City of Sherwood
PLANNING COMMISSION
Agenda

February 6, 1986
7:30 p.m., Senior/Community Center
855 N. Sherwood Blvd.

1. Approval of Minutes
   December 5, 1985 and January 2, 1986

2. Hughes Meadows Preliminary Subdivision Approval Request for a 68 Lot, Residential Subdivision on Sunset Blvd. East of the Southern Pacific Railroad Tracks.

3. Public Hearings

   a. Consolidation of the Design Review Board and the Planning Commission.

   b. Adoption of the Institutional/Public (IP) Zone.

   c. Adoption of the Revised Sherwood Zone Map.

4. Review of the Washington County/Sherwood Urban Planning Area Agreement.

5. First Draft Review of the Revised Sherwood Community Development Code.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: Jan. 30, 1986

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

FILE NO.: 2271-29

SUBJECT: Hughes Meadows Preliminary Subdivision Plat

I. PROPOSAL DATA

Applicant: Roy Hughes
3895 S.E. Morgan Road
Hillsboro, Oregon 97123

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

Request: Preliminary plat approval for a 68-lot subdivision on 26.9 acres for single-family conventional dwellings on 5,000 square foot lots.

Location: Sunset Boulevard 275 feet west of St. Charles Way and further described as Tax lot 200, Map T2-R1-31D.

II. BACKGROUND DATA

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

2) The subject property is currently occupied by a single-family residence. 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.

3) Cedar Creek and its **floodplain** runs through the property in two directions, dividing the parcel into three segments outside of the floodplain.

4) The subject property adjoins Sunset Boulevard, designated a **minor arterial** street.

III. SHERWOOD COMPREHENSIVE PLAN POLICIES

The Sherwood Comprehensive Plan specifies residential development objectives and policies in Section IV, pages 8-17. Relevant to this proposed subdivision are the following plan policies:

1) Residential areas will be developed in a manner which will ensure that the integrity of the community is preserved and strengthened.
   - New housing will be located so as to be compatible with existing housing.
2) The City will ensure that an adequate distribution of housing styles and tenures are available.
3) The City will ensure the availability of affordable housing and locational choice for all income groups.
4) The MDRL designation is intended to provide for dwellings on smaller lots...and
   - where there is easy access to shopping
   - where urban facilities are provided
   - where major streets are adequate

IV. SUBDIVISION REGULATIONS

A. The Sherwood Development Code specifies regulations regarding the subdivision of land in Chapter 3. The preliminary plat approval requirements are identified on pages 211 to 213. No preliminary plat for a proposed subdivision shall be approved by the Planning Commission unless:

1. Streets and roads are laid out so as to conform to the plats of subdivisions or maps of major partitions already approved for adjoining property as to width, general direction and in all other respects, unless the City determines it to be in the public interest to modify the street or road pattern.

2. Streets and roads held for private use are clearly indicated on the preliminary plat plan and all reservations or restrictions relating to such private roads and streets are set forth thereon.

3. The preliminary plat complies with the Comprehensive Plan and applicable Planning Designation Area regulations of the City then in effect.

4. There will exist adequate quantity and quality of water and an adequate sewage disposal system to support the proposed use of the land described in the proposed plat.

5. Development of any remainder of property under the same ownership can be accomplished in accordance with this ordinance.

6. Adjoining land can be developed or is provided access that will allow its development in accordance with this ordinance.

B. The subdivision code further specifies street design standards, public facility improvement standards, grading and drainage requirements.

V. DEVELOPMENT CODE PROVISIONS

A. Section 2.08 MDRL Zone

The subject property is zoned MDRL in which the proposed single-family residential subdivision is a permitted use. In addition, the zone requires:

1. **5,000 square foot lots with a maximum of 11 units per acre.**
2. **A lot width of 25 feet.**
3. **A lot width at the building line of 50 feet.**
4. **A lot depth of 80 feet.**

B. Section 4.03 Flood Plain District

The subject property is in the designated **Cedar Creek Flood Plain District.** The limits of the 100-year floodplain are identified at the 178 foot elevation level on the plat. The following code provisions apply:

1. A development permit shall be obtained from the Building Inspector for any construction or development within the floodplain.

C. Section 4.04 Recreation Resource Management

The intent of this section is to specify the method for assuring a system of public and private recreation and open space facilities consistent with the Comprehensive Plan. The following provisions apply:

1. A systems development charge is required for every lot at the time of a requested building permit.

2. If a proposed development contains all or part of an area designated on the Recreation Master Plan Map for park or open space, all or a portion of the site so designated may be dedicated to the City in lieu of an equivalent portion of the required systems charge, upon approval by the Planning Commission.

3. Visual Corridors: New developments on a minor arterial shall be required to establish a landscaped visual corridor of 15 feet. Visual corridors may be established in required yards.

D. Section 4.05 Energy Conservation

All land use development activities and uses for which a Certificate of Plan Compliance is required pursuant to Chapter 1 Section 4.00 of this Part shall submit with the application for a Certificate of Plan Compliance a written statement describing how the proposed activity or use provides for, to the maximum extent feasible, future passive or natural heating and cooling opportunities consistent with the provisions of this subsection. Plans for a proposed development or use shall demonstrate compliance with the following standards.

VI. FINDINGS OF FACT

1. The applicant is proposing a 68-lot single-family conventional subdivision on 26.9 acres located on Sunset Boulevard.

2. The subject property is zoned Medium Density Residential Low MDRL in which the proposal is a permitted use.

3. The Sherwood Comprehensive Plan encourages the development of residential lands planned where services are available and streets are adequate. The City is to ensure the adequate distribution of housing styles that are affordable for all income groups.

4. The MDRL zone allows 11 units per net buildable acre. Assuming 25% of the land is not available due to road requirements, the estimated 30 gross acres **minus** 7.5 acres (25%) = 22.5 acres. Then subtracting the 13.8 acres of open space unbuildable due to the floodplain leaves 8.7 net acres. An allowed 11 units per acre **allows a maximum of 95.7 lots** on the parcel. **The applicant is proposing 68 lots.**

5. The Cedar Creek floodplain runs through the subject property in two directions. This area comprises 13.8 acres of land. Existing City sewer lines are installed in the floodplain. The limits of the floodplain are at an elevation of 178 feet noted on the plat.

6. The following four soil types exist on the site:
   a) McBee silty clay/loam
   b) Quatama loam
   c) Wapato silty clay loam
   d) Xerochrepts and Haploxeralls, very steep

   The soils are identified as having severe limitations. The applicant has indicated that with proper site development and drainage, these limitations can be overcome.

7. A soils analysis by a registered soils engineer has **not been provided.**

8. The proposed development adjoins the Southern Pacific Railroad line for about 1,650 feet. There are eleven lots directly adjoining the rail right-of-way.

9. The code requires that each lot have a minimum width of 25 feet. The plan indicates that each lot meets the requirement.

10. The code requires that each lot be 50 feet wide at the building line. The building line for each lot has not been determined.

11. The code requires that each lot be a minimum of 80 feet in depth. **Each lot meets the requirement.**
12. The code requires that each cul-de-sac have a radius of 50 feet. Each of the project's proposed cul-de-sacs indicate a **radius of 50 feet.**

13. The code requires four foot-wide sidewalks on both sides of the street. The plat provides a typical street section in which sidewalks are included. Sidewalks will be provided according to City Standards.

14. A street systems development charge for future street improvements is required at the time of individual building permit requests.

15. One of the proposed streets crosses the floodplain. Development of this street will require a development permit from the City Building Inspector.

16. The Cedar Creek floodplain in the area of the proposed development is identified in the Sherwood Comprehensive Plan as a planned recreation area. A pedestrian trail along the creek is also identified in the plan. This land should be dedicated to the City in lieu of a systems development charge for park purposes. The Sherwood Parks Board has reviewed the proposal and recommended a walkway easement to the greenway between lots 19 and 20.

17. The applicant has responded to Section 4.05 Energy Conservation. It has been indicated that 55% of the lots have excellent solar potential, 39% have limited solar potential and 6% have poor solar potential. Due to considerable topographic limitations, the lot layout cannot be required without significant reduction in the number of lots.

18. Existing water lines to serve the property are located in Sunset Blvd. about 125' east of the eastern property line.

19. The applicant has indicated that public easements for sanitary and storm sewers will be provided to each lot.

20. A five-foot utility easement will be provided along the front and side lot lines for power, telephone and other utilities.

21. The applicant has indicated that about 690 vehicle trips per day will be generated from the development. Sunset Boulevard is designated a minor arterial and is planned for an increase in use.

22. The proposed development will require two access points onto Sunset Blvd.; one 400 feet west of St. Charles Way and the second west another 1000 feet.

The code recommends an 1800 foot separation between accesses on arterial streets. **These proposed accesses do not comply with that recommendation.**

23. A street stub is proposed near lots 50 and 69 for assumed future access to the adjoining property to the north.

24. A 15' visual corridor along Sunset Blvd. is required; the plan indicates a 15' visual corridor easement to meet the standard.

25. The school district and the fire district have been notified of this project. The School District has indicated that there are no conflicts with their interests and this proposal. The Fire District has not responded.

26. There are topographic constraints to many of the lots due to fairly steep slopes, and the floodplain. The code allows a maximum 6% grade in street construction.

27. The required local street right-of-way dedication is 50 feet, as provided on the proposed plat.

28. Additional right-of-way to Sunset Blvd. is proposed to be dedicated.

VII. CONCLUSIONARY FINDINGS AND STAFF RECOMMENDATION

1. The proposed development conforms with the Sherwood Comprehensive Plan residential plan policies.

2. The proposal meets the intent of the MDRL zone and allowed density.

3. The proposed plat complies with the required findings for approval of a preliminary subdivision plat.

4. The site is located in the Cedar Creek floodplain, and has some soil limitations and significant slopes dropping into the floodplain.

5. There are eleven lots adjoining the railroad which travels on the line two times each day.

6. Due to physical constraints, many lots have been designed so that individual buildings will not have the required access to solar heating from 9 a.m. to 3 p.m. on December 21.

7. All street and sidewalk standards have been met, except the recommended separation of access points onto Sunset Blvd. There is no alternative means to access the property.

8. All lots comply with the Sunset Blvd. visual corridor standard.

Based on the Background Data, the Findings of Fact, and Conclusionary Findings, staff recommends **approval** of the preliminary plat subject to the following conditions:

1. Compliance with all required lot dimensions, setback requirements and road standards.

2. Compliance with Fire District requirements.

3. Dedication of the proposed open space to the City and dedication of a pedestrian easement between lots 19 and 20.

4. An approved drainage plan by the City Engineer.

5. An approved plan of the proposed street in the floodplain by the Building Official.

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. _____
FEE $375.00
RECEIPT NO. _____
DATE _____

Type of Land Use Action Requested

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

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	Roy Hughes	3895 S.E. Morgan Road, Hillsboro, Oregon 97123	640-5874
Owner:	Ed Walden	Rt. 3 Box 53, Sherwood, Oregon, 97140	625-7529
Contact for Additional Info:	Technical Engineering Corp.,	8835 S.W. Canyon Lane, #405 Portland, Oregon 97225	297-3721

Property Information

Street Location: Sunset Blvd., West of St. Charles Way
Tax Lot No. 200, Tax map 2S1 31 D Acreage 26.9
Existing Structures/Use: One existing dwelling and one shed
Existing Plan Designation: Medium Density

Proposed Action

Proposed Use Single family residential
Proposed Plan Designation Medium Density and open space
Proposed No. of Phases (one year each) 3
Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: Applicant proposes to create a 69 lot subdivision for single family dwellings on minimum 5000 square foot lots.

