

CITY OF SHERWOOD  
PLANNING COMMISSION  
AGENDA  
APRIL 3, 1986

Sherwood Senior/Community Center  
855 No. Sherwood Blvd.  
7:30 P.M.

1. Introduction of new Commission members
2. Elect Chairperson and Vice Chairperson
3. Minutes of February 6, 1986
4. Public Hearing
  - a. Plan Amendment Zone Change request by Jerry Bond to change 2.71 acres from Medium Density Residential High (MDRH) to Community Commercial, (cc), located on SW Edy Road, Tax Lot 2000, Map 2-1-30A.
5. Request by Mike Nedelisky to revise the Smith Farm Estates Phase II Site Plan.
6. Community Code Revisions

## STAFF REPORT

**TO:** City of Sherwood  
Planning Commission

**DATE TYPED:** March 25, 1986

**FROM:** <sup>out</sup> Carole W. Connell, Consulting City Planner **FILE NO:** 2271-37  
Benkendorf & Associates

**SUBJECT:** Request for a Minor Plan Amendment/Zone Change from Residential (MDRH) to Community Commercial (CC)

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### I. PROPOSAL DATA

**Applicant:** Jerry Bond  
Bonds Automotive  
Route 3, Box 278  
Sherwood, Oregon 97140

**Owner:** Jerry Burge  
8101 S.W. Nyberg Road, Suite 212  
Tualatin, Oregon 97062

**Representative:** Charles L. Hoar  
H & H Engineering Services, Inc.  
Route 3, Box 159-A-3  
Sherwood, Oregon 97140

**Request:** Minor Plan Amendment/Zone Change of 2.71 acres from Medium Density Residential High (MDRH) to Community Commercial (CC) to allow construction and use of a new automobile repair shop.

**Location:** 20XXX S.W. Edy Road near the intersection of "Six Corners" and further described as Tax Lot 2000, Map 2S-1-Section 30 A.

### II. BACKGROUND DATA

1. The subject property is vacant and zoned Medium Density Residential High (MDRH). Surrounding land uses include a single family residence zoned

Community Commercial (CC) to the east; a single family residence to the west; vacant and residential uses to the north all zoned residential; Edy Road and several commercial uses to the south, zoned Community Commercial which also adjoin Highway 99W. The residence to the east is presently for sale. The subject property has been used as residential and for growing hay.

### **III. Sherwood Comprehensive Plan and Code Provisions**

#### **A. Community Development Plan Policies**

##### **1. Commercial Land Use Findings - from the Comprehensive Plan**

- a. In 1977 commercial development comprised only seven (7) percent of the land within the city limits and four (4) percent of the Planning Area.
- b. Commercial development is concentrated in the two principle areas of Six Corners and downtown.
- c. Sherwood has had to rely on the nearby communities of Tualatin and Tigard for many commercial services.
- d. The Sherwood area is formally suited for various kinds of non-retail enterprises. Given the current shortage of suitable non-retail sites and inquiries to the City for additional space, an additional five acres are suggested by 1985 and an additional 25 acres is suggested by the year 2000.

##### **2. General Objectives of Commercial Zones**

- a. To provide for commercial activities which are suitable to regional, community and neighborhood demand.

- b. To locate commercial activities with safe and convenient access by consumers.
- c. To encourage the location of commercial uses in well-planned commercial centers.

**3. Commercial Policies and Strategies - from the Comprehensive Plan**

- a. **Commercial activities will be located so as to most conveniently serve customers.**

**Response:** The proposed site for commercial use is conveniently located on an arterial road in the Six Corners commercial area.

- b. **Commercial uses will be developed so as to complement rather than detract from adjoining uses.**

**Response:** Redesignating this site commercial will help to avoid continued strip commercial development on Highway 99W and encourage commercial development clustered around Six Corners. The proposed non-retail use will not conflict with the primarily retail uses in the nearby shopping center. The proposed use is not appropriate in the downtown core business and shopping area. Commercial use on this parcel will not conflict with existing commercial uses on the east side of Edy Road or with the surrounding primarily vacant lands.

- c. **The Community Commercial designation is primarily intended to provide areas for retail and service uses which are of a type and size to serve community wide needs consistent with sound site planning.**

**Response:** The site is centrally located and easily accessible for commercial use. The size of the parcel and proposed use will not create undue congestion or produce substantial conflicts with the established land use pattern. Adequate urban services are available as is space for off street parking and pedestrian ways.

**4. Residential Land Use Findings - from the Comprehensive Plan**

- a. Residential growth in Sherwood has been slow since 1970 due to a lack of sewer treatment capacity. Growth between 1970 and 1977 has averaged 41 units per year. Following a hookup to the Durham Treatment Plant in 1980, a sharp upturn in residential housing starts of all types is expected. With an adequate complement of public services the current growth rate is projected to more than triple from 130 to 160 new units per year. An additional 976 units by 1985 and 3,262 units by 2000 will be needed to accommodate new population expected to locate in Sherwood assuming "strong growth" conditions.
- b. Developed residential uses in Sherwood are currently characterized by single family units on larger lots and low density multi-family developments. The current single family/multi-family mix of 74% to 26% when compared to the regionally defined year 2000 target of 65% to 35% reveals a need to develop additional multi-family units.

