrity of the community will be preserved and strengthened by allowing flexibility in the development of the requested parcel. The MDRH designation would allow multifamily dwellings as an outright use and mobile home parks as a conditional use in addition to the uses allowed by the existing MDRL zone. These uses will strengthen the integrity of the community by allowing more economical development of property that is restricted by the existence of two stream corridors and flood plain property. The parcel is bounded on three sides by railroad and highway right of way and only part of one side can be developed due to the flood plain. The proposal is compatible in that it is residential and the impact on abutting properties minimal due to the physical constraints and configuration of the property.

Adequate housing style distribution will be enhanced by the increased possibilities for development on the proposed parcel. The requested change will not guarantee a certain type of development but will allow a broader range thereby improving the development potential, which will help ensure an adequate distribution of housing styles and tenures. The Comprehensive Plan recognized a need to allow for more multi-family development when it compared the existing single family/multi-family mix with the desired goal of a 65% to 35% ratio. This zone change would be a move toward that goal.

The requested change will allow more economical development of the property, opening the door for more affordable housing and providing locational choices. Out of 26.9 acres on the site only about 9.9 acres are buildable due to the Open Space and Flood Plain reservations. Development at a higher density is more economically feasible due to the separation of the buildable areas and the cost to provide services to each area of the site.

A major street abuts the parcel and the traffic can adequately be accomodated by that street. (Refer to the discussion on Transportation). Urban facilities can adequattely be provided

and the parcel is within the Sherwood city limits.

THE PUBLIC INTEREST IS BEST SERVED BY GRANTING THE AMENDMENT AT THIS TIME.

Development of this property is in the best public interest. It will provide jobs and housing within the community and approval of the zone change will increase the probability of development. Granting the zone change will improve the development potential of the parcel and aid in the preservation of the flood plain by allowing higher density on the remainder of the parcel. With and increased potential for payment of taxes and assessments. All of the above are in the public interest and the probability is highest for realization if the zone change takes place now.

THE FOLLOWING FACTORS IN ORS 215.055 WERE CONSCIOUSLY CONSIDERED:

The various characteristics of the areas in the city; the suitability of the various areas for particular land uses and improvements.

The areas close to main transportation corridors, Pacific Highway, and the downtown business district are well suited for commercial activity and high density housing. The area to the Northeast along the railroad line to Tualatin is more suitable for industrial development, and the areas surrounding downtown and on the southerly fringes are more suitable for residential development. The proposed zone change would not modify the existing land use patterns in Sherwood. The change does, however, suggest a minor use change that better suits the characteristics of the particular area.

The land uses and improvements in the areas.

The geographic and demographic features of this parcel particularly suit it for a higher density residential development. It is bounded on one side by Sunset Boulevard, a minor arterial, and on two other sides by railroad right-of-way. The railroad currently uses the tracks for two trips each day. The existing stream corridors and the flood plain further restrict conventional development of the parcel. The abutting residential property on the East is zoned MDRH and developed as a Manufactured Home Subdivision. The property is well suited for the proposed use due to the character of the surrounding uses and the buffers that exist. In addition, sewer, water, and storm drain facilities exist to provide service to the parcel.

Trends in land improvement.

The trend in land improvement is to move toward smaller lots and smaller houses as well as provide more multi-family units. Our proposal reflects this trend to cut back the price of housing whether it is ownership or lease.

Density of development.

The proposed density is 15 units per acre, considered to be in the medium density residential use. The only abutting residential property is zoned for 15 units per acre and that use is buffered from this proposal by a minimum of 190 feet of open space. Of the 26.9 acres of property only about 9.9 acres of it is developable due to the reductions for road right-of-ways and flood plains. The resulting density at 15 units per acre is equivalent to less than 7 units per acre for the whole site.

The needs of economic enterprises in the future development of the area.

The potential economic enterprises under the MDRH zone would be greater since this zone has an outright use of multi-family which could generate revenues beyond the construction phase.

Property values.

Existing property values for the surrounding properties would be increased as a result of development occurring on this vacant parcel. The value of the property requesting a zone change would increase due to the increased potential for development.

Natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

The proposed zone change would not alter the potential for reservation of open space in conjunction with any future development proposal. The stream corridors and buffer zones would be preserved as desirable natural resources which will serve to provide the public with healthful, safe and aesthetic surroundings.

CERTIFICATE OF PLAN COMPLIANCE APPLICATION.

Existing Conditions Inventory

Enclosed within the application are tax maps showing lots within 300 feet of the parcel. Also attached is a preliminary title report for the parcel. The vicinity map is included on the site map, and the names and addresses of the property owners and the applicant are shown on the application form.

Citizen and Agency Involvement

Attached to the application is a list of property owners including their names and addresses for those properties within 300 feet of the subject property.

Growth Management

The attached zoning map of the City of Sherwood shows the subject property and its relationship with the city limits, the immediate growth boundary and the urban growth boundary.

Land Use

Existing

1. Acreage of subject property is 26.9 acres.
2. Comprehensive Plan Designation is Medium density and open space.
3. Maximum allowable density is 200 dwelling units.
4. Existing land use is fallow, see site plan for existing structures.
5. Existing easements to Unified Sewerage Agency for trunk line.

Proposed

1. Minimum lot size is 5000 square feet.
2. Setbacks to comply with existing code requirements.
3. Allowed density is between 69 and 107 units depending upon the character of development.
4. Acres
 - a. Total site area - 26.9 acres.
 - b. Buildable area - 9.9 acres. (37%)
 - c. Open space - 13.8 acres (51%)
 - d. Right-of-ways - 3.2 acres (12%)

5. Proposed easements - Public easements will be provided for all public facilities.

Environmental Resources, Natural Resources and Hazards

The topography of the site is shown on the site map. In the steep areas at the edge of the Flood Plain the contours are shown at 10 foot intervals and in the buildable areas the contours are shown at 2 foot contours.

There are four types of soils on the site. They are:

- a. McBee silty clay loam
- b. Quatama loam, 3-7% slopes
- c. Wapato silty clay loam
- d. Xerochrepts and Haploxerolls

As indicated in table 8 "Building Site Development", the soils have a severe limitation which indicates that soil properties or site features are unfavorable or difficult to overcome. However, with proper site development techniques and proper drainage these sever limitations can be overcome.

The limits of the 100 year flood plain of Cedar Creek are shown on the site drawing. The 100 year flood elevation as determined by the Corps of Engineers is 178.00 (USGS datum). This area will be left in its natural condition and will be dedicated as public open space for pedestrian and recreational uses. The only exception to this will be a street crossing on the northwesterly portion of the site to provide access to that portion of buildable land.

The stream corridors that cross the property are part of a natural drainage system that will serve this property and allow storm water discharges from property above to pass through. The alignment of these streams is shown on the site map.

There is a scattering of fir and deciduous trees on the site. The majority of the trees are located in the open space and rear portion of the proposed lots. There are a few trees in the buildable areas, but their disposition will be determined at the time of a development permit.

Landscaping, screening and tree planting will also be addressed at the time of a development permit.

Environmental Quality

The only major source of noise pollution is the existing railroad. Southern Pacific trackage abuts the site on the northwest. A representative of Southern Pacific indicated that there are two scheduled trips per day, one in the morning, and one in the afternoon. Other than railroad traffic noise, there are no other existing water, air, land or noise pollution problems associated with this site or this proposal.

Transportation

The existing street locations are shown on the site map. Present traffic on Sunset Boulevard is about 600 vehicle trips per day. The projected volume in the year 2000 is 3600 vehicles per day. The configuration and condition of this roadway should support up to 8000 trips per day before turn lane improvements would be required.

Granting the zone change may have no increased impact on the traffic volume dependent upon the type of development. If single family development occurs the site could generate 414 trips per day, and if the site develops as multi-family it could generate up to 642 trips per day based on 6 vehicle trips per residential unit. The impact of the zone change could be 228 vehicles maximum per day, but the capacity of the roadway allows 4,400 additional trips at the year 2000. Those 228 trips represent only 5% of the reserve capacity at the projected development in the year 2000. Sunset Boulevard is classified as a major collector and sufficient reserve capacity is available so that the projected increases in traffic will have a negligible affect on the performance of the roadway.

The proposed development will require two access points onto Sunset Boulevard. The first being approximately 400 feet west of St. Charles Way and the second access point being west of there about 1000 feet. Vehicular sight distance is adequate at both access points. Additional right-of-way will be required along Sunset Boulevard as shown on the site map.