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.

Ron Hughes — 10/14/85
Applicant's Signature

J Haden — 10/14/85
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.

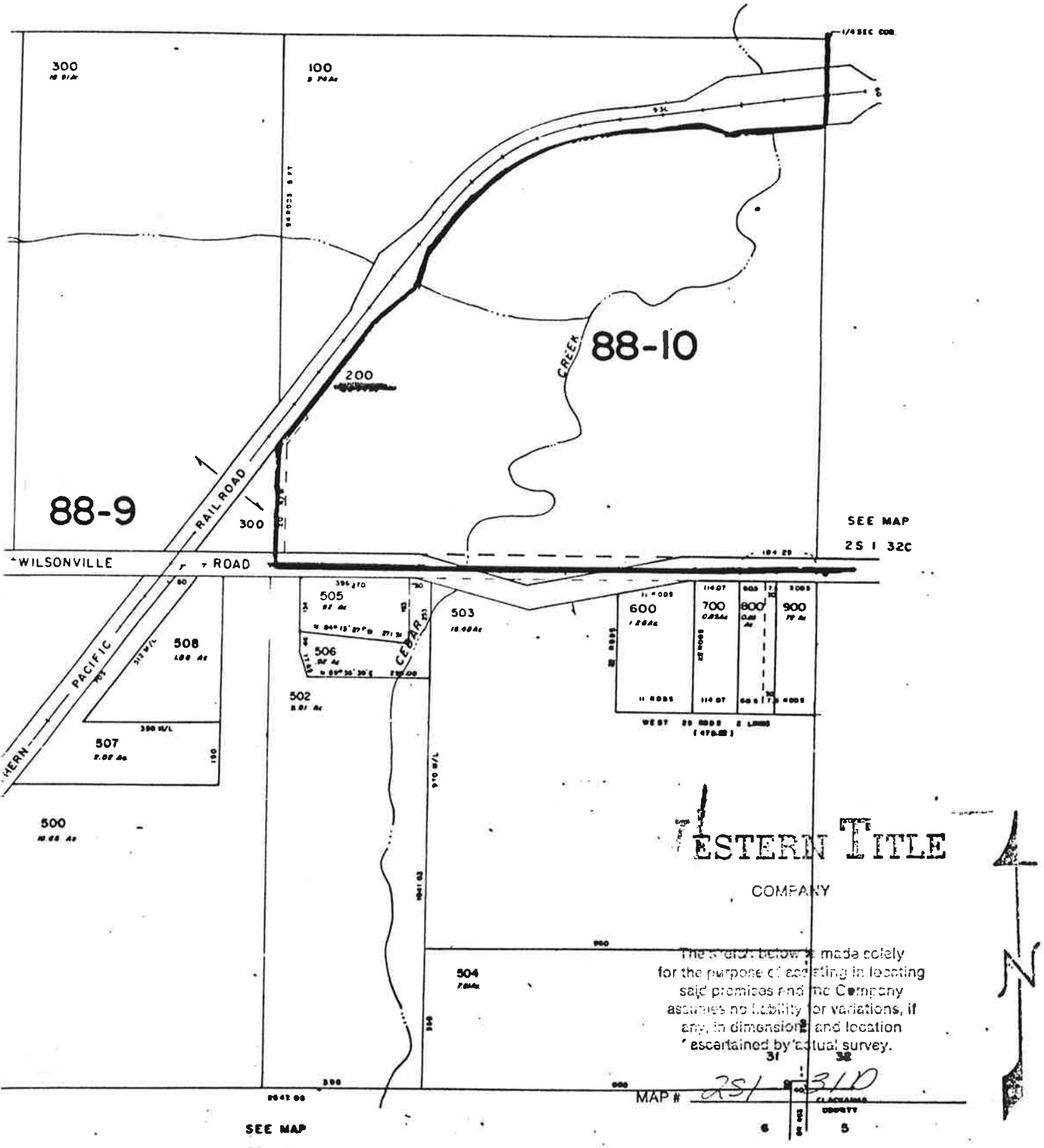
SE 1/4 SECTION 31 T2S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 200'

2S 1 31D

SEE MAP
2S 1 31A



SHERWOOD
2S 1 31D

HUGHES MEADOWS

Land Use

Growth Management - Subject property is within the incorporated city limits of Sherwood.

Acreage - 26.94 Acres

Plan Designation - Medium Density and open space

Maximum Allowable Density - 200+ Dwelling Unit
Proposed Denisty 69 Dwelling Units

Existing Land Use - Fallow

Environmental Resources - Natural Resources and Hazards

- SCS Soils information -

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

a) McBee silty clay loam (30)
b) Quatama loam, 3-7% slopes (37B)
c) Wapato silty clay loam (43)
d) Xerochrepts and Haploxerolls, very steep (46F)

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 and site drainage, these severe limitations can be overcome. (see attachment)

Design Considerations

Cedar Creek flows through the proposed development. The 100 year flood plain has been shown on the preliminary plats. 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 may be the required street crossing on the northwesterly portion of the development.

HUGHES MEADOWS

General Information

1. Tax Lot 200, Map 2S1 31 D
2. Owner: Ed Walden, Rt. 3, Box 53, Sherwood, Oregon
   Applicant: Roy Huges, 3895 S.E. Morgan Road, Hillsboro, Oregon
   Engineer: Technical Engineering Corporation, 8835 S.W. Canyon Lane, Suite 405, Portland, OR 97225

Growth Management

1. The subject property is within the incorporated city limits of Sherwood.

Land Use

Existing

1. Acreage of subject property - 26.9 acres
2. Comprehensive Plan Designation - Medium density and open space.
3. Maximum Allowable Denisty - 200 Dwelling Units
4. Existing Land Use - fallow
   Existing Structures - See preliminary plat
5. Existing Easements - Sanitary sewer easements to Unified Sewerage Agency.

Proposed

1. Minimum lot size - 5,000 square feet
2. Setbacks - Setbacks shall comply with the current zoning requirements of the City of Sherwood.
3. Proposed Density - 69 Dwelling Units
4. Acres

   a) Total site area = 26.9 acres
   b) Buildable area = 9.9 acres M/L (37%)
   c) Open space = 13.8 acres M/L (51%)
   d) Street Dedication = 3.2 acres M/L (12%)

5. Proposed easements - Public easements will be provided for sanitary and storm sewers. A five foot utility easement will be provided along the front and side lot lines for power, telephone and other serving utilties.

Environmental Resources

Natural Resources and Hazards

1. Topography - see preliminary plat
2. Soil Conservation Service - soils information

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

   a) McBee silty clay loam (30)
   b) Quatama loam, 3-7% slopes (37B)
   c) Wapato silty clay loam (43)
   d) Xerochrepts and Haploxerolls, very steep (46F)

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 and site drainage, these severe limitations can be overcome. (see attachments)

3. Flood Plain - The limits of the 100 year flood plain of Cedar Creek are shown on the preliminary plat. The 100 year flood elevation as determined by the Corps of Engineers is 178.00 (U.S.G.S. 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 the required street crossing on the northwesterly portion of the development.

4. Natural drainage, streams - see preliminary plat.

5. Significant vegetation - 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 street areas and building areas which will have to be removed for construction.

   This proposed development does preserve a significant amount of the existing vegetation and almost all of the existing trees.

6. Landscaping, screening and tree planting is not included as a part of this proposed development, but will eventually be provided by homeowners on an individual lot by lot basis.

Environmental Quality

The only major source of noise pollution is the existing railroad. Southern Pacific trackage abutts 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 in this area.

Transportation

1) Street location and dimensions - see preliminary plat.

2) Traffic Volumes - This development will generate approximately 690 vehicle trip per day based on 10 trips per day per dwelling. Sunset Blvd., which is classified as a major collector, should be able to handle this increase traffic volume.

3) Access points - The proposed development will require two access points onto Sunset Blvd. The first being approximately 400 feet west of St. Charles Way and the second access point being west another 1000 feet (approximately 450 feet east of the railroad crossing). Vehicular sight distance is adequate at both access points. A street stub will be provided to the northwest (in the vicinity of lots 50 and 69) for future development adjacent to this development.

Community Facilities and Services

Water	-	City of Sherwood water
Sewers	-	City of Sherwood - Unified Sewerage Agency
Electrical	-	Portland General Electric
Telephone	-	General Telephone

HUGHES MEADOWS

Energy Conservation

The portions of the site which are proposed for development are generally void of existing vegetation and trees. This allows for maximum utilization of solar heating during the winter months. This site provides excellent solar potential for 55 percent of the proposed lots, limited solar potential for 39 percent and poor solar potential for 6 percent of the proposed lots. Home owners should be encouraged to plant deciduous trees rather than evergreens to provide cooling in the summer months, yet maintain the natural heating in the winter.

In addition to the above, the higher population density provided by development of this subdivision will help reduce further urban sprawl and thus result in cost savings for providing and maintaining the necessary energy services.

ACCESS

The Sherwood Community Development Code recommends an 1800 foot separation between accesses on an arterial street. This proposal does not comply with this recommendation because of existing physical and topographical limitations. The total frontage on Sunset Blvd. is approximately 1350 lineal feet, of which 400 feet is within the area of the 100 year flood plain of Cedar Creek. This property needs two access points on Sunset Blvd to provide maximum development of the site without additional crossings of the flood plain area.

SEWER EASEMENTS

Sanitary sewer and storm sewer easements will be shown on the final plat. The exact location of these easements will be determined when the engineering design for the sewers is done.

CEDAR CREEK GREENWAY

The Cedar Creek greenway will be dedicated to the City of Sherwood as open space by plat.

VISUAL CORRIDOR EASEMENT

A 15 foot wide visual corridor easement along Sunset Blvd. will be provided on the final plat.

SIDEWALKS

As shown in the Typical Street Section on the preliminary plat, sidewalks are required. These sidewalks will be built to City of Sherwood standards.


R. 2 W.
R. 1 W.
Chicken Creek
Middleton Creek
Cedar Creek
Sherwood
SITE
CLACKAMAS
(Joins sheet 48)
(Joins inset A, sheet 45)
5 000

firm, sticky and plastic; very few fine roots; many, very fine, tubular pores and few, fine, tubular pores; slightly acid (pH 6.4); gradual, smooth boundary. 4 to 11 inches thick.

C—45 to 65 inches, dark-gray (10YR 4/1) clay loam, gray (10YR 5/1) dry; many, medium and fine, distinct mottles of very dark brown and dark brown (10YR 2/2 and 3/3); massive; many, very fine, tubular pores; slightly acid (pH 6.4).