**5. General Objectives of the Residential Zones**

- a. Seek to provide housing which meets local needs with regard to sale, price, density, quality and energy efficiency.

**6. Residential Policies and Strategies**

- a. The City will insure that an adequate distribution of housing styles and tenures are available.

**Response:** The projected demand for housing in Sherwood has not occurred. In 1985 approximately 60 residential building permits were issued, not the projected 130 to 160 each year.

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

**Response:** There are several areas zoned MDRH that are still undeveloped. The loss of 2.71 acres will not substantially alter the projected housing inventory.

#### **7. Growth Management Policies - from the Comprehensive Plan**

- a. Focus growth in areas contiguous to existing development rather than "leap frogging" over developable property.
- b. Encourage development within present city limits, especially on large passed-over parcels.

**Response:** The proposed development is contiguous to existing commercial development and increases the clustering of services in the Six Corners area.

#### **B. Sherwood Community Development Code Provisions**

##### **1. Chapter 1, Section 3.00 Amendments**

The proposed amendment is defined as a Minor Plan Map Amendment because the subject parcel is less than four acres. The Planning Commission conducts a public hearing and provides a report and recommendation to the City Council. The Council may proceed to decide upon the application if the Council finds that:

- a. The record made by the Planning Commission is adequate;
- b. That there is no need for additional public testimony; and
- c. No Council member, the applicant or any required party, requests an additional hearing.

In addition, in order to grant any Plan Amendment, the Planning Commission and City Council shall find that:

- 1) **The proposed amendment is in conformance to map and text portions of the Comprehensive Plan.**
- 2) **The public interest is best served by granting the amendment at this time.**
- 3) **The following factors were considered:**
  - **The various characteristics of the areas in the city;**
  - **The suitability of the various areas for particular land uses and improvements;**
  - **Density of development;**
  - **Property values;**
  - **The needs of economic enterprises in the future development of the area;**
  - **Transportation access;**
  - **Natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.**

A response to the above is included in Section IV, Findings of Fact, of this report.

2. Chapter 1, Section 4.00, Plan Compliance Review Process

3. Chapter 1, Section 7.00, Public Notice Requirements

4. Chapter 2, Section 2.11, Community Commercial Planning Designation Area

#### IV. FINDINGS OF FACT

- A. The subject property is a vacant 2.71 acre parcel and is zoned Medium Density Residential High (MDRH). The property is inside the Sherwood city limits. The southern lot line currently extends to the center of Edy Road.
- B. Because the subject parcel is under 4 acres, this request is a **Minor Plan Map Amendment** to change the MDRH designation to Community Commercial (CC).
- C. The subject parcel has most recently been used for hay growing. The parcel is relatively flat with no steep slopes, flood plains, streams or wetlands.
- D. Access to the parcel is available from Edy Road, designated a minor arterial street. A minor arterial right-of-way is 70 feet. Edy Road is currently 20 feet wide in a 40 foot right-of-way. Fifteen feet of the applicant's frontage should be dedicated, as well as the 20 feet portion of the lot that now extends to the center of Edy Road.
- E. The property is owned by Jerry Burge and, pending approval of this request, will be sold to Jerry and Judy Bond.
- F. There are no designated recreational resources in the area.
- G. Tri-Met bus service is available at the Six Corners intersection. There are no



bikeways or pathways planned on Edy Road.

- H. A 10" water main is currently installed in Edy Road on the north side of the road fronting the subject property. An 8" sewer line also exists on the south side of the road. Both lines have been sized for future growth.
- I. There is no storm drainage system in the area. There is an existing drainage ditch on the north side of Edy Road.
- J. The proposed use of the property is an automobile repair shop on a portion of the lot, with the majority to be retained for agricultural purposes. The proposed land use is as follows:

Building	3,750 sq.ft.
Driveway	3,900 sq.ft.
Parking	1,800 sq.ft.
Landscaping	9,180 sq.ft.
Vehicle Storage	11,640 sq.ft.
Right-of-way Dedication	2,215 sq.ft.
Farming***	<u>82,620</u> sq.ft.
Total Acreage	115,205 sq.ft. (2.645 Acres)

- K. The Community Commercial zone was amended in 1985 to include automobile repair as a conditional use. If the proposed amendment is approved, the applicant must receive a Conditional Use Permit and Site Plan approval. Those applications may be submitted simultaneously. Site specific issues will be reviewed at that time, although the applicant has provided a landscape, parking plan, building plan and a general site plan. The application also indicates an 8 foot slatted fence to screen portions of the site. Building materials include sheet metal and T-1-11 siding and a composition shingle roof.
- L. The following is a response to the required findings of fact for a Plan Amendment:

1. The proposed amendment is not in conformance with the Comprehensive Plan's residential designation for this parcel. There is, however, Community Commercial zoning on two sides of the subject parcel.
2. Several Comprehensive Plan policies encourage economic development and the Sherwood City Council has indicated an interest in increasing the amount of commercial zoning in the Six Corners and Highway 99W areas. There is a detailed response to the commercial plan policies in Section III A of this report.
3. The Comprehensive Plan also encourages a variety of housing types commensurate with all income levels. There are a variety of undeveloped parcels in Sherwood currently zoned MDRH. There is a potential loss of about 39 housing units on this parcel. The residential policies have been addressed in detail in Section III A of this report.
4. Various characteristics of the city and the planned land use indicates a general shortage of undeveloped commercial land and particularly land available for a non-retail service such as auto repair. Further, there are many large undeveloped parcels of land planned for residential use.
5. Due to this parcel's proximity to Six Corners and Highway 99W, as well as the relatively undeveloped nature of the immediate surroundings, the subject parcel is appropriate for commercial use. However, in anticipation of future abutting residential uses, screening of the site is important.
6. The proposed use will decrease the amount of land zoned for medium to high density residential by about 2.6 acres. The use will increase the amount of land planned for commercial use, a need identified in the Comprehensive Plan.
7. Property values in the immediate area will possibly increase as the result of a proposed new and assumed attractive development. The proposal will increase economic opportunities in the area.

8. Adequate access is available to the site from Edy Road, a designated minor arterial.
9. A portion of the site will be eliminated from agricultural production. The entire site is ultimately planned for urban use.
10. Washington County and LCDC have been notified of this request.

## **V. CONCLUSION AND RECOMMENDATION**

Based upon the Background Data, the Sherwood Comprehensive Plan and Code Provisions and the Findings of Fact as stated above, staff recommends **approval** of the request subject to the following conditions:

1. Right-of-way dedication to Edy Road for a total of 35 feet from the centerline.
2. Sign a waiver not to remonstrate against the formation of a Local Improvement District to improve Edy Road to the county's ST-4 standard.
3. As a part of site plan approval, provide a 5 foot concrete sidewalk along the Edy Road frontage, a commercial driveway within the road right-of-way as approved by the County Engineer and adequate roadway drainage.
4. Fencing should not exceed six (6) feet in height and vegetation should be incorporated into the screening.

BOND'S AUTOMOTIVE  
ROUTE 3, BOX 278  
SHERWOOD, OREGON 97140

MARCH 3, 1986

Planning Commission  
City of Sherwood  
City Hall  
Sherwood, Oregon 97140

Attention: Chairman of the Commission

Subject: Revision and Change of Minor Plan Amendment application dated  
January 10, 1986 and on file with the Commission.

Reference: Application for Minor Plan Amendment dated 10 January, 1986  
by Jerry and Judy Bond, of Route 3, Box 278, Sherwood, Oregon  
97140.

Dear Sir:

It has recently been brought to our attention that shortly before we filed the above referenced Minor Plan Amendment Application. the City of Sherwood by City Council action revised some of the applicable businesses which may be considered for inclusion in the Community Commercial zoned area; if a Conditional Use Permit could be issued. This action affects our application since had we known at the time of filing, we would have applied for a different Plan Amendment.

Our original Application requested consideration of a change for Tax Lot 2000 from "MDRH" (Medium High Density-Residential) to "GC" (General Commercial).

With this request for a revision/change in our original application for Minor Plan Amendment, we feel the change requested will place the Plan Amendment more in line with the needs of conformance to map and text portions of the Comprehensive Plan of the City of Sherwood.

With the revisions to the Community Commercial Plan in mind, we request that our original application for the zone change from "MDRH" to "GC" be revised so that the Application would be for a change from "MDRH" to "CC" (Community Commercial) designation.

In filing our original application, we understood and appreciated the problems connected with such a change, but felt it would be in the public's best interest to have a highly qualified Auto Repair Facility or Center more closely located to the core of commercial activity in the City of Sherwood.

We would further request that a "Conditional Use Permit" be approved with the Zone Change so that the Auto Repair Center will be in compliance with the amended Comprehensive Plan recently passed by the City Council.

In requesting the revision of the Planning Map change and the Conditional Use Permit, we have not overlooked the factors affecting such a change. These items which could affect the review are as follows:

- With a minimal number of locations for (at the time of original application) General Commercial areas which had been set aside by the Comprehensive Plan, it was quite difficult for a small enterprise to get established within the then existing zoned areas. The site sought would have to be not overly expensive (cost per acre), sized to permit not only original construction, but to allow for future expansive growth, and be easily developed at minimal cost to permit the installation of our business; an Auto Repair Center.

- With the most suitable areas so set aside for GC activities also being the most expensive because of their locations, it became apparent that there were no sites available for the small business activity to locate within the then set aside GC areas.