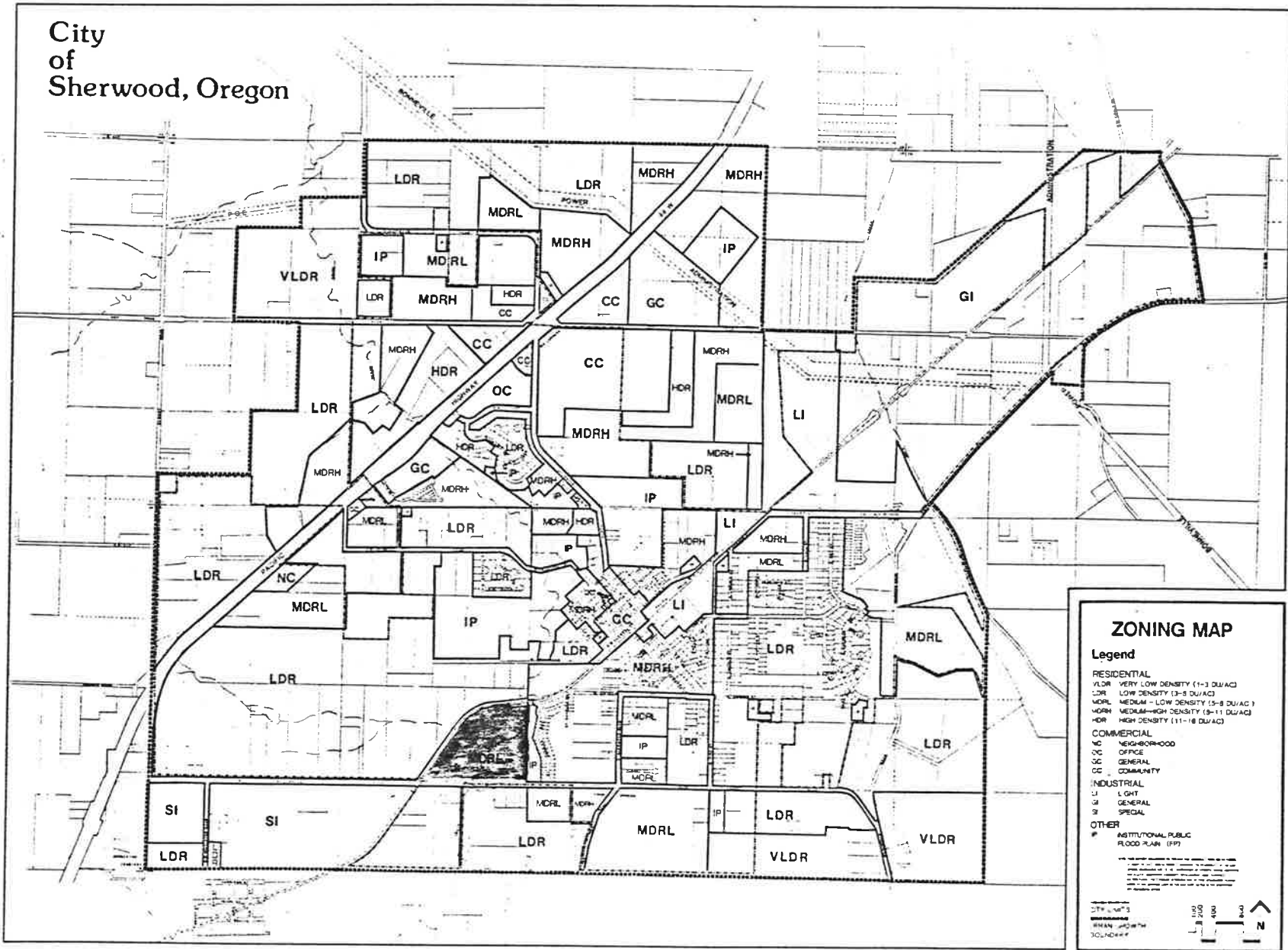
Community Facilities and Services

Water: There is a city well adjacent to the site and an existing waterline in Sunset Boulevard just east of the site. Sufficient water supply is available to serve the proposed increase. An extension and enlargement of the existing waterline is presently planned for construction.

Sewer: An existing trunk line traverses the site as shown on the site map. Sufficient capacity is available to serve the proposed increase.

Drainage: The site is on a drainage channel that serves property to the south and west. These drainage systems are within the flood plain as shown on the site map and sufficient capacity is available in the system to accomodate increased runoff due to the proposed zone change.

City of Sherwood, Oregon



Transamerica
Title Services



Transamerica
Title Insurance Company
12655 S.W. Center Street
Box 547
Beaverton, Oregon 97005
(503) 644-1194

MBA Robert Boone & Assoc.
9800 S.W. Beav. Hill. Hwy.
Beaverton, Oregon 97005
Attn: Beth Bretz
1 cc 02-41-00

E.T. Walden
P.O. Box 53, Route 3
Sherwood, Oregon 97140
1 cc

April 1, 1986 AMENDED
Escrow Number : 22-18163-5
Escrow Officer : Ione Cook
Title Number : 22-18163
Title Officer :

PRELIMINARY REPORT FOR

<input checked="" type="checkbox"/> Owner's	<input type="checkbox"/> Purchaser's	<input checked="" type="checkbox"/> ALTA	<input type="checkbox"/> Standard Mortgagee's
Liability	\$ 79,000.00	\$59,250.00	
Premiums	\$ 382.00	\$ 106.25	
Governmental			
Service Fee	\$ 12.50		

We are prepared to issue title insurance in the form and amount shown above. This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid. The land hereinafter described is:

See Attached EXHIBIT "A"

and as of March 14, 1986 at 8:00 A.M., title is vested in:

FAR WEST FEDERAL BANK, which took title as PORTLAND FEDERAL SAVINGS AND LOAN ASSOCIATION OF PORTLAND, OREGON, a corporation

Title No. 22-18163

EXHIBIT "A"

All that part of the Northeast quarter of the Southeast quarter of Section 31, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, lying South of the O & C Railroad right of way.

EXCEPTING THEREFROM that certain right of way described in Deed recorded in Book 91, at Page 214, Deed Records of Washington County, Oregon.

ALSO EXCEPTING that certain tract of land described in Deed recorded in Book 116 at Page 95, Deed Records of Washington County, Oregon.

SE 1/4 SECTION 31 T2S RIW W.M.

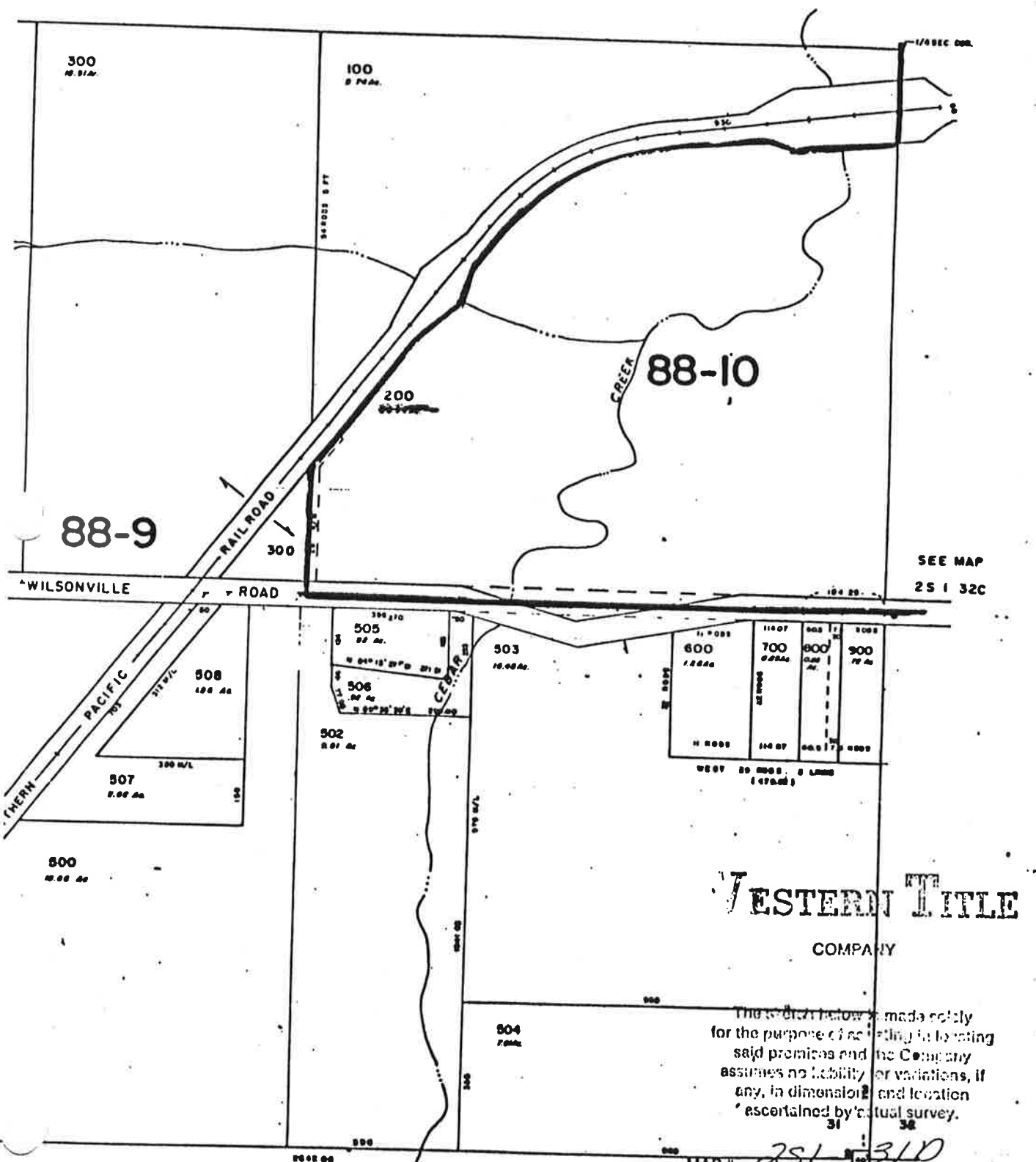
WASHINGTON COUNTY OREGON

.2S I 31D

SCALE 1"=200'

SEE MAP

25 I 31A



88-9

88-10

SEE MAP
25 I 32C

WESTERN TITLE
COMPANY

The records hereon were made solely for the purpose of settling the boundary of said premises and the Company assumes no liability for variations, if any, in dimension and location ascertained by actual survey.

MAP # 25 I 31D

SEE MAP
38 I 6A

Oct, 1986

SHERWOOD
2S I 31D

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: October 31, 1986

FROM: Carole W. Connell, Consulting Planner
Benkendorf & Associates

FILE NO: 2271-51

SUBJECT: Request for Site Plan Approval

I. PROPOSAL DATA

Applicant: Portland Steel Structures
10157 S.W. Barbur Blvd.
Portland, Oregon 97219

Owner: Pride Disposal
9816 S.W. Tigard St.
Tigard, Oregon 97223

Request: To construct an office and shop on a vacant parcel, to park and repair trucks, and to administer a garbage disposal business.

Location: Located on Edy Road and further described as Tax Lots 101 and 103, Map 2S-1-28C. The subject property is 11.83 acres in size, 1.8 acres of which is to be used for the business.