The solum is 30 to 48 inches thick. The A horizon is dark colored to a depth of more than 20 inches. Coarse fragments are commonly absent in the control section, but their content ranges to 20 percent below a depth of 35 inches and to 50 percent below a depth of 40 inches. The B horizon is silty clay loam or clay loam. The C horizon is clay loam to clay.

30—McBee silty clay loam. This nearly level soil is in areas along larger streams (fig. 9).

Included with this soil in mapping were areas of Chehalis, Cove, and Wapato soils, which make up as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Flooding is frequent, and the hazard of streambank erosion is high. Capability unit IIw–4; wildlife group 1.

Melbourne series

The Melbourne series consists of well-drained soils that formed in residuum and colluvium weathered from sedimentary rock on uplands. Slope is 2 to 60 percent. Elevation is 300 to 800 feet. Vegetation is Douglas-fir, Oregon white oak, poison-oak, wild rose, shrubs, and forbs. Average annual precipitation is 40 to 60 inches, average annual air temperature is 51° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark-brown and dark yellowish-brown silty clay loam about 10 inches thick. The upper part of the subsoil is dark yellowish-brown silty clay loam about 8 inches thick, and the lower part is brown silty clay about 32 inches thick. The substratum is yellowish-brown silty clay about 16 inches thick. The profile is slightly acid and medium acid in the surface layer, medium acid in the upper part of the subsoil, and strongly acid in the lower part of the subsoil and in the substratum.

Permeability is moderately slow. Available water capacity is 3.5 to 6 inches. Water-supplying capacity is 17 to 24 inches. Effective rooting depth is more than 60 inches.

These soils are used for timber, irrigated berries, hay, pasture, wildlife habitat, recreation, and water supply.

Figure 9.—McBee silty clay loam on nearly level flood plain. Laurelwood soils on moderately steep uplands in background.

C—55 to 60 inches, yellowish-red (5YR 5/8) silty clay loam with streaks of yellowish-brown (10YR 5/6), strong brown (7.5YR 5/8) dry; massive; slightly hard, friable, sticky and plastic; few fine roots; many, very fine, irregular pores; few moderately thick clay films on rock fragments and in pores; 50 percent weathered siltstone fragments; strongly acid (pH 5.4).

Depth to fractured, partially consolidated siltstone and shale is 40 to 60 inches or more. The Bt horizon is silty clay loam to silty clay and averages 35 to 50 percent clay. The C horizon consists of partially weathered, fractured siltstone or shale, with moderately fine textured material filling the fractures.

36C—Pervina silty clay loam, 7 to 12 percent slopes. This strongly sloping soil is on uplands. It has a profile similar to the one described as representative of the series.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils, gently sloping Pervina soils, and steeper Pervina soils. Included soils make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IIIe-7; woodland suitability group 2o1; wildlife group 4.

36D—Pervina silty clay loam, 12 to 20 percent slopes. This moderately steep soil is on uplands.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included were areas of Pervina soils that are steeper or less sloping than this Pervina soil. Included soils make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IIIe-7; woodland suitability group 2o1; wildlife group 4.

36E—Pervina silty clay loam, 20 to 30 percent slopes. This steep soil is on uplands. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included were areas of Pervina soils that are steeper or less sloping than this Pervina soil. Included soils make up as much as 15 percent of this mapping unit.

Runoff is rapid, and the hazard of erosion is severe. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IVe-3; woodland suitability group 2o1; wildlife group 4.

36F—Pervina silty clay loam, 30 to 60 percent slopes. This very steep soil is on uplands.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included are areas of Pervina soils that are less sloping than this Pervina soil. Included soils make up as much as 20 percent of this mapping unit.

Runoff is rapid, and the hazard of erosion is very severe. This soil is used mainly for timber. Other uses include water supply, recreation, and wildlife habitat. Capability unit VIe; woodland suitability group 2r1; wildlife group 4.

Quatama series

The Quatama series consists of moderately well drained soils that formed in mixed, loamy alluvium on old terraces. Slope is 0 to 20 percent. Elevation is 140 to 200 feet. Where these soils are not cultivated, the vegetation is Douglas-fir, western redcedar, Oregon white oak, ash, oregon-grape, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark-brown loam about 9 inches thick. The subsoil is dark yellowish-brown loam and clay loam about 34 inches thick. The substratum is dark yellowish-brown loam about 19 inches thick. The profile is medium acid throughout.

Permeability is moderately slow. Available water capacity is 8 to 10 inches. Water-supplying capacity is 18 to 20 inches. Effective rooting depth is over 60 inches.

These soils are used for irrigated berries, irrigated vegetable crops, orchards, small grain, irrigated hay, irrigated pasture, homesites, recreation, and wildlife habitat.

Representative profile of Quatama loam, 0 to 3 percent slopes, located about 100 feet east of the road in the southeast corner of the SW¼NW¼NE¼ section 9, T. 2 S., R. 2 W.:

Ap—0 to 9 inches, dark-brown (10YR 3/3) loam, brown (10YR 5/3) dry; moderate, fine and very fine, subangular blocky structure; slightly hard, friable, nonsticky and slightly plastic; common fine roots; many, fine and very fine, irregular pores; medium acid (pH 5.6); abrupt, smooth boundary. 7 to 9 inches thick.

B1—9 to 15 inches, dark yellowish-brown (10YR 3/4) loam, pale brown (10YR 6/3) dry; weak, coarse, subangular blocky structure; hard, firm, nonsticky and plastic; very few fine roots; many, medium and fine, tubular pores; thin, continuous clay films in root channels and pores; medium and fine, tubular pores; thin, continuous clay films in root channels and pores; medium acid (pH 5.8); clear, smooth boundary. 0 to 7 inches thick.

B21t—15 to 21 inches, dark yellowish-brown (10YR 3/4) clay loam, pale brown (10YR 6/3) dry; moderate, fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few very fine roots; many, fine, tubular pores; thin, continuous clay films in pores and few, thin clay films on peds; medium acid (pH 5.8); clear, smooth boundary. 5 to 10 inches thick.

B22t—21 to 30 inches, dark yellowish-brown (10YR 3/4) clay loam, pale brown (10YR 6/3) dry; few, fine, distinct, light brownish-gray (10YR 6/2) and

reddish-brown (5YR 4/3) mottles; weak, hard, firm, slightly sticky and plastic; very few roots; many, coarse, medium, and fine, tubular pores; continuous clay films in pores and on peds; common manganese stains; medium acid (pH 5.9); gradual irregular boundary. 6 to 18 inches thick.

B3t—30 to 43 inches, dark yellowish-brown (10YR 3/4) loam, pale brown (10YR 6/3) dry; common, fine, dark grayish-brown (10YR 4/2) mottles; massive in places parting to weak, coarse, subangular blocky structure; slightly hard, firm, slightly sticky and slightly plastic; common, large and medium, tubular pores; thin continuous clay films on peds and in pores; medium acid (pH 6.0); gradual, irregular boundary. 10 to 20 inches thick.

C—43 to 62 inches, dark yellowish-brown (10YR 3/4) loam, yellowish brown (10YR 5/4) dry; common grayish-brown (10YR 6/2 & 5/8) mottles; massive; hard, firm, slightly sticky and slightly plastic; common, fine, tubular pores; medium acid (pH 6.0).

The thickness of the solum ranges from 40 to 60 inches. Texture of the A horizon is silt loam to loam. The Bt horizon ranges in texture from loam to clay loam. Structure in the Bt horizon ranges from moderate, coarse to fine, subangular blocky in the upper part and from nearly massive to weak, coarse, subangular blocky in the lower part. Clay films are thin to moderately thick, and they are in channels, in pores, and on vertical and horizontal ped faces. Stratified layers of sandy loam to loamy sand occur below a depth of 40 inches in places.

37A—Quatama loam, 0 to 3 percent slopes. This nearly level soil is on terraces. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIw-1; wildlife group 2.

37B—Quatama loam, 3 to 7 percent slopes. This gently sloping soil is on terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIe-2; wildlife group 2.

37C—Quatama loam, 7 to 12 percent slopes. This moderately sloping soil is on terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIe-2; wildlife group 2.

37D—Quatama loam, 12 to 20 percent slopes. This moderately steep soil is on dissected terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIIe-5; wildlife group 2.

Saum series

The Saum series consists of well-drained soils that formed in mixed eolian material, old alluvium, and residuum from basalt on uplands. Slope is 2 to 60 percent. Elevation is 250 to 1,200 feet. Where these soils are not cultivated, the vegetation is Douglas-fir, Oregon white oak, hazelbrush, poison-oak, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 51° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark reddish-brown silt loam and silty clay loam about 14 inches thick. The subsoil is dark reddish-brown and reddish-brown silty clay loam about 18 inches thick. The substratum is yellowish-red silty clay loam about 18 inches thick. Basalt bedrock is at a depth of 50 inches. The profile is medium acid throughout.

Permeability is moderately slow. Available water capacity is 8 to 10.5 inches. Water-supplying capacity is 16 to 22 inches. Effective rooting depth is 20 to 40 inches.

These soils are used for irrigated strawberries, orchards, small grain, hay, pasture, timber, homesites, recreation, and wildlife habitat.

Representative profile of Saum silt loam, 2 to 7 percent slopes, located about 25 feet north of the road in the SW¼SE¼SW¼ section 7, T. 3 S., R. 1 W.:

Ap—0 to 8 inches, dark reddish-brown (5YR 3/2) silt loam, reddish brown (5YR 5/3) dry; moderate, medium, granular structure; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; many, very fine, irregular pores; 5 percent fine concretions; medium acid (pH 6.0); abrupt, smooth boundary. 5 to 8 inches thick.

A12—8 to 14 inches, dark reddish-brown (5YR 3/3) silty clay loam, reddish brown (5YR 5/4) dry; moderate, medium, subangular blocky structure; hard, firm, slightly sticky and plastic; many fine roots; many, fine, tubular pores; 5 percent fine concretions; medium acid (pH 5.8); clear, smooth boundary. 5 to 8 inches thick.

B2—14 to 23 inches, dark reddish-brown (5YR 3/4) silty clay loam, reddish brown (5YR 5/4) dry; moderate, medium and fine, subangular blocky structure; hard, firm, slightly sticky and plastic; many fine roots; many, fine, tubular pores; few pebbles; medium acid (pH 5.8); clear, smooth boundary. 8 to 15 inches thick.

IIB3—23 to 32 inches, reddish-brown (5YR 4/4) silty clay loam, yellowish red (5YR 5/6) dry; weak, medium and fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few fine roots; many, fine, tubular pores; 20 percent weathered pebbles and 10 percent stones; few,

A2—12 to 19 inches, very dark gray (10YR 3/1) silty clay loam, gray (10YR 6/1) dry; many, fine, dark reddish-brown (10YR 3/1) mottles; moderate, fine, subangular blocky structure; hard, firm, sticky and plastic; common fine roots; common, fine, tubular pores; medium acid (pH 6.0); abrupt, smooth boundary. 6 to 9 inches thick.