- The site (Tax Lot 2000) which we originally requested the Plan Amendment and for which we now file a Revision; is currently adjacent to and across from other Community Commercial zoned areas. The site is ideally located for our present needs for a "first growth" enlargement from our present location. It will also provide additional space for continued growth well into the future. The development of the site (see attachments to the original application) is indicative of the thought and planning provided for the development of the site.

- The planning for original and future growth construction provide for a minimal density of structures on the site. The density of construction will most likely be less than the density of its Commercial neighbors across the road, on the South side of S.W. Edy Road.

- Planned usage of the site will undoubtedly increase the assessed value of the property; and will, because of planned development, enhance adjacent lot values as well.

- Currently planned usage of the site is for an Auto Repair Center (no body and fender work is in applicant's overall plans) fulfills need in Sherwood for a highly qualified Automobile Service that applicants can provide which is not currently available. The basic reason the move is indicated and for which the original application was filed, is growth. Applicant's current volume of business indicates need for immediate enlargement of facilities, and continued growth is indicated (current and potential clients) even before the move can be implemented. Currently applicant has two employees in addition to themselves. With continued growth indicated, additional hiring and training of personnel is indicated. The economic benefit to the Sherwood area; while slow and small at the outset, will in the long run, become rather substantial.

- Access to and from the proposed facility is onto a Minor Arterial (S.W. EDY ROAD and S.W. SHERWOOD-SCHOLLS ROAD), which feeds into a Major Arterial (Highway 99W) at Six Corners, at a distance not more than a quarter of a mile. Public Transportation is available at the Six Corners Shopping Center, also about a quarter of a mile away. No adverse traffic problems will be created at the proposed location. Regular traffic is light to medium at all hours of the day, and the impact from the proposed location will not be greater than 10 to 12 vehicles per day entering or leaving the site.

- The site as now planned would be fully landscaped in compliance with the Comprehensive Plan of the City of Sherwood. The areas on the lot bound-

Planning Commission  
March 3, 1986  
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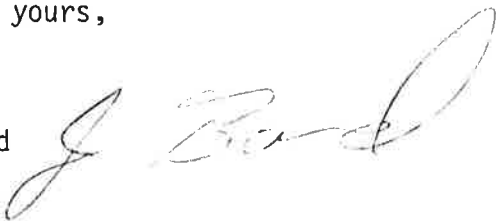
ary will be screened and planted in accordance with state requirements, as well as the Comprehensive Plan. The area to the rear of the original development provides for the future growth of the business. It will continue to be farmed until the growth plans are fulfilled. With the building aesthetically designed, and the full landscaping plan, it fulfills the requirements for fitting into the surroundings which are now in place, and will fit future needs for safe, healthy and aesthetic requirements well into the future.

With the above information, in addition to that which was provided with the original application; we feel the requirements for the Minor Plan Amendment and Conditional Use Permit have been fulfilled. Should you require additional data, please notify us at 503-625-7447; or our consultant, Mr. Charles L. Hoar at 503-625-5056.

Your early consideration and approval action will be appreciated.

Sincerely yours,

Jerry Bond



Judy Bond



BOND'S AUTOMOTIVE  
ROUTE 3, BOX 278  
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MARCH 3, 1986

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City of Sherwood  
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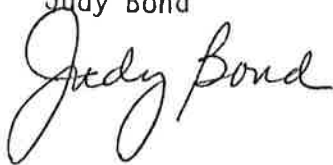
Your early consideration and approval action will be appreciated.

Sincerely yours,

Jerry Bond



Judy Bond



April 2, 1986

TO: Planning Commission

FROM: Carole Connell, Consultant Planner *CWC*

RE: Addendum to the January 24, 1986 Smith Farm Estates Staff Report

The following additional comments should be considered by the Planning Commission:

1. When Smith Farm Estates was originally approved by the Sherwood City Council, the applicant was specifically not required to dedicate their portion of the Cedar Creek greenway to the City. Instead, they agreed to pay a systems development charge of \$250 per unit for public park purposes. Therefore, the Planning Commission cannot at this time require park dedication.
2. The location of the required fence in Phase II adjoins a dense stand of old evergreen trees. The property on which the trees stand is private and there is no guarantee that the trees will remain. Further, a well traveled trail cuts through these woods and into Smith Farms from the High School. An access trail for the students is needed.
3. The recreation building was never required by the City, but was noted on the approved plans as to be located on lot 46. Lot 46 is on the perimeter of the subject property, and not central to all prospective users. However, since the lots next to 46 are vacant, and since that was the parcel represented to the current residents, there would be no misrepresentation in placing it there. The problem with locating it as proposed is with the owner of Lot 56 who chose his homesite based on the originally approved plans. He would not have chosen lot 56 if he had known a recreation building was to be placed there.