II. BACKGROUND DATA

The subject request is to construct an office and shop for a garbage disposal business on a vacant lot located on the south side of Edy Road just west of

the BPA power lines and near the intersection of Edy and Tualatin-Sherwood Road. The subject property is zoned Light-Industrial, LI and surrounding land is zoned Light-Industrial or General Industrial. Immediate surrounding land uses are undeveloped in all directions; however, there are primarily industrial and some residential uses in the area. There will be no garbage stored on the site.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 1, Section 4.00 Plan Compliance Review Process
- B. Chapter 2, Section 2.15 Light Industrial Zone
- C. Chapter 2, Section 4.00 Environmental Resource Management
- D. Chapter 2, Section 4.04 Recreation Resources Management, Visual Corridors
- E. Chapter 2, Section 4.05 Energy Conservation
- F. Chapter 2, Section 9.00 Community Design
- G. Chapter 2, Section 10.00 Public Improvements
- H. Sherwood Community Development Plan

IV. FINDINGS OF FACT

- A. The subject property is zoned Light Industrial, LI. The use of the site will include truck maintenance and storage and office use related to the garbage disposal business. The LI zone does not specify this use, but it is considered similar to the storage of vehicles, a machine shop and related offices allowed in the zone.
- B. The LI zone requires a 10,000 square foot lot with 100 feet of frontage and a minimum lot width of 100 feet at the building line. There are no required building setbacks because of the surrounding industrial zones. The height limitation is 50 feet. The subject property is about 12 acres in size; 730 feet wide from front to rear and the building height is proposed to be about 24 feet.
- C. The BPA easement abuts the east property line and Edy Road abuts the north property line. There are no easements on the site.

- D. The subject property gradually drops about 20 feet from the southeast corner of the site to the northwest corner. According to the applicant, there are no soils limitations. Natural drainage will occur on the undeveloped portions of the property and the paved areas will be provided with drainage catch basins. A level grade will be established prior to construction of the building.
- E. There are no floodplains on the subject property.
- F. There is no significant vegetation, natural or historic areas on the subject parcel.
- G. The proposed business will not produce significant levels of air, water, land or noise pollution. Typical truck repair and tuning will be the only source of noise pollution.
- H. Access to the site is available from Edy Road. The subject property has 740 feet of frontage on Edy Road. The proposed plan identifies one 40-foot wide driveway into the property. Edy Road is designated on the plan as a major arterial road, which has a standard 90-foot right-of-way. The current Edy Road ROW is 40 feet, requiring an additional 50 feet to be dedicated. Access is not available from Tualatin-Sherwood Road, however, portions of the business may be visible from that road.
- I. According to the applicant, there are ten employees and eight trucks. The trucks will leave the site early in the morning and return during the afternoon. The major arterial road designation is designed for a significant increase in traffic and can accommodate the proposed development.
- J. New developments that front on a major arterial are required to establish a landscaped visual corridor that is fifteen (15) feet wide. The corridor shall be landscaped as required by the Planning Commission. The applicant has identified the fifteen-foot (15') wide corridor on the site plan (identified as an easement). The proposal does not include landscaping in the corridor.

K. The proposed building is not designed to receive the maximum amount of sunlight for energy conservation purposes. There are no windows proposed on the south side of the building. The applicant has stated that fiberglass blanket insulation will be installed in the ceiling and walls for maximum energy efficiency.

L. The subject site is about 12 acres, 1.8 of which is to be utilized for this project. The remainder is identified for future development and will likely be sold or leased to other industrial users. The proposed plan is conducive to future development of the remainder of the site. Of the 1.8 acres, the site is proposed to be developed as follows:

Paving:	44%
Truck Parking (gravel):	24%
Landscaping:	13%
Building:	9%
Employee Parking:	8%

M. The code requires that all areas not occupied by structures, paved roadways, walkways or patios shall be landscaped or maintained according to an approved site plan. The proposed plan identifies a tree-lined driveway, landscaping around the front parking lot, and landscaping along the back property line behind the proposed development. Specific plant types have not been identified, although the plan generally indicates a variety of plant types and sizes. Landscaping in the public parking area exceeds requirements. Screening of the employee parking area is provided along the south property line, which may be visible from Tualatin-Sherwood Road.

N. Landscape maintenance is not indicated in the proposed plan. The code requires all landscaping to be continually maintained.

O. The proposed plan identifies a sight-obscuring cyclone fence eight (8) feet high with strands of barbed wire beginning east of the front parking lot and extending east into the BPA easement then south to the back

property line, then west to the edge of the employee parking area and then north to the northwest corner of the office building. The applicant has raised a question of the need for landscaping and a fence along the rear property line.

- P. The fenced area east of the proposed building is planned for future development.
- Q. On-site paving extends from the driveway south to the back edge of the proposed building. The paving will be bordered by 6-inch curbs. The employee and truck parking area is proposed to be graveled.
- R. On the east side of the proposed building is a landscaped picnic area for employees. On the west side of the building there is a proposed covered gas pump. On the south side of the building there is a proposed area for future building expansion.
- S. Four catch basins are indicated around the proposed building and two more are located in the driveway.
- T. The proposed building is a pre-engineered metal structure, about 24 feet high. The color of the building is not indicated. There are five windows on the front side, two on both sides and none in the rear. There are two large doors on the east side and one on the west.
- U. The Tualatin Fire District and Washington County have been notified of this request and have indicated no conflicts with their interests.
- V. Outdoor lighting and solid waste disposal are not indicated.

IV. CONCLUSION AND RECOMMENDATION

The proposed plan complies with the Sherwood Comprehensive Plan and Community Development Code Light Industrial Zone. The plan complies with the Environmental Resource Management Section, but does not meet the intent of the Energy Conservation Section which requires solar orientation of buildings,

where economically feasible. The plan has provided an alternative to the visual corridor provisions by indicating a tree-lined driveway and leaving the frontage area open for prospective tenants to develop. The fenced area east of the building remains undeveloped, and the employee parking area in the rear is graveled rather than paved.

Based on the Findings of Fact and the Sherwood Community Development Code provisions, staff recommends approval of the site plan request subject to the following conditions:

1. Landscaping shall consist of a variety of evergreen and deciduous plants at sizes appropriate to the location. The trees along the driveway shall be large deciduous trees. Trees should be provided in addition to the fence along the south property line to adequately screen the truck parking area. All landscaping shall be regularly maintained by an underground sprinkler system.
2. The building color should be natural and blend with the environment. Natural greens blend best with the surrounding vegetation.
3. Twenty-five (25) feet of road right-of-way shall be dedicated to the City for Edy Road.
4. Specific storm drainage provisions shall be approved by the City prior to construction.
5. Because of the uncertainty of future development on the remainder of the site, the fifteen-foot (15') visual corridor shall be landscaped as a part of this development. Landscape plans shall be approved by the City prior to installation.
6. The owner shall enter into a non-remonstrance agreement with the City for future public improvements associated with the site.
7. Outdoor lighting and solid waste disposal shall be indicated in the final plans and approved by the City.

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. 2271-51
FEE 400.00
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:	Portland Steel Structure,	10157 S.W. Barbur Blvd.	245-3004
Owner:	Pride Disposal,	9816 S.W. Tigard, Tigard, OR	684-7849
Contact for	Additional Info: <u>Portland Steel Structures</u>		
	<u>10157 S.W. Barbur Blvd.</u>		
	<u>Attn: Bob Bussanich 245-3004</u>		

Property Information

Street Location: Edy Road/Sherwood Tualatin Rd.

Tax Lot No. 101.103 2S-1-28C Acreage 11.83

Existing Structures/Use: None

Existing Plan Designation: Light Industrial (LI)

Proposed Action

Proposed Use Office and Shop

Proposed Plan Designation _____

Proposed No. of Phases (one year each) (1)

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

Purpose and Description of Proposed Action: _____

Build a new office and shop building as shown on Van Dornen/Looijenga drawings.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: October 31, 1986

FROM: Carole W. Connell, Consulting Planner
Benkendorf & Associates

FILE NO.: 2271-52

SUBJECT: Request for Site Plan Approval

I. PROPOSAL DATA

Applicant: Al Hausotter
Natural Structures
220 S.E. Willamette
Sherwood, Oregon 97140

Owner: Justin and Beatrice Reinhardt

Request: Site Plan approval to add an office trailer to the existing 1½-acre business site.

Location: Located at 220 S.E. Willamette and further described as Tax Lot 100, Map 2S-1-32BD.

II. BACKGROUND DATA

The subject property is zoned Light Industrial, LI. Natural Structures manufactures playground equipment, an allowed use in the LI zone. The business leases 1½ acres of Tax Lot 100, as indicated on the applicant's site map. Natural Structures currently consists of a large shop building and a 14' x 70' office trailer. The proposed plan identifies a second trailer, 14' x 70' to be located parallel to the existing trailer to provide for additional

needed office space. The subject property is bounded by industrial zoning on three sides and residential zoning on the south side.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 1, Section 4.00 Plan Compliance Review Process
- B. Chapter 1, Section 2.15 Light Industrial Zone
- C. Chapter 1, Section 4.00 Environmental Resource Management
- D. Chapter 1, Section 9.00 Community Design
- E. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The subject property is $1\frac{1}{2}$ acres in size and is zoned Light Industrial, LI.
- B. The proposed site plan complies with the minimum lot area, width and height requirements of the LI zone.
- C. Only a portion of the subject tax lot is leased by Natural Structures and is occupied by a large shop building, a mobile office, outdoor storage of wood and employee parking.
- D. The existing and proposed buildings are located about 350' back from Willamette Street and are adjoining the railroad. The existing driveway and parking area are graveled. The remainder of the site is open with natural vegetation.
- E. Water and sewer service is available to the site and serves the existing buildings. According to the applicant, the proposed mobile office will not be connected to sewer and water. The facility lines are in the driveway.
- F. The proposed mobile office building will produce no air, water, land or noise pollution.

- G. There are no significant natural areas or historic sites on the subject property.
- H. Access to the site is available from Willamette Street, a designated collector street. A collector street standard requires 54 feet of right-of-way, and 54 feet of right-of-way abutting the frontage of Tax Lot 100 has been dedicated to the City. There are sidewalks on Willamette Street in this area.
- I. Except for some poplar trees along the driveway and between the existing office and shop buildings, the site is generally not landscaped. The applicant proposes to fence and landscape in front (south side) of both of the mobile office buildings, and in front of the adjoining parking area. The landscaping consists of a six-foot (6') fence, and six (6) mugho pines, Oregon Grape and Bearberry shrubbery in wooden planter boxes. The existing poplar trees are to be retained.
- J. The Code requires a six-foot sight-obscuring fence or evergreen screen separating an industrial zone from a residential zone. Because only the back portion of Tax Lot 100 is leased by Natural Structures, they are unable to control the development of the lot that fronts on Willamette Street and adjoins the residential zone. The proposed landscaping is an attempt to provide some screening of the two office buildings, which are visible from the driveway opening on Willamette Street.
- K. There is no paving proposed on the site. Parking areas are graveled.
- L. There is a visual corridor provision along Willamette Street that requires a 10-foot (10') wide landscaped corridor. This portion of the property is not leased by Natural Structures and is undeveloped.
- M. There is an existing wooden, non-illuminated sign at the driveway entry. No new signs are proposed.