IIB2t—19 to 28 inches, very dark-gray (N 3/) light clay, grayish brown (2.5Y 5/2) dry; weak, medium, prismatic structure parting to moderate, medium, angular blocky; very hard, very firm, very sticky and very plastic; common fine roots along vertical ped faces, and few fine roots within peds; few, fine, tubular pores; many pressure faces on peds; neutral (pH 6.6); gradual, smooth boundary. 6 to 9 inches thick.

IIB3t—28 to 33 inches, dark grayish-brown (2.5Y 4/2) silty clay, light brownish gray (2.5Y 6/2) dry; weak, fine, prismatic structure parting to moderate, fine, angular blocky; very hard, very firm, sticky and very plastic; few fine roots between peds; common, very fine, tubular pores; many pressure faces on peds; neutral (pH 6.6); gradual, smooth boundary. 6 to 9 inches thick.

IIIC—33 to 50 inches, dark grayish-brown (2.5Y 4/2) silty clay loam, light gray (2.5Y 7/2) dry; many, medium, distinct, dark-brown (7.5YR 4/2) mottles; massive; hard, firm, sticky and plastic; few fine roots; few, fine and medium, tubular pores with very dark gray (N 3/) clay films; neutral (pH 6.6).

Mottles in the A horizon are faint to distinct. The IIB2t horizon ranges in texture from clay to silty clay. The texture of the IIB3t horizon ranges from silty clay to silty clay loam. The IIIC horizon is silty clay loam to silt loam in texture and ranges from neutral to mildly alkaline in reaction.

42—Verboort silty clay loam. This nearly level soil is in narrow, irregularly shaped, concave areas along drainageways. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Dayton, Wapato, Labish, and Cove soils, which make up as much as 10 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. This soil is subject to flooding, and the hazard of streambank erosion is severe. Capability unit IIIw-2; wildlife group 1.

Wapato series

The Wapato series consists of poorly drained soils that formed in recent alluvium on flood plains. Slope is 0 to 3 percent. Elevation is 100 to 300 feet. Where these soils are not cultivated, the vegetation is ash, willow, rushes, and grass. Average annual precipitation is 40 to 60 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is very dark grayish-brown silty clay loam about 14 inches thick. The subsoil is dark grayish-brown silty clay loam about 28 inches thick. The profile is slightly acid in the surface layer and slightly acid to medium acid in the subsoil.

Permeability is moderately slow. Available water capacity is 10 to 12 inches. Effective rooting depth in places is limited by a seasonal water table to less than 30 inches. The soils are saturated with water during winter unless artifically drained.

These soils are used mainly for pasture, wildlife habitat, and recreation. Other uses are small grain, hay, and late-planted irrigated vegetable crops.

Representative profile of Wapato silty clay loam, located southwest of farmstead in NW¼SW¼SW¼ section 34, T. 1 S., R. 4 W.:

Ap—0 to 7 inches, very dark grayish-brown (10YR 3/2) silty clay loam, dark brown (10YR 4/3) dry; moderate, fine, subangular blocky structure; hard, friable, slightly sticky and plastic; many fine roots; many, very fine, irregular pores; slightly acid (pH 6.2); abrupt, smooth boundary. 6 to 9 inches thick.

A12—7 to 14 inches, very dark grayish-brown (10YR 3/2) silty clay loam, dark grayish brown (10YR 4/3) dry; many, fine, distinct, dark-brown (7.5YR 3/2) mottles; few, fine, black manganese stains; moderate, fine, subangular blocky structure; hard, friable, slightly sticky and plastic; many fine roots; many, fine tubular pores; slightly acid (pH 6.2); clear, smooth boundary. 4 to 10 inches thick.

B21g—14 to 28 inches, dark grayish-brown (10YR 4/2) silty clay loam, grayish brown (10YR 5/2) dry; many, fine, distinct, dark-brown (7.5YR 3/2) and gray (10YR 5/1) mottles; few, fine, black manganese stains; weak, fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few fine roots; common, fine, tubular pores; slightly acid (pH 6.2); clear, smooth boundary. 5 to 17 inches thick.

B22g—28 to 42 inches, dark grayish-brown (10YR 4/2) silty clay loam, grayish brown (10YR 5/2) dry; many, fine, distinct, dark-brown (7.5YR 4/4) mottles; weak, fine, subangular blocky structure; hard, firm, sticky and plastic; common, fine, black stains; medium acid (pH 6.0).

The A horizon is slightly acid to neutral. The B2 horizon is dominantly silty clay loam, but in places it ranges to silty clay below a depth of 30 inches. It is slightly acid to medium acid. The B3 and C horizons, which are below a depth of 30 inches, are commonly silty clay. In some pedons a few water-worn pebbles are embedded in the solum below a depth of 40 inches.

43—Wapato silty clay loam. This soil is on bottom

lands along small streams and in low-lying areas adjacent to larger streams. It has smooth topography and is subject to short periods of overflow and ponding (fig. 10).

Included with this soil in mapping were areas of Chehalis, Cove, Labish, and McBee soils and of gravelly soils. Included soils make up as much as 15 percent of this mapping unit.

Runoff is slow, and water ponds for short periods during winter. The hazard of erosion is slight. Capability unit IIIw–2; wildlife group 1.

Willamette series

The Willamette series consists of well-drained soils that formed in old alluvium on low, broad valley terraces. Slope is 0 to 20 percent. Elevation is 150 to 450 feet. Where these soils are not cultivated, the vegetation is hazelbrush, wild blackberry, grasses, Oregon white oak, and Douglas-fir. Average annual precipitation is 40 to 50 inches, average annual air temperature is 50° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is very dark grayish-brown silt loam about 15 inches thick. The subsoil is very dark grayish brown, dark-brown, and brown silt loam and silty clay loam about 28 inches thick. The substratum is brown silty clay loam about 17 inches thick. The profile is medium acid in the surface layer and medium acid to slightly acid in the subsoil and substratum.

Permeability is moderate. Available water capacity is 10 to 12 inches. Water-supplying capacity is 15 to 20 inches. Effective rooting depth is more than 60 inches.

These soils are used for irrigated vegetable crops, irrigated berries, orchards, small grain, hay, irrigated pasture, homesites, recreation, and wildlife habitat.

Representative profile of Willamette silt loam, 0 to 3 percent slopes, located in the NE¼SW¼NE¼ section 16, T. 1 N., R. 2 W.:

Ap—0 to 8 inches, very dark-brown (10YR 2/2) silt loam, grayish brown (10YR 5/2) dry; moderate, fine, granular structure; slightly hard, friable, nonsticky and slightly plastic; many fine roots; many fine, irregular pores; medium acid (pH 5.8); abrupt, smooth boundary. 5 to 8 inches thick.

A12—8 to 15 inches, very dark grayish-brown (10YR 3/2) silt loam, grayish brown (10YR 5/2) dry; moderate, fine, subangular blocky structure; slightly hard, friable, slightly sticky and slightly plas-

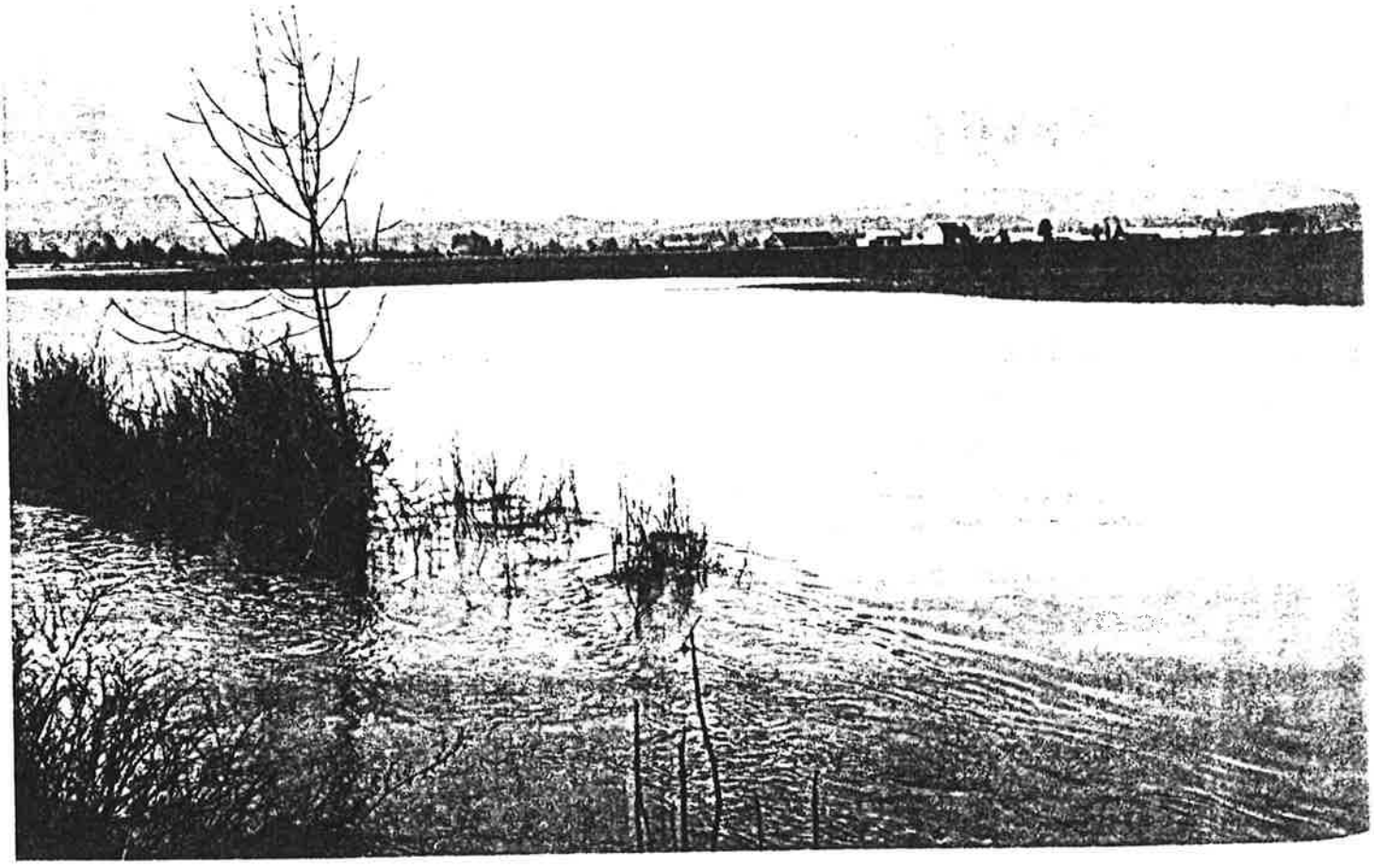


Figure 10.—Flooded area of Wapato silty clay loam surrounded by Woodburn soils.

medium acid (pH 5.6); gradual, smooth boundary. 0 to 7 inches thick.