RECOMMENDATION: The original recommendation should be replaced with the following:

1. Require that the fence be continued in Phase II as planned. This will cut off the short cut trail through the mobile home park. It will also assure future screening.
2. Require construction of the pathway as originally approved by the City. This will provide needed access to the high school and also an amenity to the Smith Farm Estates as originally represented to the community's residents.
3. Leave the decision of the recreation building up to the residents of the community and the owner of the park.

## STAFF REPORT

**TO:** City of Sherwood  
Design Review Board

**DATE TYPED:** January 24, 1986

**FROM:** Carole W. Connell, Consulting City Planner **FILE NO:** 2271-37  
Benkendorf & Associates

**SUBJECT:** Request by Mike Nedelisky to Revise Two Elements of the Smith Farm  
Estates Phase II Site Plan

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### I. PROPOSAL DATA

**Applicant:** Mike Nedelisky  
Construction Consultant  
6015 S.E. Aldercrest Road  
Milwaukie, Oregon 97222  
653-8009

**Owner:** Bernard and Kinney Smith

**Location:** Located on Highway 99W between 12th Street and Meinecke Road.

### II. BACKGROUND DATA

A site plan of the two-phased project was approved in January, 1982. Phase I is now built. Phase II is under construction. The request is to site the recreational building between lots 55 and 56, an area originally designated for picnic tables and additional parking, and to then site the picnic tables nearby in the greenway. The picnic area and the recreation building and parking spaces would be connected by a pathway. Mr. Nedelisky is also requesting deletion of the slatted fence in Phase II along the south property line due to the heavy existing vegetation.

### **III. SHERWOOD DEVELOPMENT CODE PROVISIONS**

- A. Chapter 2, Section 9.00 Community Design, 9.02.B.2 Changes in Approved Plans

### **IV. FINDINGS OF FACT**

1. The Smith Farm Estates site plan was approved for both phases in 1982.
2. Requested changes are associated with Phase II, now under construction.
3. Lot 46, initially proposed to be lot 65, designated for the recreation building is not centrally located and had no designated parking. The lot is proposed to become a home site. The recreation building was not a mandatory improvement, but rather was to be provided if desired by the residents.
4. A 5' wide pathway into the greenway was also proposed on lot 46. The revised plan eliminates that walkway.
5. The area between lots 55 and 56 was originally planned for additional parking, picnic tables, barbeques and open space. The applicant has proposed to move those into the greenway connected to the recreation building and parking area with a walkway.
6. The owners of Smith Farm Estates have not dedicated the greenway area to the City. A pathway was planned from the mobile home development to the Senior Center and has not been constructed. The condition IIIId. in the original staff report (attached) indicates that "the greenway is to be reserved for public recreation and open space pending negotiation with the City to acquire the area." All other developments adjacent to the greenway have been or will be required to dedicate the greenway to the city.
7. Much of the greenway has steep slopes, with a wetland at the bottom.

Maintenance of the extended walkway year-round could be costly. The applicant proposes to eliminate the extended walkway and rather provide one to the proposed picnic area.

8. In the original approval, a redwood slatted chain-link fence was required along the entire property line. The fence has been constructed in Phase I. At the point where Phase II begins there exists a dense grove of large evergreen trees on the adjoining property. In our opinion, the trees provide a natural buffer and the extension of the fence is unnecessary.

#### **IV. CONCLUSIONS AND RECOMMENDATION**

1. The recreation building was not required during the original site plan approval process. During that time, the site for the future building was changed from lot 65 to lot 46.
2. The applicant intends to provide the recreation building, but has requested that it be relocated to the space originally approved for a picnic area and open space. This area was described originally by the applicant as an ideal entry into the greenway because it has interesting views and is the best location for open space activities.
3. The revised plan connects the recreation building with the additional parking spaces and then is linked to a proposed picnic open space area in the greenway. The revised plan eliminates the extended pathway to the Senior Center.
4. There is a change in the physical conditions between Phases I and II where the existing and future fence line is identified. A dense grove of tall trees begins where the current fence terminates.

**Based on the background data, the findings of fact and conclusions, staff recommends approval of the request to locate the recreation building between lots 55 and 56, provide a pathway into the greenway from the building, terminating at an area with**

**picnic tables, barbeques and open area, delete the Phase II fence requirement, and delete the proposed pathway to the Senior Center, subject to the condition that the owners of Smith Farm Estates dedicate the greenway to the City of Sherwood.**

MIKE  
NEDELISKY  
Construction Consultant

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January 20th, 1986

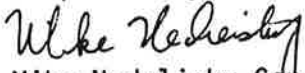
TO: Benkendorf & Associates  
522 SW 5th  
Portland, OR

RE: Smith Farm Estates Phase II

Dear Ms. Connel,

Enclosed are two copies each of the proposed request for Smith Farm Estates Phase II. The two items of request are (1) Move recreational building site from lot 46 to area between Phase I and II. This will allow for a more central location for the tenants to use and will facilitate more parking area. (2) Eliminate 6 ft. fence along SE side of the project, due to the dense growth of trees along the property line. If you have any questions, please call me at 655-6291.