- N. The wood materials stored on the site are not visible from Willamette Street. According to the applicant, some of those materials are only temporarily stored there and will be removed.
- O. The Tualatin Fire District and Washington County have been notified of this request and have no conflicts with the proposed plan.

V. CONCLUSION AND RECOMMENDATION

The proposed site plan complies with the standards of the LI zone. Due to the relatively minor expansion proposed and the fact that the property is leased, staff recommends **approval** of the proposed plan with no conditions.

2271-52.sr



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

October 24, 1986

Al Hausotter
Natural Structures
P.O. Box 799
Sherwood, OR 97140

RE: Second Mobile Office Building

Dear Al:

As we discussed in my office on October 22, you are granted conditional permission to move a second mobile office building onto the Willamette Street site of Natural Structures, Inc. I understand that you have submitted the necessary paperwork to have the permanent placement of this structure approved by the Planning Commission. You will also need to apply for a building and mobile home placement permit.

While these processes are underway, the mobile home may only be "parked" on site. No occupancy will be allowed, and no utility hookups will be permitted. Moving of this office building to the site is done totally at your own risk, and will in no way prejudice the final disposition of required planning and building permits. Should any required permits be denied, the building will have to be removed from the site immediately.

Please work closely with Carole Connell for your site plan review, and Tad Milburn on building and fire code issues.

Sincerely,

James Rapp
City Manager

cc: Carole Connell, Consulting City Planner
Tad Milburn, Director of Public Works

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. _____
FEE _____
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:	Natural Structures/Al Hausotter,	220 SE Willamette	625-2566
Owner:	Justin & Beatrice Reinhardt, Lessor		
Contact for			
Additional Info:	Al Hausotter,	Tonner Hays	625-2566

Property Information

Street Location: 220 SE Willamette

Tax Lot No. 2S-1-21BD Tax Lot 100, Portion of Acreage Approx. 1 1/2 Acres

Existing Structures/Use: Office

Existing Plan Designation: L1

Proposed Action

Proposed Use Office

Proposed Plan Designation L1

Proposed No. of Phases (one year each) _____

Standard to be Varied and How Varied (Variance Only) None

Purpose and Description of Proposed Action: _____
Request for site plan approval to add office trailer

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.

W. Turner Hays
Applicant's Signature

10-23-86

A. N. Hansetter LESSEE
Owner's Signature

10-23-86

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.
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NS

Natural Structures

SPECIALIZING IN THE MAGIC OF WOOD AND STEEL

P.O. BOX 799, SHERWOOD, OR 97140
TELEPHONE 503-625-2566

October 22, 1986

Carole Wells Connell
c/o City of Sherwood
City Hall
PO Box 167
Sherwood, Oregon 97140

RE: Addition of office trailer at
manufacturing plant.

Dear Carole:

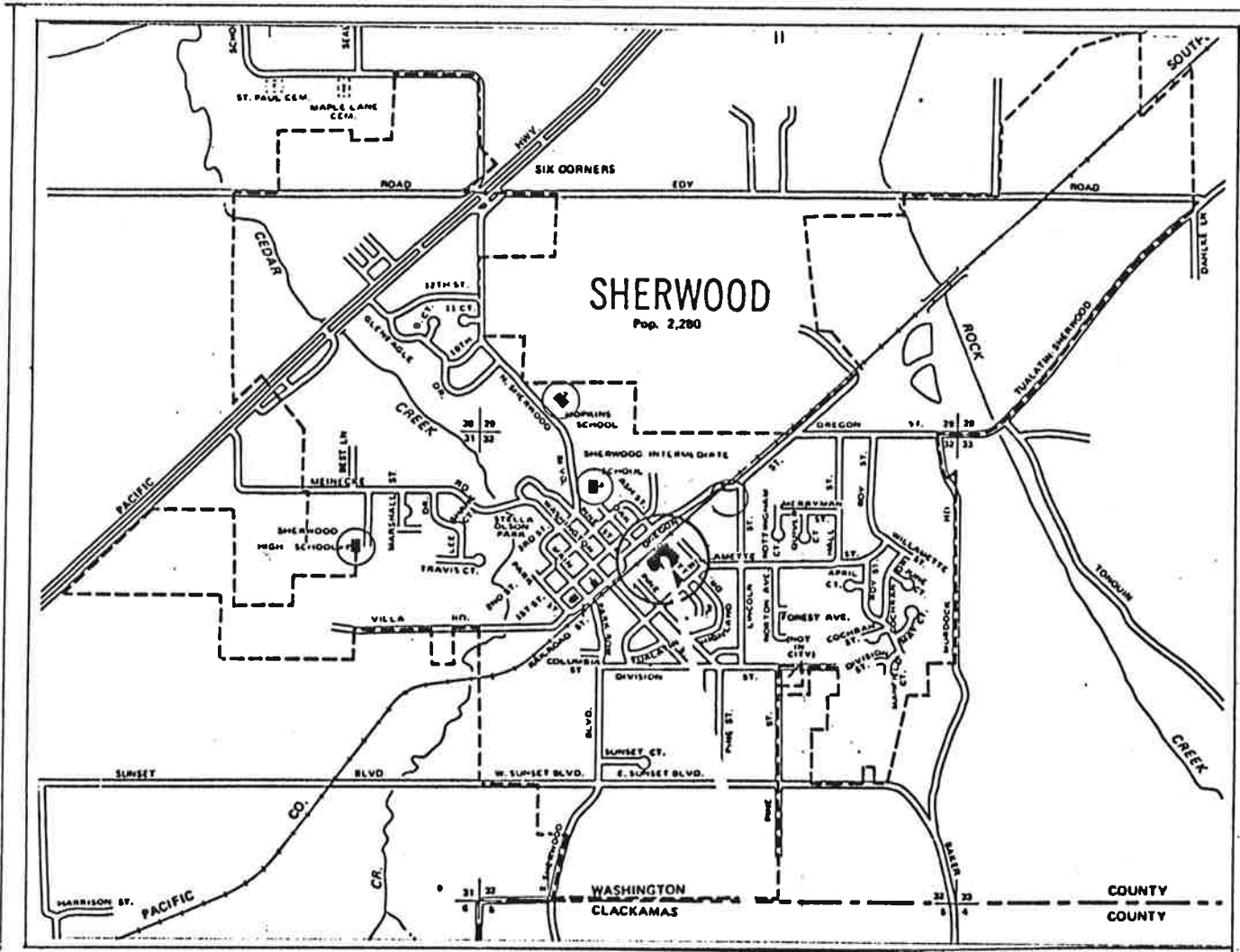
Natural Structures has expanded it's office staff to keep in step with growth of the company. Consequently, additional office space is mandatory. The company proposed the addition of a 14' x 70' trailer to be placed next to its existing 14' x 70' trailer. The new trailer will require electricity and phones to be connected with the existing trailer. No water supply or sewer line will be necessary as staff will continue to use existing facilities to meet needs. New 6 foot fence and landscaping in planters will be built as screens per city planning guidelines. These will screen both trailers and relocate office staff parking. We appreciate the consideration of these plans by you and the planning commission. Thank you.

Sincerely,

Al Hausötter
Executive Vice President

AH/11

cc: City Manager



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220 SE WILLAMETTE ST.

ADDITION OF ONE OFFICE TRAILER
 WITH LANDSCAPING, SCREENS, AND EXPANDED PARKING
 OCTOBER 1986

NW1/4 SECTION 32 T2S R1W W.M.

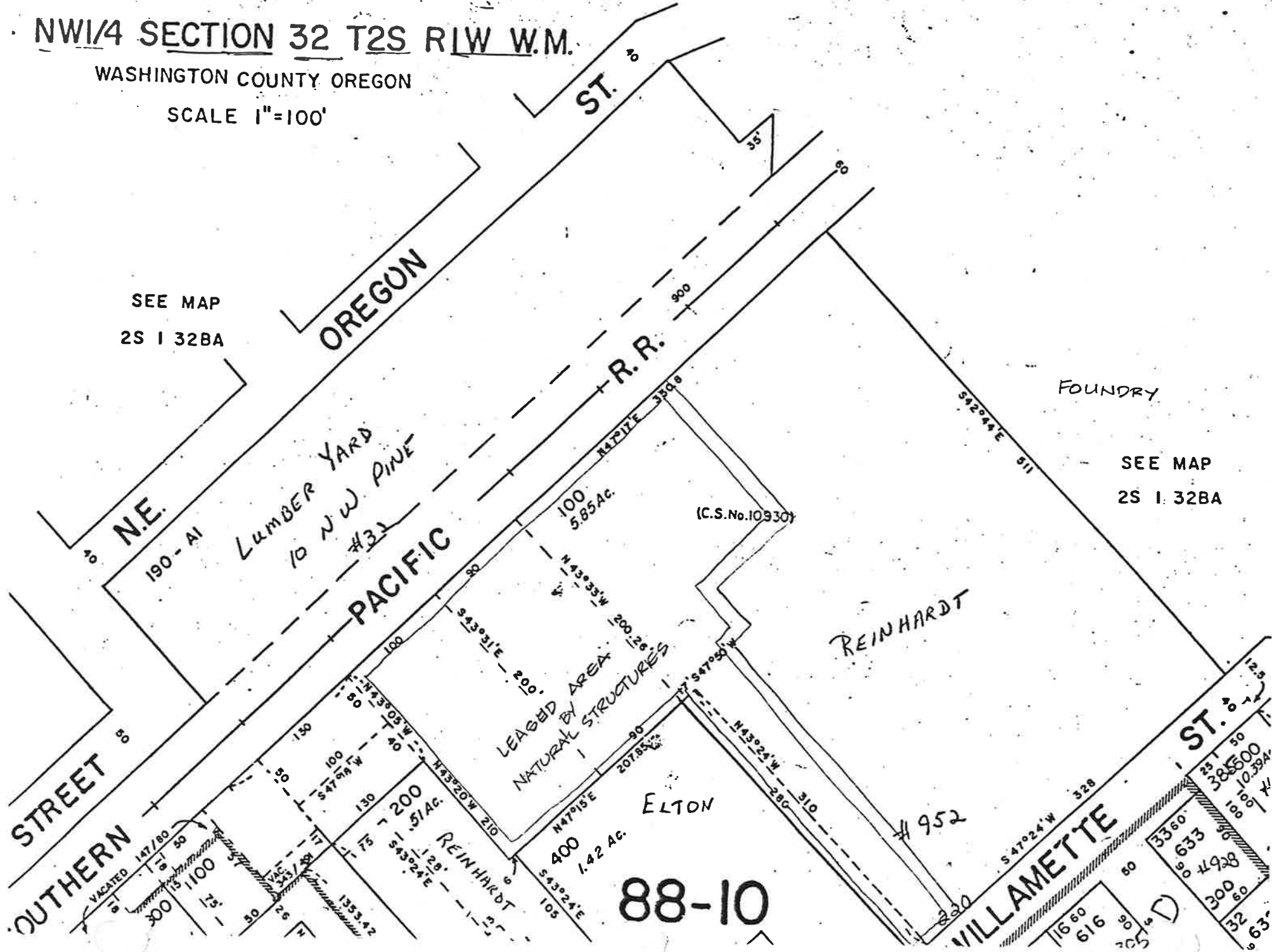
WASHINGTON COUNTY OREGON

SCALE 1"=100'