B21t—16 to 26 inches, dark-brown (10YR 4/3) silty clay loam, light yellowish brown (10YR 6/4) dry; moderate, fine, and very fine, subangular blocky structure; hard, firm, slightly sticky and plastic; many fine roots; many, very fine, tubular pores; thick clay films on peds and in pores; medium acid (pH 5.8); clear, smooth boundary. 7 to 10 inches thick.

B22t—26 to 31 inches, dark-brown (10YR 4/3) silty clay loam, pale brown (10YR 6/3) dry; common fine, distinct, dark grayish-brown (10YR 4/2) and grayish-brown (2.5YR 5/2) mottles; weak, medium, and fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few fine roots; many, fine and very fine, tubular pores; common thick clay films in pores and on peds; few, fine, black manganese stains; medium acid (pH 6.0); gradual, smooth boundary. 4 to 10 inches thick.

B3—31 to 41 inches, dark grayish-brown (10YR 4/3) silty clay loam, pale brown (10YR 6/3) dry; common, fine, distinct, dark grayish-brown (10YR 4/2) and grayish-brown (2.5YR 5/2) mottles; weak, medium and fine, subangular blocky structure; hard, firm, slightly sticky and slightly plastic; few fine and medium roots; common, fine and very fine, tubular pores; few thick clay films in larger pores; medium acid (pH 6.0); gradual, smooth boundary. 0 to 12 inches thick.

C—41 to 60 inches, dark grayish-brown (10YR 4/2) silt loam, light brownish gray (10YR 6/2) dry; many, distinct, grayish-brown (2.5YR 5/2), dark grayish-brown (10YR 4/3), and dark yellowish-brown (10YR 4/4) mottles; massive; hard, firm, slightly sticky and slightly plastic; few fine roots; very few, fine, tubular pores; medium acid (pH 6.0).

The A horizon has moist value of 2 or 3, chroma of 2 or 3, and hue of 10YR. Dry value is 4 or 5, and chroma is 2 or 3. Between depths of 10 and 20 inches, moist value and chroma range to 4. Distinct mottles are within a depth of 30 inches. The B2 horizon ranges from heavy silt loam to silty clay loam. Horizons below a depth of 30 inches are firm to very firm and are brittle. The solum is slightly acid to medium acid.

45A—Woodburn silt loam, 0 to 3 percent slopes. This nearly level soil has the profile described as representative of the series.

Included with this soil in mapping were areas of Aloha, Amity, Willamette, Helvetia, and Dayton soils, which occupy as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIw–1; wildlife group 2.

45B—Woodburn silt loam, 3 to 7 percent slopes. This soil is gently sloping.

Included with this soil in mapping were areas of Aloha, Amity, Willamette, Helvetia, and Dayton soils, which occupy as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIe–2; wildlife group 2.

45C—Woodburn silt loam, 7 to 12 percent slopes. This soil is moderately sloping.

Included with this soil in mapping were areas of Aloha, Amity, Willamette, Helvetia, and Dayton soils, which occupy as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIe–2; wildlife group 2.

45D—Woodburn silt loam, 12 to 20 percent slopes. This moderately steep soil is along terrace escarpments.

Included with this soil in mapping were areas of Aloha, Amity, Willamette, Helvetia, and Dayton soils, which occupy as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIIe–5; wildlife group 2.

Xerochrepts and Haploxerolls, very steep

46F—Xerochrepts and Haploxerolls, very steep. This undifferentiated group is about 45 percent Xerochrepts and about 45 percent Haploxerolls. It occurs as steep to very steep escarpments along the small streams that have cut deeply into the valley terraces and where the terraces meet the bottom lands and flood plains along major streams and rivers. These soils are well drained. They formed in a mixture of silt, sand, and an accumulation of material that has moved downslope. The short slopes range from 20 to 60 percent. Elevation is 50 to 450 feet. Vegetation is Douglas-fir, Oregon white oak, shrubs, forbs, and grasses. The average annual precipitation is 40 to 60 inches, average annual air temperature is 50° to 54° F, and the frost-free period is 165 to 210 days.

Included in mapping were areas of Hillsboro, Quatama, Willamette, and Woodburn soils, which make up as much as 15 percent of this mapping unit. Small seep spots and wet-season springs are also included.

Permeability is moderate to moderately slow. Available water capacity is 10 to 12 inches. Water-supplying capacity is 22 to 26 inches. Effective rooting depth is more than 60 inches.

Runoff is rapid, and the hazard of erosion is severe. These soils are used for pasture, recreation, homesites, and wildlife habitat. Capability unit VIe; wildlife group 2.

Xerochrepts-Rock outcrop complex

47D—Xerochrepts-Rock outcrop complex. This complex is about 50 percent Xerochrepts and 30 percent Rock outcrop. It occurs in irregularly shaped areas southeast of Sherwood and is composed of shallow and very shallow soils and barren exposures of basalt bedrock. Slope is 5 to 30 percent. The Xerochrepts formed in a mixture of silt and sand too variable to map. Vegetation is low shrubs, Oregon white oak, Douglas-fir, grasses, and forbs. The average annual precipitation is

TABLE 8.—*Building site development*—Continued

Soil map and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Huberly: 22	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness.
Jory: 23B	Moderate: too clayey.	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Severe: low strength.
23C	Moderate: slope, too clayey.	Moderate: slope, low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Severe: slope	Severe: low strength.
23D, 23E, 23F	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope, low strength.
Kilchis: [1] 24G: Kilchis part	Severe: slope, depth to rock, small stones.	Severe: slope, depth to rock.	Severe: slope, depth to rock.	Severe: slope, depth to rock.	Severe: slope, depth to rock.
Klickitat part	Severe: slope, small stones.	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Klickitat: 25E, 25F, 25G	Severe: slope, small stones.	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Knappa: 26	Moderate: too clayey.	Moderate: low strength, shrink-swell.	Moderate: low strength.	Moderate: low strength.	Moderate: low strength.
Labish: 27	Severe: wetness, too clayey, floods.	Severe: wetness, floods, low strength.	Severe: wetness, floods, low strength.	Severe: wetness, floods, low strength.	Severe: wetness, floods, low strength.
Laurelwood: 28B	Moderate: too clayey.	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Moderate: low strength, shrink-swell.
28C	Moderate: slope, too clayey.	Moderate: slope, low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Severe: slope	Moderate: slope, low strength, shrink-swell.
28D, 28E, 29E 29F	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
McBee: 30	Severe: floods, wetness.	Severe: floods	Severe: floods, wetness.	Severe: floods	Severe: floods.
Melbourne: 31B	Moderate: too clayey.	Severe: low strength.	Severe: low strength.	Severe: low strength.	Severe: low strength.
31C	Moderate: too clayey, slope.	Severe: low strength.	Severe: low strength.	Severe: low strength, slope.	Severe: low strength.
31D, 31E, 31F	Severe: slope	Severe: low strength, slope.	Severe: slope, low strength.	Severe: low strength, slope.	Severe: low strength, slope.
Melby: 32C	Severe: too clayey.	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Moderate: low strength, shrink-swell.

TABLE 8.—*Building site development*—Continued

Soil map and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
32D, 32E, 33E, 33F, 33G	Severe: slope, too clayey.	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Olyic: 34C	Moderate: slope, depth to rock, too clayey.	Moderate: slope, low strength.	Moderate: slope, depth to rock, low strength.	Severe: slope	Moderate: slope, low strength.
34D, 34E, 35E, 35F, 35G	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Pervina: 36C	Severe: too clayey.	Severe: low strength, shrink-swell.	Severe: low strength, shrink-swell.	Severe: slope, low strength, shrink-swell.	Severe: low strength, shrink-swell.
36D, 36E, 36F	Severe: slope, too clayey.	Severe: slope, low strength, shrink-swell.	Severe: slope, low strength, shrink-swell.	Severe: slope, low strength, shrink-swell.	Severe: slope, low strength, shrink-swell.
Quatama: 37A	Severe: wetness	Moderate: low strength, wetness.	Severe: wetness	Moderate: low strength, wetness.	Moderate: low strength.
37B	Severe: wetness	Moderate: low strength, wetness.	Severe: wetness	Moderate: slope, low strength, wetness.	Moderate: low strength.
37C	Severe: wetness	Moderate: slope, low strength, wetness.	Severe: wetness	Severe: slope	Moderate: slope, low strength.
37D	Severe: slope, wetness.	Severe: slope	Severe: slope, wetness.	Severe: slope	Severe: slope.
Saum: 38B	Moderate: depth to rock, too clayey.	Moderate: depth to rock, low strength, shrink-swell.	Moderate: depth to rock, low strength, shrink-swell.	Moderate: slope, depth to rock, low strength.	Moderate: low strength, shrink-swell.
38C	Moderate: depth to rock, too clayey, slope.	Moderate: slope, depth to rock, low strength.	Moderate: depth to rock, slope, low strength.	Severe: slope	Moderate: slope, low strength, shrink-swell.
38D, 38E, 38F	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Tolke: 39E, 39F	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Udifluvents: 40	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.
Verboort: 42	Severe: wetness, too clayey, floods.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.
Wapato: 43	Severe: wetness, floods.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.
Willamette: 44A	Slight	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Severe: low strength.
44B	Slight	Moderate: low strength, shrink-swell.	Moderate: low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Severe: low strength.

TABLE 8.—*Building site development*—Continued

Soil map and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
44C, 44D	Moderate: slope	Moderate: slope, low strength, shrink-swell.	Moderate: slope, low strength, shrink-swell.	Severe: slope	Severe: low strength.
Woodburn: 45A	Severe: wetness	Moderate: wetness, low strength, shrink-swell.	Severe: wetness	Moderate: wetness, low strength, shrink-swell.	Moderate: low strength, shrink-swell.
45B	Severe: wetness	Moderate: wetness, low strength, shrink-swell.	Severe: wetness	Moderate: slope, wetness, low strength.	Moderate: low strength, shrink-swell.
45C	Severe: wetness	Moderate: slope, wetness, low strength.	Severe: wetness	Severe: slope	Moderate: slope, low strength, shrink-swell.
45D	Severe: slope, wetness.	Severe: slope	Severe: slope, wetness.	Severe: slope	Severe: slope.
Xerochrepts: [1] 46F: Xerochrepts part	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
Haploxerolls part	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope.
[1] 47D: Xerochrepts part	Severe: depth to rock, slope.	Severe: depth to rock, slope.	Severe: depth to rock, slope.	Severe: depth to rock, slope.	Severe: depth to rock, slope.
Rock outcrop part.					

[1] This mapping unit is made up of two or more dominant kinds of soil. See mapping unit description for the composition and behavior of the whole mapping unit.

shallow excavations, dwellings with and without basements, small commercial buildings, and local roads and streets are indicated in table 8. A *slight* limitation indicates that soil properties are favorable for the specified use; any limitation is minor and easily overcome. A *moderate* limitation indicates that soil properties and site features are unfavorable for the specified use, but the limitations can be overcome or minimized by special planning and design. A *severe* limitation indicates one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible. (fig. 14)

Shallow excavations are used for pipelines, sewerlines, telephone and power transmission lines, basements, open ditches, and cemeteries. Such digging or trenching is influenced by the soil wetness of a high seasonal water table, the texture and consistence of soils, the tendency of soils to cave in or slough, and the presence of very firm, dense soil layers, bedrock, or large stones. In addition, excavations are affected by slope of the soil and the probability of flooding. Ratings do not apply to soil horizons below a depth of 6 feet unless otherwise noted.