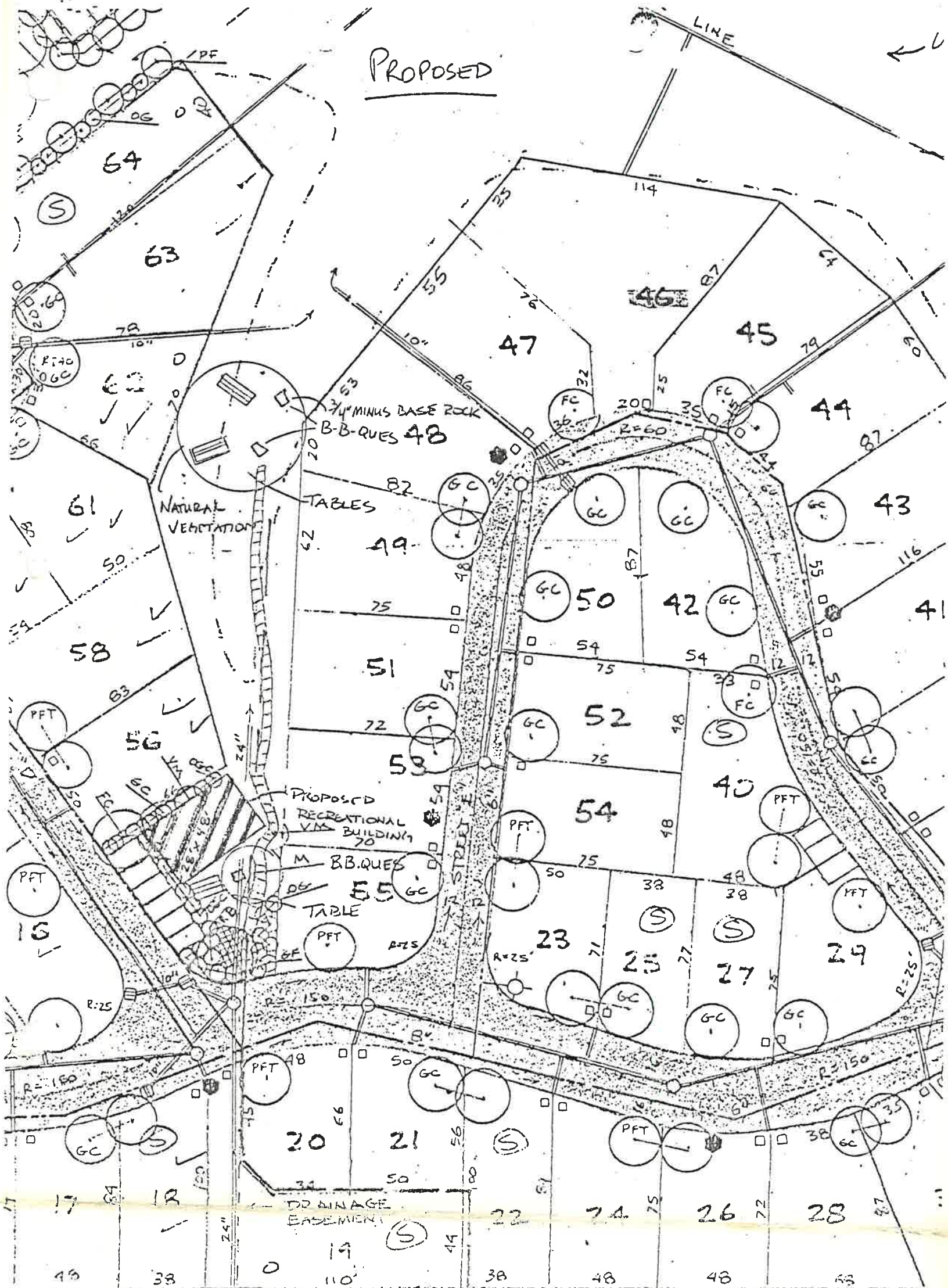
Respectfully submitted,



Mike Nedelisky Construction Consultant



PROPOSED



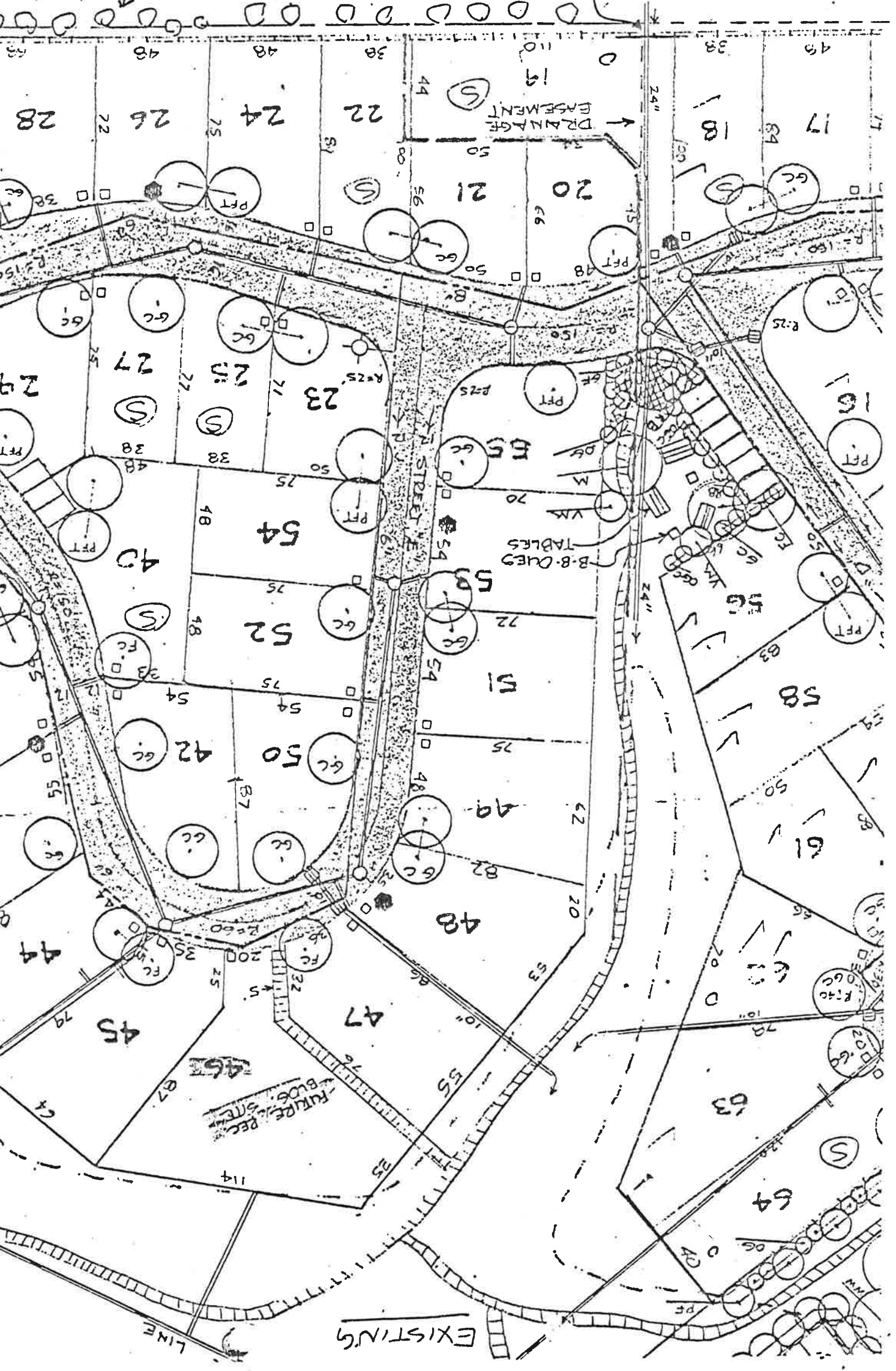
(S) SINGLE WIDE MOBILE HOME

SINGLE WIDE  
MOBILE HOME

(S)

= 50'

EXISTING FENCE STOPS HERE  
TREES (A FE - 100' HEIGHT)  
APPROX





176  
P.O. Box 167  
Sherwood, Oregon 97140  
625-5522 625-5523

February 8, 1982

## STAFF REPORT

Subject: Smith Farm Estates  
Location: Hwy. 99 (Between 12th & Meinecke Rd.)  
Applicant: Bernard & Kinney

### I. BASIC FACTS

- a. Application and fee requirements have been met.
- b. Plans received are on General Site Plan, Streets, Utilities and Landscaping.
- c. Plan Designation is MDRH (Medium High Density Residential) 8-11 DU/Acre.
- d. Area is as follows:
  1. Total Site 15.7 acres
  2. Non Buildable (Flood Plain) 6.0 acres
  3. Buildable 9.7 acres
- e. Topography is flat to gently sloping except in Cedar Creek flood plain.
- f. The property contains 6 acres of Cedar Creek flood plain defined by the 162 foot contour and 1,200 feet of the floodway of Cedar Creek.
- g. The flood plain area has many Cedar and Douglas Fir trees.
- h. Utilities:
  1. City Well No. 4 is located at the southwest corner of the property.
  2. The Sherwood Trunk (24") is located along Cedar Creek within the property.
  3. There is a natural drainage to Cedar Creek.
  4. Private utilities, gas, electricity and telephone serves the area.
- i. Bus service is  $\frac{1}{2}$  mile from the site on No. Sherwood Blvd.