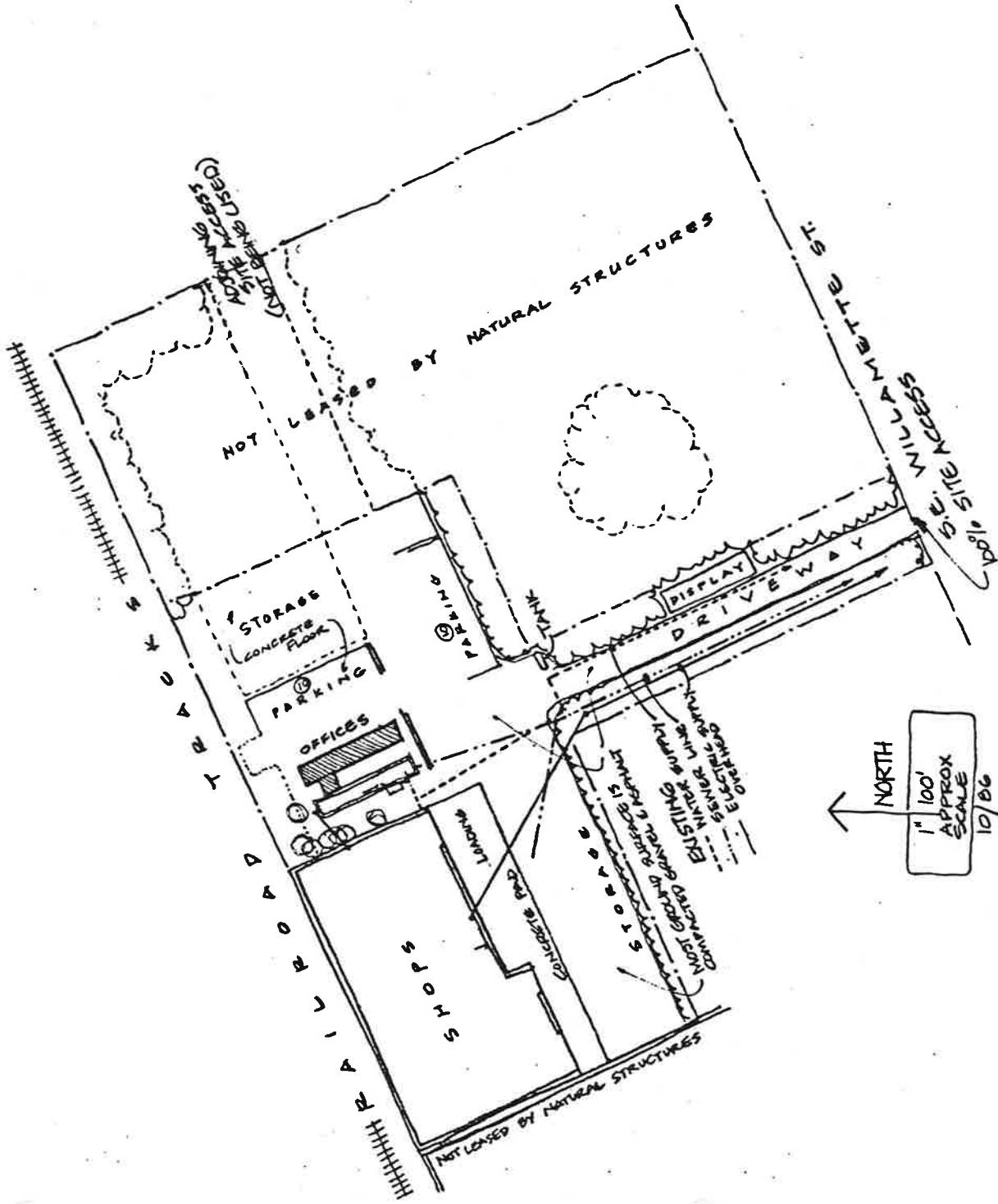
SEE MAP
2S 1 32BA

FOUNDRY

SEE MAP
2S 1 32BA

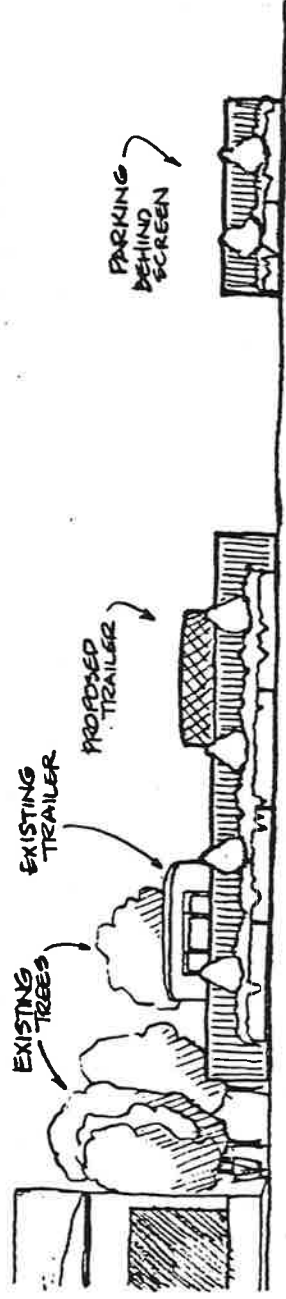


88-10



ADDITION OF OFFICE TRAILER, 14x70.
 PARKING REARRANGED
 NEW FENCE AND PLANTERS ADDED

NORTH
 1" = 100'
 APPROX SCALE
 10/06



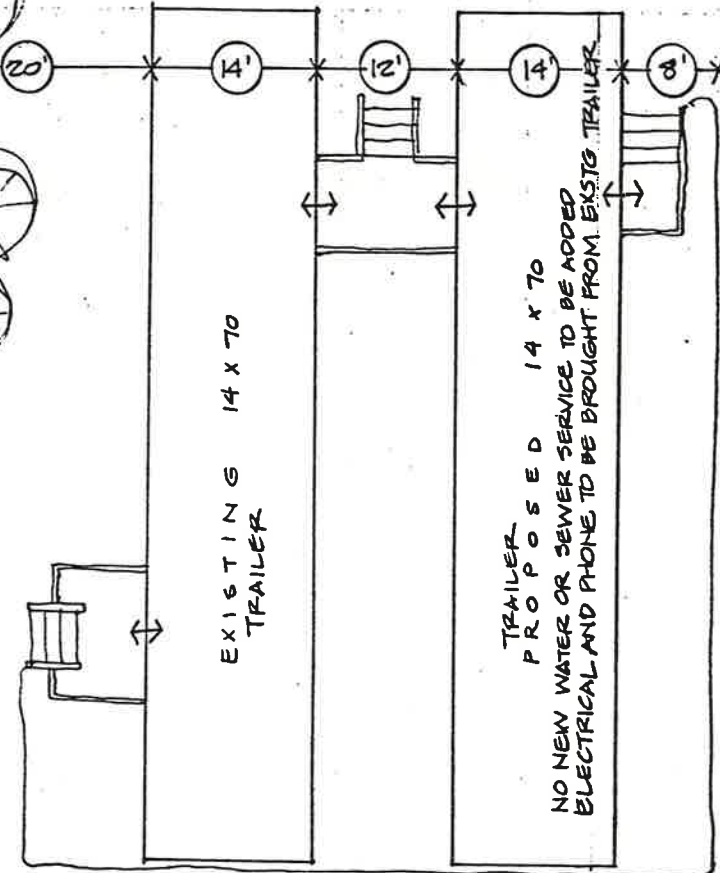
ELEVATION TO OFFICES
 1" = 20' SCALE

6' FENCES
 2'X2' X 12' PLANTER BOXES (6)

SHOP BUILDING

EXISTING
POPLARS

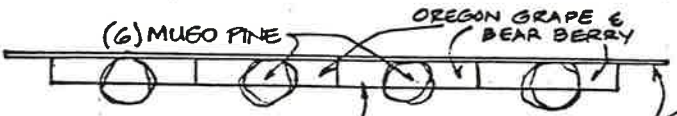
TURN AROUND
SPACE



10 PARKING
SPACES
9' x 20'

AFFECTED AREA

1/16" = 1'-0"