In the soil series descriptions, the consistence of each soil horizon is defined and the presence of very firm or extremely firm horizons, usually difficult to excavate, is indicated.

Dwellings and small commercial buildings referred to in table 8 are built on undisturbed soil and have foundation loads of a dwelling no more than three stories high. Separate ratings are made for small commercial buildings without basements and for dwellings with and without basements. For such structures soils should be sufficiently stable that cracking or subsidence from settling or shear failure of the foundation do not occur. These ratings were determined from estimates of the shear strength, compressibility, and shrink-swell potential of the soil. Soil texture, plasticity and in-place density, potential frost action, soil wetness, and depth to a seasonal high water table were also considered. Soil wetness and depth to a seasonal high water table indicate potential difficulty in providing adequate drainage for basements, lawns, and

CITY OF SHERWOOD

ORDINANCE NO. 86-835

AN ORDINANCE CONSOLIDATING THE CITY PLANNING COMMISSION AND CITY DESIGN REVIEW BOARD, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sherwood currently has two commissions, the Design Review Board and Planning Commission, concerned with and acting on matters of land use in the City;

WHEREAS, the City Council has been concerned with the duplication of efforts and complexity of land use regulation in the City and the negative effect it may have on development;

WHEREAS, the Council has directed that the Community Development Code be revised and streamlined, and in special session, established the consolidation of the Design Review Board and Planning Commission, as a goal for 1986;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SHERWOOD:

Section 1. Design Review Board. Section 9.02A, Chapter 2, of the Community Development Code is repealed and a new Section 9.02A created to read:

"A. Design Review Board
In order to carry out the purpose and objectives of the Community Development Code and to carry out such further duties and functions as may be assigned by the City Council, the City Planning Commission, is hereby authorized to act as the Design Review Board, and all references to the Design Review Board contained in the Code shall be construed to refer to the Planning Commission."

Section 2. Terms Established. In order to smooth the transition to a consolidated Planning Commission and Design Review Board, all terms of office currently filled on both bodies shall be deemed to expire upon the effective date of this Ordinance. The Mayor, upon approval of Council, shall reappoint a seven member Planning Commission with initial individual terms of office to be assigned by the Council.

Section 3. Effective Date. This Ordinance shall become effective 30 days after adoption and approval by the City Council.

Duly passed by the City Council this _____ day of _____, 1986

_____
Polly Blankenbaker, City Recorder

Approved by the Mayor this _____ day of _____, 1986.

_____
Mary L. Tobias, Mayor of the City of Sherwood

	Aye	Nay
Tobias	_____	_____
Oyler	_____	_____
Sasse	_____	_____
Manderfeld	_____	_____
_____	_____	_____

Ordinance No. 86-835

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 86-834

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE BY CREATING A NEW PLANNING DESIGNATION AREA, INSTITUTIONAL AND PUBLIC (IP), ADDING APPLICABLE CROSS REFERENCES IN OTHER SECTIONS OF THE CODE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City is in the process of adopting a new format for the City's Planning Designation Area Map, in the interests of clarifying the City's land use regulations.

WHEREAS, the present Planning Designation Area Map designates properties as "Public", however, there is no equivalent text for this land use in the Community Development Code.

WHEREAS, such an inconsistency provides no clear guidelines or expectations for existing and future land uses in certain areas for the community, neighboring properties and property owners.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: NEW SECTION CREATED. A new section, Section 2.18, Chapter 2 of the Community Development Code, titled Institutional and Public Planning Designation Area (IP), is hereby created and shall read:

2.18 INSTITUTIONAL AND PUBLIC PLANNING DESIGNATION AREA (IP)

A. PURPOSE

This designation area is intended to provide for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar uses. Institutional and public uses may be permitted in other planning designation areas subject to conditional use permit.

B. PERMITTED USES

In an IP designation area the following uses and their accessory uses are permitted subject to the environmental performance standards contained in Section 4.02 of this Chapter.

1. Government offices, such as postal stations, administrative offices, police and fire stations.

2. Public use buildings, such as libraries, museums, community centers and senior centers.

3. Churches, parsonages and cemeteries.

4. Public recreational facilities, such as parks, playfields, golf courses and racquet courts.

5. Special care facilities, such as hospitals, sanitariums, convalescent homes and correctional institutions.

6. Public and private schools providing education at the preschool level or higher.

C. CONDITIONAL USES

In an IP designation area the following uses are conditionally permitted subject to the environmental performance standards contained in Section 4.02 of this Chapter and the provisions of Section 6.00 of this Chapter.

1. Public and private utilities, such as telephone exchanges, electric substations, sewage treatment plants, water wells and public works maintenance yards.

2. Public radio, television and similar communuications stations.

D. PROHIBITED USES

In an IP designation area the following uses are prohibited:

1. Lodges, fraternal organizations, private golf courses and private clubs.

2. Radio, television and similar communication stations, except when publicly owned.

3. Residential uses, except for watchman's quarters or other forms of residence normally associated with a permitted or conditional use.

E. DIMENSIONAL STANDARDS

1. Lot Dimensions

Except as otherwise provided, no minimum lot dimensions are required.

2. Setback Requirements

Except as otherwise provided, the building setbacks in the IP designation area shall be as follows:

a. No front yard is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

b. No side yard setback is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

c. No rear yard setback is required except that when the area abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.

3. Height of Structures

Except as otherwise provided, the maximum height of buildings in the IP designation area shall be 50 feet except that structures within 50 feet of a residential zone shall be limited to the height requirement of that residential zone.

F. COMMUNITY DESIGN STANDARDS

For standards relating to off-street parking and loading, access and egress, signs and site design, refer to Section 9.03 of this Chapter.

G. FLOOD PLAIN DISTRICT/PARK AND OPEN SPACE STANDARDS.

See Sections 4.03 and 4.04 of this Chapter.

Section 2. Existing Sections Amended. In order to provide proper cross reference to new Section 2.18 created by this Ordinance, the following existing sections of the Community Development Code are hereby amended:

a. Chapter 2, Section 2.01 shall include a new planning designation area, "Institutional and Public" and a new abbreivated designation, "IP".

Section 3. Effective Date. This Ordinance shall be effective thirty (30) days after passage and approval.

Passed by _____vote of the City Council this ____day of _____, 1986.

_____
Polly Blankenbaker
City Recorder

Approved by the Mayor this _____day of _____, 1986.

_____
Mary L. Tobias, Mayor of
the City of Sherwood

	Aye	Nay	Abstain
Tobias	____	____	_____
Oyler	____	____	_____
_____	____	____	_____
Manderfeld	____	____	_____
Sasse	____	____	_____

Ordinance No. 86-834

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 86-836

AN ORDINANCE ADOPTING A CERTIFIED COPY OF THE SHERWOOD PLANNING DESIGNATION AREA MAP AS REQUIRED BY THE CITY OF SHERWOOD COMPREHENSIVE PLAN, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Section 2.02, Chapter 2, Part 3 and Section IV-H, Part 2 of the Comprehensive Plan requires that a certified print of the Sherwood Planning Designation Area Map be maintained at City Hall;

WHEREAS, City staff has converted present 1:400 mapping and designation area boundaries to a single set of thirty-two (32), 1:400, 1:200 and 1:100 base maps.

WHEREAS, this mapping incorporates a new format for representing planning designation area boundaries;

WHEREAS, the new planning designation area map has been reviewed by the City Planning Commission and City Council;

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

SECTION 1. Map Adopted: There is hereby adopted a Certified City of Sherwood Planning Designation Area Map, represented on thirty-two (32), 18" x 20" sheets, at the scale of 1:400, 1:200 or 1:100.

SECTION 2. Map Maintained: The Certified City Planning Designation Area Map shall be maintained in the City Recorder's office and shall be the first and final reference point for verifying all other land use mapping and in determining actual zone boundaries.

SECTION 3. Plan Amended: Section IV-H, Part 2 of the Comprehensive Plan is amended to delete all references to map scale.

SECTION 4. Map Updated: The City Manager or his designee is authorized to make alterations to planning designation area boundaries in accordance with any subsequent amending ordinances and to update the Map from time to time with new base map information.

SECTION 5. Effective Date: This Ordinance shall be effective thirty (30) days after passage and approval.

Duly Passed by the City Council this _____ day of _____, 1985.

_____
Polly Blankenbaker, City Recorder

Approved by the Mayor this _____ day of _____, 1986.

_____
Mary L. Tobias, Mayor of the City of Sherwood

	Aye	Nay
Tobias	_____	_____
Oyler	_____	_____
_____	_____	_____
Sasse	_____	_____
Manderfeld	_____	_____

Ordinance No. 86-836

WASHINGTON COUNTY - SHERWOOD
URBAN PLANNING AREA AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 19_____ by WASHINGTON COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as the "COUNTY," and the CITY OF SHERWOOD, an incorporated municipality of the State of Oregon, hereinafter referred to as the "CITY."

WHEREAS, ORS 190.010 provides that units of local governments may enter into agreements for the performance of any or all functions and activities that a party to the agreement, its officers or agents, have authority to perform; and

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and Federal agency and special district plans and actions shall be consistent with the comprehensive plans of the cities and counties and regional plans adopted under ORS Chapter 197; and

WHEREAS, the Oregon Land Conservation and Development Commission requires each jurisdiction requesting acknowledgement of compliance to submit an agreement setting forth the means by which comprehensive planning coordination within the Regional Urban Growth Boundary will be implemented; and

WHEREAS, the COUNTY and the CITY, to ensure coordinated and consistent comprehensive plans, consider it mutually advantageous to establish:

1. A site-specific Urban Planning Area within the Regional Urban Growth Boundary within which both the COUNTY and the CITY maintain an interest in comprehensive planning;

2. A process for coordinating comprehensive planning and development in the Urban Planning Area;

3. Policies regarding comprehensive planning and development in the Urban Planning Area: and

4. A process to amend the Urban Planning Agreement.

NOW THEREFORE, THE COUNTY AND THE CITY AGREE AS FOLLOWS:

I. Location of the Urban Planning Area

The Urban Planning Area mutually defined by the COUNTY and the CITY includes the area designated on Exhibit "A" to this agreement.

II. Coordination of Comprehensive Planning and Development

A. Amendments to or Adoption of a Comprehensive Plan or Implementing Regulation

1. Definitions

Comprehensive Plan means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including, but not limited to, sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive Plan" amendments do not include small tract comprehensive plan map changes.

Implementing Regulation means any local government zoning ordinance, land division ordinance adopted under ORS 92.044 or 92.046 or similar general ordinance establishing standards for implementing a comprehensive plan. "Implementing regulation" does not include small tract zoning map amendments, conditional use permits, individual subdivision, partitioning or planned unit development approval or denials, annexations, variances, building permits and similar administrative-type decisions.