(4) 2'x2'x12' PLANTERS
NEW

6' FENCES
NEW

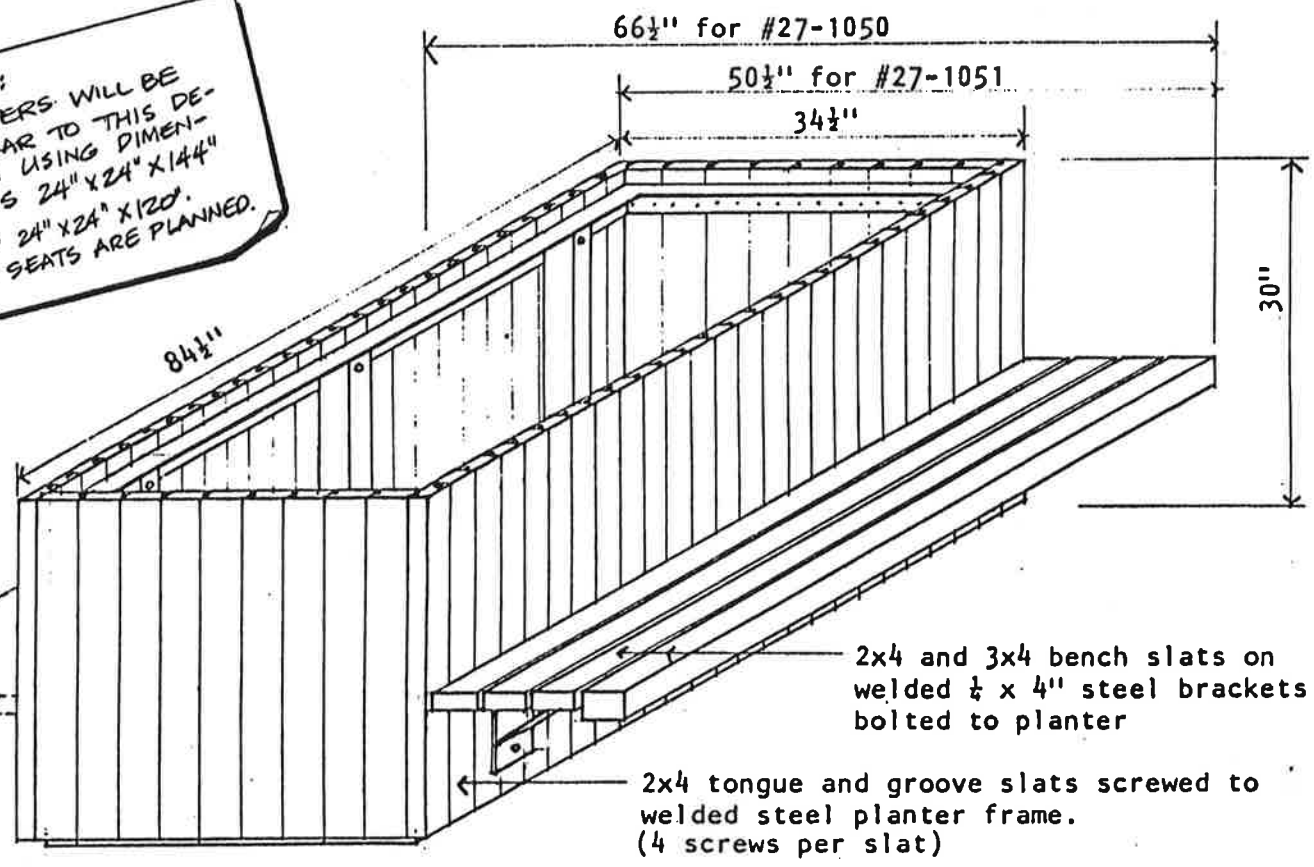
(2) 2'x2'x10' PLANTERS
NEW

10 ADDITIONAL
PARKING SPACES

BOTH BUILDINGS MAY BE COVERED WITH
COMMON ROOF FOR ENERGY CONSERVATION
AND WEATHER PROTECTION.



NOTE:
 PLANTERS WILL BE
 SIMILAR TO THIS DE-
 SIGN USING DIMEN-
 SIONS 24" X 24" X 144"
 AND 24" X 24" X 120".
 NO SEATS ARE PLANNED.



Frame is painted black. Electrostatic color coat or galvanize finish is available at additional cost.

Lumber is fir or redwood. Other woods available on special order.

Lumber is finished with a clear penetrating sealer.

INSTALLATION INSTRUCTIONS:

1. Set up the steel planter frame. Bolt the four legs near the corners to the frame. Do not tighten bolts yet as these legs must be removed to attach planter slats. Attach the top frame to legs with 3/8 x 3 1/2" bolts, and the bottom frame with 3/8" x 5" bolts (they will fit loosely until the bench supports are added).
2. Attach planter slats, beginning at the center of each long side. Use 1/2 x 1 1/2" panhead screws (flat head where frame is countersunk). The center board is a special one, and will either have holes all the way through (if a bench is to be attached) or large countersinks (to cover frame nuts if no bench is to be attached).
3. Attach regular tongue-and-groove slats until you reach the legs near the corners.
4. Remove the legs you have bolted loosely in place, and attach the appropriate slats, as in step 2.
5. Continue attaching regular slats. For the last slat before the corner, you will need a double-tongue slat at one end of each side.
6. Attach slats to ends, using regular slats and one double-tongue slat. Attach corner slats. (Instructions continue on other side)

PLANTER WITH BENCHES

- #27-1050 - benches both sides
- 27-1051 - bench one side only

NATURAL STRUCTURES
 PO BOX 799
 SHERWOOD, OR 97140
 (503) 625-2566

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. _____
FEE _____
RECEIPT NO. _____
DATE _____

Type of Land Use Action Requested

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

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	Natural Structures/Al Hausotter,	220 SE Willamette	625-2566
Owner:	Justin & Beatrice Reinhardt, Lessor		
Contact for			
Additional Info:	Al Hausotter, Tonner Hays		625-2566

Property Information

Street Location: 220 SE Willamette

Tax Lot No. 2S-1-21BD Tax Lot 100, Portion of Acreage Approx. 1 1/2 Acres

Existing Structures/Use: Office

Existing Plan Designation: L1

Proposed Action

Proposed Use Office

Proposed Plan Designation L1

Proposed No. of Phases (one year each) _____

Standard to be Varied and How Varied (Variance Only) None

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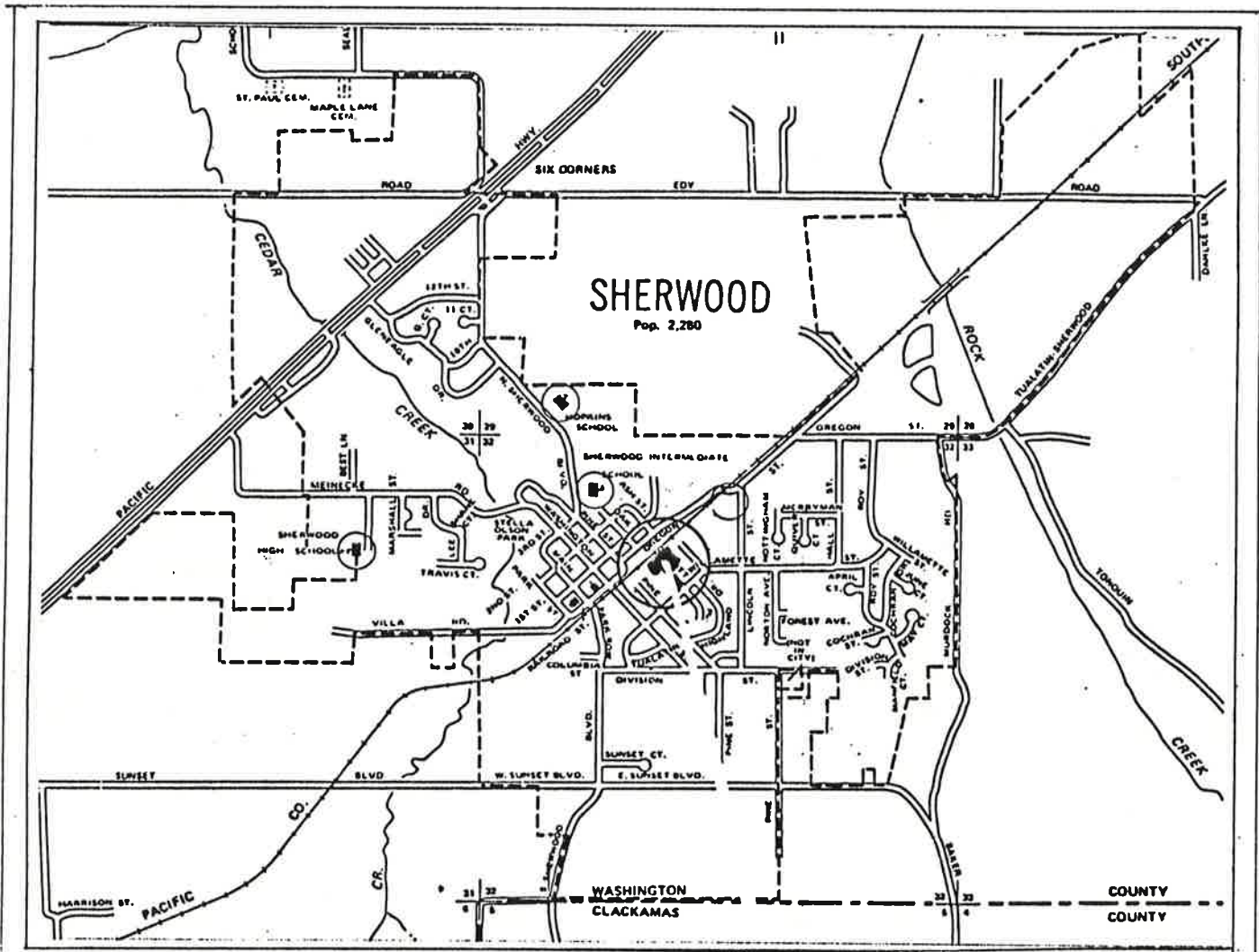
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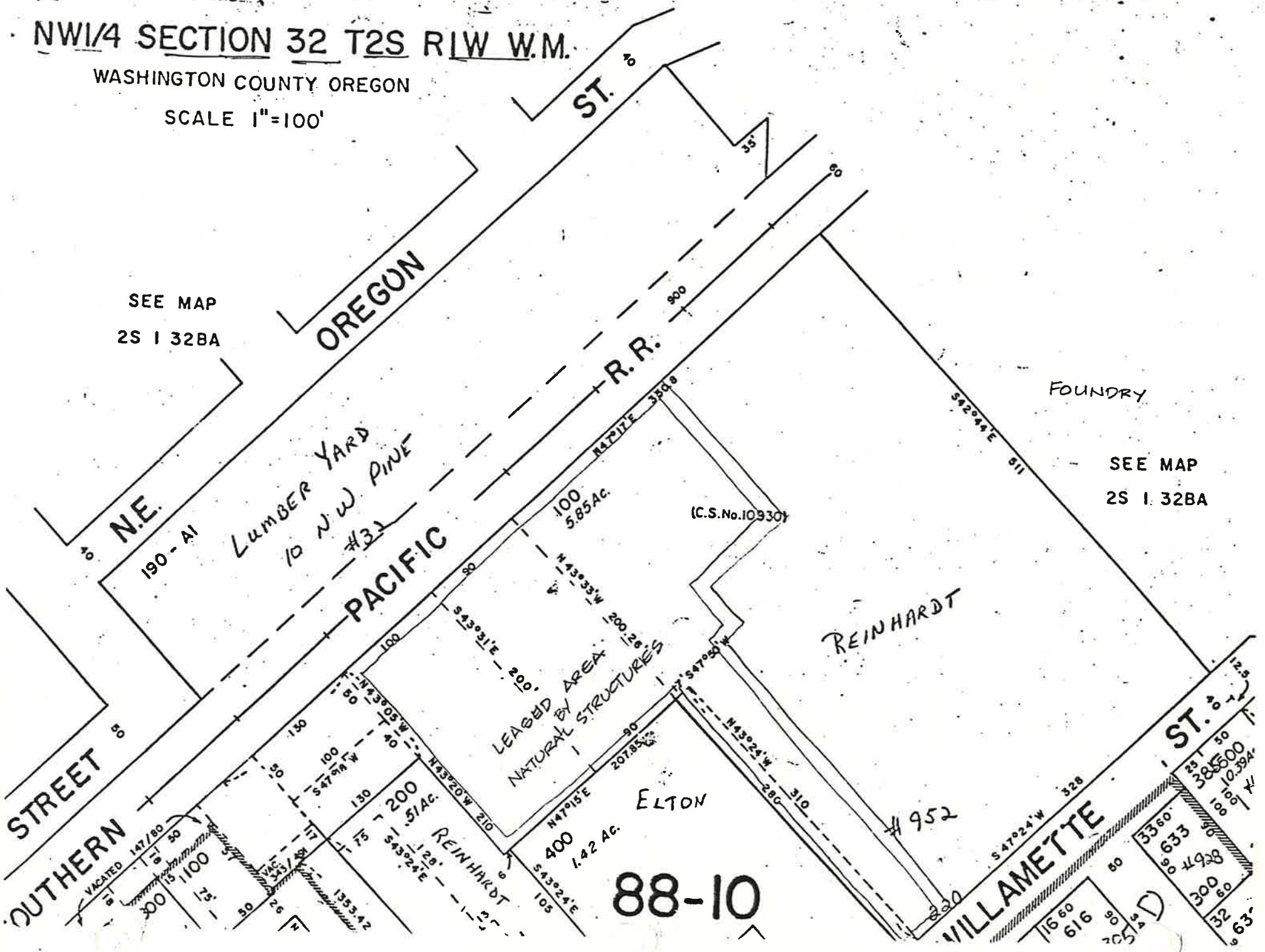
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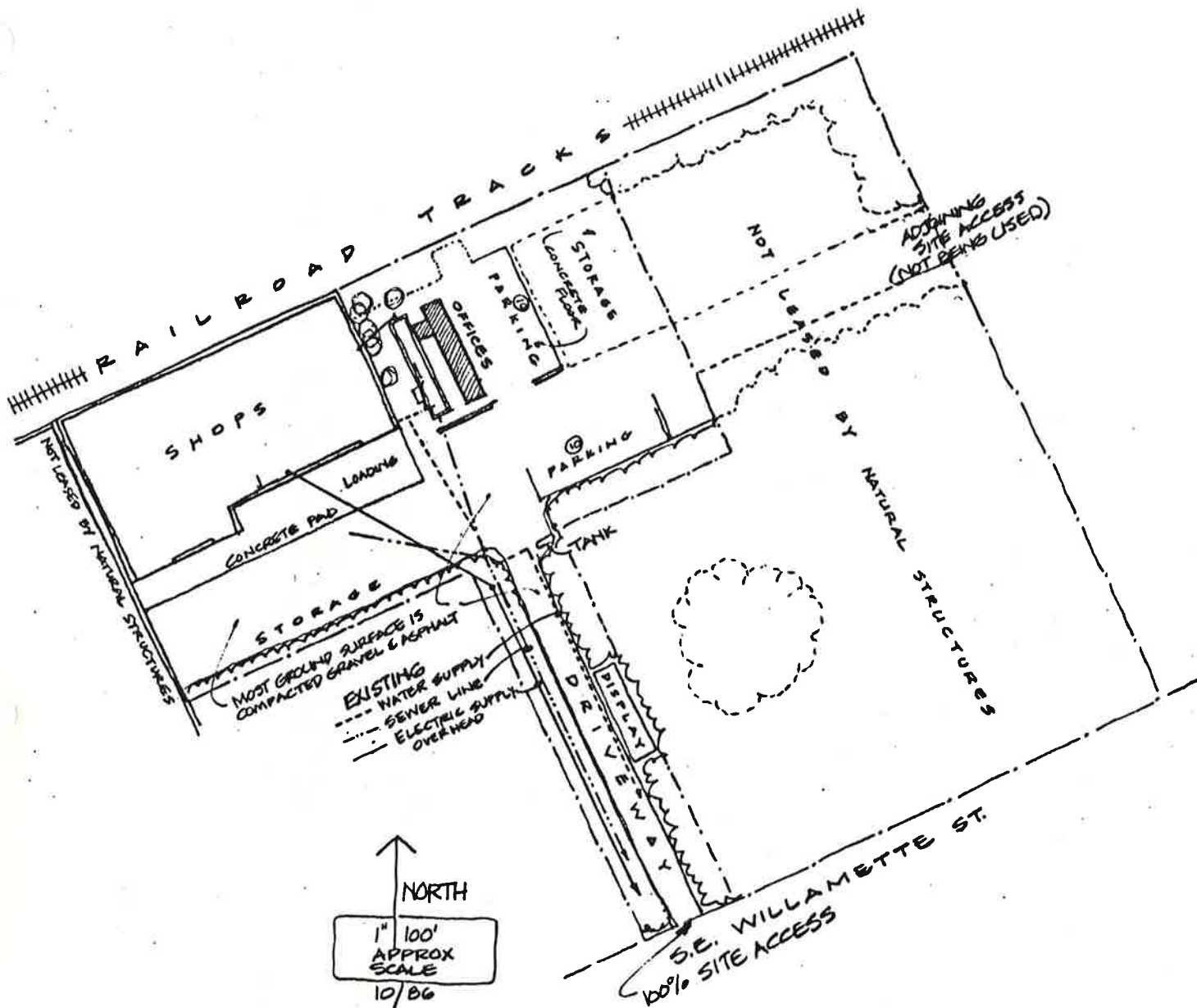


SEE MAP
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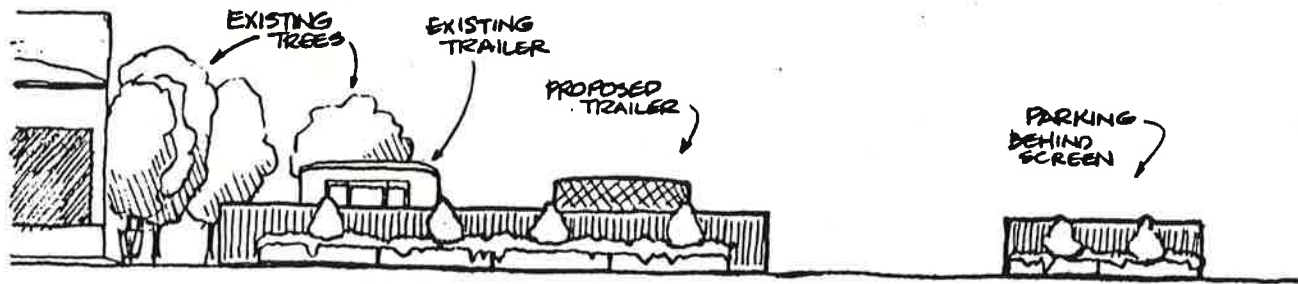
FOUNDARY