2. The COUNTY shall provide the CITY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the COUNTY comprehensive plan or implementing regulations. The CITY shall provide the COUNTY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the CITY comprehensive plan or implementing regulations. The following procedures shall be followed by the COUNTY and the CITY to notify and involve one another in the process to amend or adopt a comprehensive plan or implementing regulation:

a. The CITY or the COUNTY, whichever has jurisdiction over the proposal, hereinafter the originating agency, shall notify the other agency, hereinafter the responding agency, of the proposed action at the time such planning efforts are initiated, but in no case less than 45 days prior to the final hearing on adoption. The specific method and level of involvement shall be finalized by "Memorandums of Understanding" negotiated and signed by the planning directors of the CITY and the COUNTY. The "Memorandums of Understanding" shall clearly outline the process by which the responding agency shall participate in the adoption process. If, at the time of being notified of a proposed action, the responding agency determines it does not need to participate in the adoption process, it may waive the requirement to negotiate and sign a "Memorandum of Understanding."

b. The originating agency shall transmit draft recommendations on any proposed actions to the responding agency for its review and comment before finalizing. Unless otherwise agreed to in a "Memorandum of Understanding," the responding agency shall have ten (10) days after receipt of a draft to submit comments orally or in writing. Lack of response shall be considered "no objection" to the draft.

c. The originating agency shall respond to the comments made by the responding agency either by a) revising the final recommendations, or b) by letter to the responding agency explaining why the comments cannot be addressed in the final draft.

d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

e. Upon final adoption of the proposed action by the originating agency, it shall transmit the adopting ordinance to the responding agency as soon as publicly available, or if not adopted by ordinance, whatever other written documentation is available to properly inform the responding agency of the final actions taken.

B. Development Actions Requiring Individual Notice to Property Owners

1. Definition

Development Action Requiring Notice means an action by a local government which requires notifying by mail the owners of property which could potentially be affected (usually specified as a distance measured in feet) by a proposed development action which directly affects and is applied to a specific parcel or parcels. Such development actions may include, but not be limited to small tract zoning or comprehensive plan map amendments, conditional or special use permits, individual subdivisions, partitionings or planned unit developments, variances, and other similar actions requiring a hearings process which is quasi-judicial in nature.

2. The COUNTY will provide the CITY with the opportunity to review and comment on proposed development actions requiring notice within the designated Urban Planning Area. The CITY will provide the COUNTY with the opportunity to review and comment on proposed development actions requiring notice within the CITY limits that may have an affect on unincorporated portions of the designated Urban Planning Area.

3. The following procedures shall be followed by the COUNTY and the CITY to notify one another of proposed development actions:

   a. The CITY or the COUNTY, whichever has jurisdiction over the proposal, hereinafter the originating agency, shall send by first class mail a copy of the public hearing notice which identifies the proposed development action to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than ten (10) days prior to the date of the scheduled public hearing. The failure of the responding agency to receive a notice shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.

   b. The agency receiving the notice may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.

   c. If received in a timely manner, the originating agency shall include or attach the comments to the written staff report and respond to any concerns addressed by the responding agency in such report or orally at the hearing.

   d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

C. Additional Coordination Requirements

1. The CITY and the COUNTY shall do the following to notify one another of proposed actions which may affect the community, but are not subject to the notification and participation requirements contained in subsections A and B above.

   a. The CITY or the COUNTY, whichever has jurisdiction over the proposed actions, hereinafter the originating agency, shall send by first class mail a copy of all public hearing agendas which contain the proposed actions to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than three (3) days prior to the date of the scheduled public hearing. The failure of the responding agency to receive an agenda shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.

b. The agency receiving the public hearing agenda may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.

c. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

III. Comprehensive Planning and Development Policies

A. Definition

Urban Planning Area means the incorporated area and certain unincorporated areas contiguous to the incorporated area for which the CITY conducts comprehensive planning and seeks to regulate development activities to the greatest extent possible. The CITY Urban Planning Area is designated on Exhibit "A".

B. The CITY shall be responsible for comprehensive planning within the Urban Planning Area.

C. The CITY shall be responsible for the preparation, adoption and amendment of the public facility plan required by OAR 660-11 within the Urban Planning Area.

D. As required by OAR 660-11-010, the CITY is identified as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the urban planning area. Exceptions include facilities provided by other service providers subject to the terms of any intergovernmental agreement the CITY may have with other service providers; facilities under the jurisdiction of other service providers not covered by an intergovernmental agreement; and future facilities that are more appropriately provided by an agency other than the CITY.

E. The COUNTY shall not approve land divisions within the unincorporated portions of the Urban Planning Area which would create lots less than 10 acres in size.

F. The COUNTY shall not approve a development proposal in the Urban Planning Area if the proposal would not provide for, nor be conditioned to provide for, an enforceable plan for redevelopment to urban densities consistent with the CITY's Comprehensive Plan in the future upon annexation to the CITY as indicated by the CITY Comprehensive Plan.

G. The COUNTY will not oppose any annexation of land to the City of Sherwood within the CITY's Urban Planning Area.

IV. Amendments to the Urban Planning Area Agreement

A. The following procedures shall be followed by the CITY and the COUNTY to amend the language of this agreement or the Urban Planning Area Boundary:

1. The CITY or COUNTY, whichever jurisdiction originates the proposal, shall submit a formal request for amendment to the responding agency.

2. The formal request shall contain the following:

a. A statement describing the amendment.

b. A statement of findings indicating why the proposed amendment is necessary.

c. If the request is to amend the planning area boundary, a map which clearly indicates the proposed change and surrounding area.

3. Upon receipt of a request for amendment from the originating agency, the responding agency shall schedule a review of the request before the appropriate reviewing body, with said review to be held within 45 days of the date the request is received.

4. The CITY and the COUNTY shall make good faith efforts to resolve requests to amend this agreement. Upon completion of the review, the reviewing body may approve the request, deny the request, or make a determination that the proposed amendment warrants additional review. If it is determined that additional review is necessary, the following procedures shall be followed by the CITY and COUNTY:

a. If inconsistencies noted by both parties cannot be resolved in the review process as outlined in Section III (3), the CITY and the COUNTY may agree to initiate a joint study. Such a study shall commence within 30 days of the date it is determined that a proposed amendment creates an inconsistency, and shall be completed within 90 days of said

date. Methodologies and procedures regulating the conduct of the joint study shall be mutually agreed upon by the CITY and the COUNTY prior to commencing the study.

b. Upon completion of the joint study, the study and the recommendations drawn from it shall be included within the record of the review. The agency considering the proposed amendment shall give careful consideration to the study prior to making a final decision.

B. The parties will jointly review this Agreement every two (2) years to evaluate the effectiveness of the processes set forth herein and to make any necessary amendments. The review process shall commence two (2) years from the date of execution and shall be completed within 60 days. Both parties shall make a good faith effort to resolve any inconsistencies that may have developed since the previous review. If, after completion of the 60 day review period inconsistencies still remain, either party may terminate this Agreement.

V. This Urban Planning Area Agreement repeals and replaces the Urban Planning Area Agreement dated September 26, 1983.

This Agreement commences on _____, 19_____.

IN WITNESS WHEREOF the parties have executed this Urban Planning Area Agreement on the date set opposite their signatures.

CITY OF SHERWOOD

By _____ Date _____
Mayor

WASHINGTON COUNTY

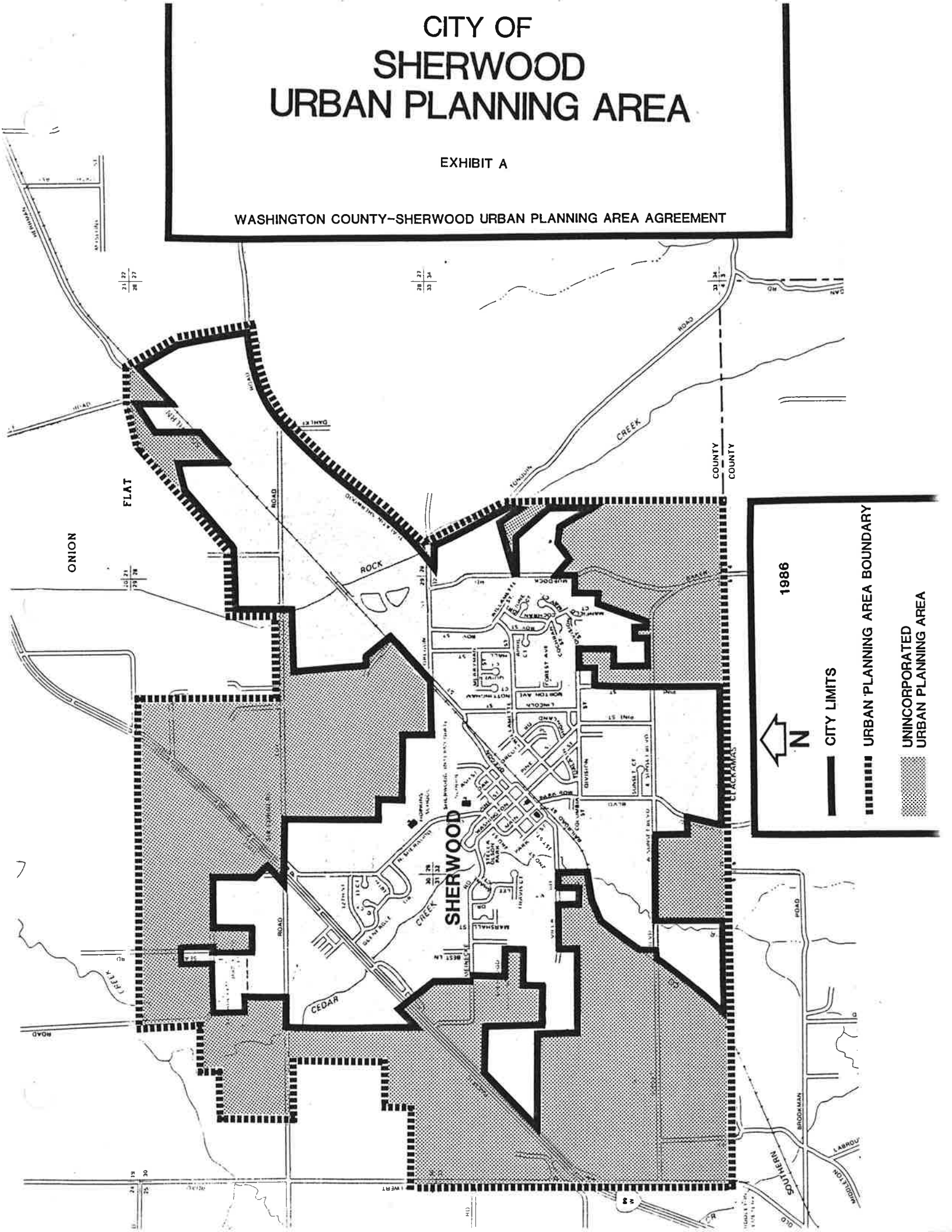
By _____ Date _____
Chairman, Board of County Commissioners

_____ Date _____
Recording Secretary

CITY OF SHERWOOD URBAN PLANNING AREA

EXHIBIT A

WASHINGTON COUNTY–SHERWOOD URBAN PLANNING AREA AGREEMENT



November 4, 1985

TO: Mayor and Council

FROM: Jim Rapp, City Manager Jim R

RE: Urban Planning Area Agreement

On September 26, 1983 the City of Sherwood and Washington County executed an Urban Planning Area Agreement, which governs City/County roles and responsibilities for planning for unincorporated areas in the "Sherwood UGB". This UPAA (attached as Exhibit A) states that the agreement will be reviewed for changes every two years.

Both the City and County have an interest in amending the UPAA, at this time. On our part, I have indicated a strong desire to "activate" the City's Comprehensive Plan in unincorporated areas and take full responsibility for planning and development. The County's interests are stated in the attached Exhibit B, which is extracted from the proposed 1985-1986 County Planning Division work program.

I have had two preliminary meetings with County staff on this matter and now need formal direction from Council. Given the acceleration in service extensions, development and annexations seen in Sherwood over the past year, and upcoming Periodic Review, now seems a good time to proceed with taking responsibility for planning in all areas within our UGB.

Recommendation: That the City Manager be authorized to negotiate an amended UPAA with Washington County, giving the City full planning and development authority in unincorporated areas, and return a final agreement to Council for ratification.

APPROVED MINUTES

Sherwood Planning Commission
Minutes
February 6, 1986

The meeting of the Sherwood Planning Commission was called to order by the Chairman, Dwight Minthorne at 7:35 p.m. Planning Commission members Dave Crowell, Sally Howard and Marjorie Stewart were also present. Carole Connell, Consulting Planner with Benkendorf and Associates was also present.

Approval of Minutes

Dave Crowell made a motion to approve the minutes of December 5, 1985 as submitted. Marjorie Stewart seconded the motion. Motion passed unanimously.

Marjorie Stewart made a motion to approve the minutes of January 2, 1986. Dave Crowell seconded the motion. Motion passed unanimously.

Hughes Meadows Preliminary Subdivision Approval Request

Carole Connell stated that the applicant is proposing a 68 lot single family subdivision on 26.9 acres on Sunset Blvd. The property is zoned medium density residential low in which this is a permitted use. Carole Connell then reviewed the Findings of Fact in her staff report with the Planning Commission members. She pointed out that the Cedar Creek floodplain runs through the property. The Park Board has looked at this and have asked for a walkway easement between lots 19 and 20 as well as dedication to the City. Carole Connell felt that the proposed development conforms with the Comprehensive Plan and meets the intent of the MDRL zone. Carole Connell advised that the staff recommends approval subject to the following conditions: 1) compliance with all required lot dimensions; 2) compliance with Fire District requirements; 3) dedication of the proposed open space to the City and dedication of a pedestrian easement between lots 19 and 20; 4) an approved drainage plan by the City Engineer; 5) there be an approved plan of the proposed street in the floodplain by the Building Official; 6) that the developer provide a half street improvement on the centerline of Sunset Blvd. the length of the property and they shall participate in a nonremonstrance agreement with the City for future road improvements; 7) compliance with all Washington County road improvement requirements for Sunset Blvd; 8) extension of City water on Sunset Blvd. to the west property line of the subject property; 9) improvement of an 8 foot wide bicycle path on Sunset Blvd. either bonded with the City or improved upon substantial development of the proposed subdivision, or within two years of final plat approval.

Marjorie Stewart was concerned about the suggestion of a walkway easement between lots 19 and 20. She felt this would be a pretty steep trail.

Mr. Young of Technical Engineering Corp. stated that he was representing

the applicant. He stated that they attempted to impact the floodplain as little as possible. He did not feel there would be any problem in complying with any of the recommendations of the staff.

Discussion was held among the Planning Commission members as to changing the condition No. 3 to state that an easement be required for access to the floodplain instead of requiring it between lots 19 and 20. There was consensus to change No. 3 to state, "Dedication of the proposed open space to the City and dedication of a feasible easement into the greenway."

There was agreement to change condition No. 6 by adding "The applicant shall dedicate 5 feet of right of way on Sunset Blvd." and by deleting the words, "on centerline"; and to change condition No. 9 by adding words, "....bicycle path on Sunset Blvd. either..."

Marjorie Stewart made a motion to approve the Hughes Meadows Preliminary Subdivision Plat subject to the staff conditions and with changes to condition No. 3 and 6 as set out above. Dave Crowell seconded the motion. Motion passed unanimously.

P. M. Marshall Preliminary Subdivision Approval Request

Bob Price of Dave Evans and Associates advised that he was before the Planning Commission a month ago and there was some question on the access. Washington County does not have an objection to them accessing onto Tualatin/Sherwood Road. They would provide an easement and when the other property owners want to develop a condition can be made on them to continue the Master Plan. Mr. Marshall will provide the opportunity for the road to go out on Cipole Road. Mr. Marshall wants to hold title to a one foot reserve strip and the easement would have a condition that it be used only for a full city standard street. Mr. Marshall will also provide an easement in the event Mr. Chavez buys the back one-half of Lot 5. Mr. Price stated that the County provided them with conditions and they can go along with all but No. 5.

Discussion was held by the Planning Commission members as to the requirements of the County for the resurfacing of Cipole Road and not forming LID's. Marjorie Stewart suggested that Mr. Rapp talk to Tualatin and Roy Rogers to see if there is an objection to an LID.

Carole Connell reviewed the conditions that staff recommended previously, 1) revise the dimensions of Lots 1 and 4 to comply with the minimum width requirement; 2) the applicant shall enter into a non-remonstrance agreement with the City for future road improvements to Cipole Rd. and Tualatin-Sherwood Rd.; 3) retain existing vegetation until specific development plans are submitted to the City; 4) consider a shared access to Tualatin-Sherwood Rd. with Tax Lot 502, or consider providing access to the parcels from Cipole Road only; and 5) that the Fire District requirements be met.

Discussion was held as to whether they could require someone else to pay for a road on the easement. The Planning Commission agreed to eliminate condition No. 4 and add a condition No. 6 as follows: A 54 ' easement be provided for future development of a city standard street

between tax lot 501 and 502 and that it be vacated only by joint agreement with the City. The Planning Commission also agreed to add a condition No. 7 stating, "That all the requirements of Washington County (Nos. 1 - 9 per their letter dated 1-3-86).

Marjorie Stewart made a motion to approve the request by P.M. Marshall for a preliminary industrial subdivision with conditions as follows: 1) revise the dimensions of Lots 1 and 4 to comply with the minimum width requirements; 2) the applicant shall enter into a non-remonstrance agreement with the City for future road improvements to Cipole Rd. and Tualatin-Sherwood Rd.; 3) retain existing vegetation until specific development plans are submitted to the City; 4) that the Fire District requirements be met; 5) A 54' access be provided for future development of a city standard street between tax lot 501 and 502 and that it be vacated only by joint agreement with the City; and 6) that the requirements of Washington County be met per their letter of 1-3-86. Sally Howard seconded the motion. Motion passed unanimously.

Public Hearing
Consolidation of Design Review Board and Planning Commission

Carole Connell stated that this Ordinance will go before the City Council next week. If the Ordinance passes the Design Review Board would be deleted and the responsibility given to the Planning Commission. Carole Connell suggested that the Ordinance be changed to require nine members instead of 7.

Dwight Minthorne opened the hearing to comments from the public. Dave Crowell stated that he had received comments from the Design Review Board and they felt that the additional time that would have to be spent is more than they would like to put in. Mr. Crowell personally felt that it was a good idea to combine the boards.

Marjorie Stewart felt that the two boards have two separate functions. She felt it was too much to ask for the Planning Commission to meet three or four times per month.

Dwight Minthorne felt that with with an improved Planning staff things are packaged better for the Planning Commission members.

The public hearing was closed.

Sally Howard stated that she appreciated the Council wanting to do streamlining. She was concerned about the work load and would be against consolidation.

Dave Crowell felt that it was a good idea. If the work gets too large that will probably have to split the two Boards again.

Dwight Minthorne made a motion to recommend to the City Council adoption of Ordinance No. 86-835 with a change from seven members to nine members. Dave Crowell seconded the motion. Motion failed with 2 ayes and 2 nayes. Sally Howard and Marjorie Stewart voting nay.

Public Hearing
Adoption of Institutional/Public (IP) Zone

Carole Connell stated that the purpose of this Ordinance is to adopt a new format for the map in the interest of clarifying the land use regulations. Carole Connell reviewed the uses which would be designated as public uses. She advised that the City Council will hold a public hearing next week and they would like a recommendation from the Planning Commission.

Dwight Minthorne opened the hearing for public comment.

Joe Abasher, 350 Oregon Street, Sherwood, Oregon, felt that these were already put in a public one. She did not understand the need for this change. She was concerned that the zoning would be changed.

Dave Crowell explained the need for the distinction on the map.

There being no further comment from the public the hearing was closed.

Dwight Minthorne made a motion to recommend to the City Council that Ordinance No. 86-834 be adopted. Sally Howard seconded the motion. Motion passed unanimously.

Joe Abasher felt that the zoning was going to get changed for someone's benefit. She did not feel that public and institutional were the same and they should be divided.

Marjorie Stewart made a motion to amend the above motion to state that the findings as listed were considered and it has made the reading of the map more clear. Dwight Minthorne seconded the motion to amend. Motion passed unanimously.

Public Hearing
Adoption of Sherwood Zone Map

Carole Connell advised that this Ordinance will come before the City Council next week. The purpose of the new map is to clarify the zones so they can be read easier by the public. This will make a certified official map for the City.

Dwight Minthorne opened the hearing for comments from the public. There being no comment from the public, the hearing was closed.

Marjorie Stewart made a motion to recommend to the City Council to adopt the official map by ordinance and that the findings they base this on are that it is in conformance with the Comprehensive Plan, the public is best served by granting this at this time, it is suitable to various areas for particular land use and improvements, that the City needs a readable map and for the needs of economic enterprises in the future development of the area and transportation access. Dwight Minthorne seconded the motion. Motion passed unanimously.

Review of Washington County/Sherwood Urban Planning Agreement

Carole Connell advised that there is an existing agreement between the County and City that they inform each other of land use actions that are occurring in the City and in the urban area around the City. The City Manager has requested that the Sherwood Plan be an active plan. This means that when the County trys to do something outside the city limits but inside the urban growth boundary the County will notify the City and if the City does not like it the County will not do it. Marjorie Stewart suggested that the City Attorney check the agreement out. She felt that they did need an agreement with the County.

The Planning Commission agreed to bring this matter back at the next meeting. The Planning Commission members will review the agreement and Carole Connell will check to see if the City Attorney has looked it over.

Draft of Revised Sherwood Community Development Code

Carole Connell stated that she has been working on the community development code and has moved a lot of sections around. There have not been any policy changes. The Planning Commission asked for a list of the changes that were made. Carole stated she would go through and summarize the changes she made.

Meeting adjourned at 11:00 p.m.

Mary L Holland

Mary L. Holland, Minutes Secretary