SEE MAP
2S 1 32BA

88-10



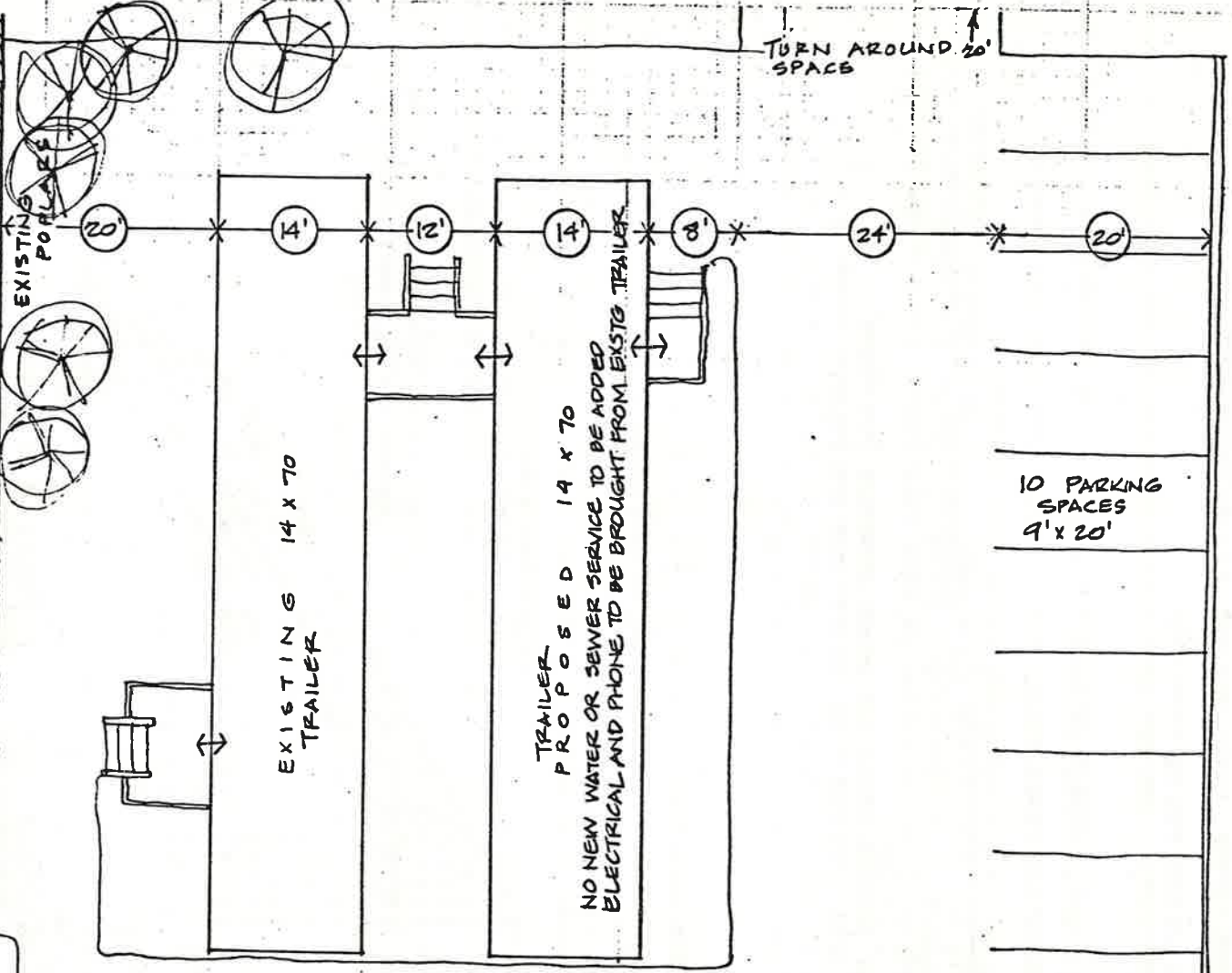
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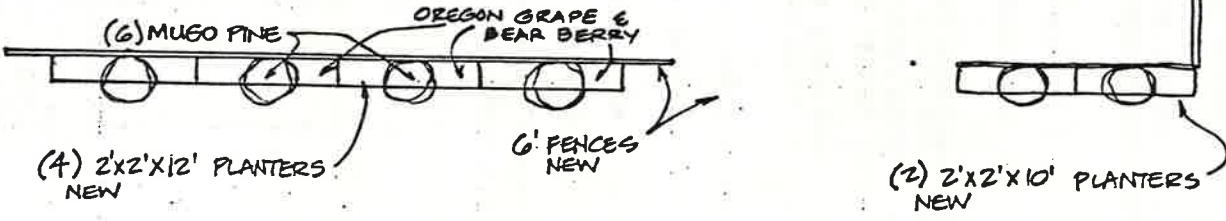
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AFFECTED AREA
1/16" = 1'-0"



BOTH BUILDINGS MAY BE COVERED WITH COMMON ROOF FOR ENERGY CONSERVATION AND WEATHER PROTECTION.

10 ADDITIONAL PARKING SPACES

10 PARKING SPACES
9' x 20'

APPROVED MINUTES

PLANNING COMMISSION MEETING
November 17, 1986

I. **Call to Order:** The meeting was called to order by Chairman Glen Warmbier at 7:34 p.m. Commissioners present were Ken Shannon, Joe Galbreath, Bob Nightingale, Walt Hitchcock, Grant McClellan, and Marian Hosler. Planning Consultant Carole Connell was also present.

II. **Minutes of September 29 and October 20, 1986:** Glen Warmbier moved to approve the minutes of September 29 and October 20, 1986, Marian Hosler seconded. The motion carried unanimously.

III. **Old Town Overlay Zone:** Mr. Rapp addressed the Commission regarding questions which were brought up at the last meeting. He reiterated the fact that in 1982 the City received a block grant to do a planning study of Old Town. This was completed in 1983. The resulting report and recommendations were included in the packet Commissioners received. Mr. Rapp stated there were 17 actual projects proposed to be completed in Old Town, such as building a new post office, which will not be realized, the widening of Washington Street, which has been accomplished, and several other projects which have been completed. Mr. Rapp concluded that the idea of an Overlay Zone of Old Town was to give owners some leeway in terms of certain City codes and regulations in order that more flexible development possibilities might be achieved.

The question came up about the ability to provide parking if indeed the Overlay Zone did bring more businesses into Old Town. Mr. Rapp said that the City is working on additional off-street parking at this time in order to accommodate future needs.

Mr. Hitchcock said he felt that the report was basically saying that Old Town should be a place for antique stores and that kind of business. He asked if this was still the plan. Mr. Rapp answered that it was the idea, but the plan did not preclude other types of businesses. Mr. Hitchcock wondered why the consultants recommended this. Mr. Rapp said that he did not know, but he believed they were trying to identify commercial business which would fit into the character of the city center. It was the marketing approach which the consultants recommended.

Mr. Terry Tollen commented that he is an architect in Old Town and has been in Shewrood six years. He said that overall he supported the idea of the overlay zone although he felt it needed more designing. He felt that if the Overlay Zone is not put into practice, the Old Town would not develop.

Walt Hitchcock stated that the Overlay Zone would attract arts and crafts stores and he did not feel this would generate enough income for property owners to upgrade their property.

Mr. Rapp stated that the prime focus of the Overlay was for flexibility of uses.

Joe Galbreath stated that he was for the Overlay Zone, feeling that it might help to attract businesses.

Mr. Hitchcock agreed that it might help, but he did not feel it was enough to solve the problems of Old Town.

Mr. Hitchcock moved that a public hearing be set at the end of January and that they extend a special invitation to the property owners and businesses of Old Town. Mr. Nightingale seconded the motion and the motion carried unanimously.

Jim Rapp mentioned to the Commission they should indicate to Ms. Connell their preferences for priority Zoning Code policy revision proposals for new projects so that in January the Council could set up a work program.

IV Smith Farm Estates Site Plan Revision Request: Marian Hosler asked to be disqualified from this discussion. Carole Connell gave some background of the situation. This request is to revise the original site plan.

Mr. John Marovich, representing Smith Farm Estates, stated a meeting was held the previous night with the Smith Farms' Tenant Association. The proposal was presented to them at that time. The proposal is to move the Recreation building to another site. The Tenant Association was told the original lot would not accommodate the building because it has a creek bed on it. Mr. Marovich said most tenants agreed to the proposal.

Mr. Telsey of Lot 56 said that he was promised when he purchased his lot that there would not be anything built next to it. He felt it would be very unfair, now that he had his home with a deck overlooking Lot 55 1/2, that Lot 55 1/2 be built on.

Mr. Howard Clukey, President of the Tenant Association said that the majority of the tenants present at the meeting wanted the recreation center. They took a vote and there were 21 in favor of the proposal and 5 against.

Other interested parties of the Tenant Association stated their opinion.

The question came up regarding the fact the Lot 55 1/2 was on the Greenway/Floodplain and whether the building would block the public access, or if it was a public access Greenway.

Mr. Hitchcock moved to get a legal opinion regarding the pathway from the City Attorney and Mr. Nightingale seconded. Motion

carried unanimously.

Commission also instructed that the landscaping be completed by June 1, 1987.

Regarding the Recreational Building, Mr. Hitchcock moved to table the site plan revision proposal until the legal opinion about the Greenway pathway is received. Ken Shannon seconded. The motion carried. Proposed request to be carried over until legal opinion is obtained on the Greenway public access.

Carole Connell stated that the sales office complied with the city's home occupation criteria and are permitted because Mr. Roth was living there.

V. Public Hearing: Request for a Major Plan Amendment/Zone Change by Ed Walden to change the designation of 27 acres on Sunset Blvd. from MDRL to MDRH.

a. Carole Connell read from the findings of fact from the Staff Report.

Mr. John Godsey, representing Mr. Walden, requested favorable consideration and requested all conditions of approval apply at time of development. He said he felt that #6, the nonremonstrance agreement, should not be required until a developer had purchased the property.

Mr. Warmbier stated that this agreement was a matter of policy at the time of approval.

Mr. Hitchcock asked if this site was adequate for development density as high as 30 units per acre.

Mr. Godsey said that it was, but he did not believe it to be feasible because of the physical constraints of the property.

Mr. Walden asked for favorable consideration because the zone change would provide a buyer a little more option as to what could be developed.

Mr. Warmbier closed the public discussion as no one had further testimony.

Mr. Hitchcock was concerned about the density at which they could build because of the PUD. It was decided that because of the parking problems and the type of soil, it would not be feasible to build 30 to 35 units per acre.

Mrs. Hosler moved to accept the change with recommendations one through five being required at time of development but that #6, the nonremonstrance agreement, be required at this time for approval. Mr. Nightingale seconded. Motion passed unanimously.

VI Site Plans

A. **Pride Disposal Site Plan Proposal on Edy Rd.:** Pride Disposal request to construct an office and shop on a vacant parcel on Edy Road.

Carole Connell went over the Background and Findings of Fact. She stated that Staff recommended approval with conditions, which she read.

The representative for Pride Disposal said he did not feel that the trees at the back of the property should be required because they are putting up a slatted fence. Pride Disposal also objected to Condition #5, the requirement for landscaped 15' visual corridor, because it was not plausible due to the expense particularly when no one knows when that land will be developed.

Mr. Hitchcock moved to approve with the following conditions: 1) Landscaping shall consist of a variety of evergreen and deciduous plants at sizes appropriate to the location. The trees along the driveway shall be large deciduous trees. All landscaping shall be regularly maintained by an underground sprinkler system. 2) The building color should be natural and blend with the environment. Natural greens blend best with the surrounding vegetation. 3) Specific storm drainage provisions shall be approved by the City prior to construction. 4) Because of the uncertainty of future development on the remainder of the site, the fifteen (15) foot visual corridor shall be landscaped as a part of this development. Landscape plans shall be approved by the City prior to installation. 6) The owner shall enter into a non-remonstrance agreement with the City for future public improvements associated with the site. 7) Outdoor lighting and solid waste disposal shall be indicated in the final plans and approved by the City. 8) Landscaping from the driveway to the Bonneville right-of-way to be put in after the completion of Edy Road or 5 years.

Mr. Shannon seconded and the motion passed unanimously.

B. **Natural Structures proposal on Willamette Street:** Natural Structures requested the placement of another trailer for additional office space. Mr. Nightingale moved to accept the recommendations of Staff. Mrs. Hosler seconded and the motion passed unanimously.

It was determined not to meet in December. Mr. Galbreath moved to adjourn, Mr. Nightingale seconded and motion carried.

Rebecca L. Burns
Minutes Secretary