II. FINDINGS

- a. The proposed development is to be named Smith Farm Estates.
- b. The proposed development is consistent with the purposes and meets the applicable standards of the planning designation area.
- c. Water may be extended from Well No. 4. However, in order that adequate flow pressure is maintained, off-site system improvements are likely to be required.
- d. Sewer service is available via the 24 inch Sherwood Trunk along Cedar Creek.
- e. The proposed development is in harmony with other developments in the neighborhood.
- f. Submitted "Park Restrictions" are adequate to assure an acceptable method of management and maintenance of structures, landscaping and other on-site features.
- g. The proposed development preserves natural features, drainage-ways, trees, vegetation, scenic views and topographical features to the maximum feasible extent.
- h. The site has access to a nearby community park.
- i. This development is to have two phases. The first phase is the western portion and the second phase is the eastern portion. ✓ The first phase will include the common area, entrance landscaping, and the recreational vehicle storage lot. The recreational building approximately 1,600 sq. ft. on lot number ~~65~~ <sup>46</sup> is to be in the second phase. <sub>may</sub>
- j. The perimeter of the park shall be screened from view by a solid six foot high wood fence.
- k. Trash collection and storage is provided for each individual unit.
- l. Adequate lighting is provided.
- m. The following design modifications are requested for approval:
  1. A proposed zero side yard for carports & patios.
  2. A reduction in street side yard from 10 feet to 5 feet for some units.
  3. A common laundry room facility will not be available.

- n. The Community Design Standards & Criteria may be increased, decreased, or otherwise modified by the Board in cases where it is found that such modifications will meet the intent of the standard.
- o. The proposed use is permitted as a conditional use in the MDRH area. An ordinance No. 751 has been adopted for the development of a Mobile Home Park by the City Council on October 14, 1981.
- p. The current 98 unit proposal with existing units comprise only 17% of the housing in the City. The plan identifies a need for mobile homes comprising up to 25% of the total housing.
- q. The project provides 16 spaces for recreational vehicles. This area is in the flood plain.
- r. Alteration of the existing topography of flood plain areas may be made upon application and payment of appropriate fees and upon approval of a grading plan by the City Engineer.
- s. A traffic impact study on Hwy. 99 has been submitted and is attached.
- t. Construction plans for improving the access to the project are subject to any modifications suggested by the Oregon Department of Transportation, this includes obtaining the access rights.
- u. The proposed development is consistent with the applicable standards of the planning designation area. (see 9.03)

### III. STAFF RECOMMENDATIONS

The staff recommends approval of this application subject to the following items:

- a. That proposed private street and utility construction be of comparable design and quality to public improvements as determined by the City Engineer.
- b. That public easement of major on-site utility lines be provided consistent with the Community Facilities and Service Element of the Comp. Plan.
- c. That access improvements within the Hwy. 99W right-of-way and the alignment and use of the existing frontage road be consistent with a design approved by ODOT and installed according to the approved design prior to occupancy.
- d. That the applicant reserve the proposed Cedar Creek Greenway area for public recreation and open space use pending negotiation with the City to acquire the area pursuant to Chapter 2 Section 4.04 of the Community Development Code.
- e. That a final draft of restrictive covenants be approved by the City Council and recorded prior to park occupancy.

- f. That off-site water system improvements as determined by the City Engineer necessary to achieve minimum fire flow levels be installed and that applicant obtain an improvement construction permit prior to the issuance of installation permits.

DATE: January 29, 1982

TO: INTERESTED PERSONS IN SMITH FARM ESTATES DEVELOPMENT, 80 UNIT MOBILE HOME DEVELOPMENT, SHERWOOD, OREGON

FROM: Robert Keech, P.E. Traffic Engineer Consultant

SUBJECT: TRAFFIC IMPACT OF SMITH FARM ESTATES DEVELOPMENT

The following findings and conclusions are based on "Traffic Impact Study, Old World Development", R.C. Keech, 1981. A copy of this report is attached. Also additional information was obtained from Rian O'Brien of R.E. Bancroft and Associates.

1. The Smith Farm Estate was included in the Old World Development's analysis as a committed 90 unit mobile home development. This development was estimated to generate approximately 500 trips per day with 11% incurring in the p.m. peak period.

2. The conclusions of the Old World Development report included the following:

The proposed main access for this development can function adequately and safely with only stop sign control at full development in 1983. It would, although, require the existing intersection to be reconstructed to allow for left turn storage and deceleration on the left side of each of the 99W approaches, as well as a right turn lane for the south bound traffic into the site. Adequate street lighting shall also be provided.

A traffic signal will not be warranted for the main access when fully developed in 1983.

If in the long term a signal is warranted then it could be installed without undue impedence to the traffic on 99W.

3. An additional recommendation for the east approach of this intersection (Smith Farm Estates Entrance) is to eliminate any interference to east bound traffic turning off of 99W. The existing frontage road with the main access to Smith Farms Estate does cause an interference. East bound vehicles turning left onto the frontage road would be in conflict with west bound through traffic. This can cause a momentary stoppage of vehicles in the travel lane resulting in a potential hazzard for other cars turning off of 99W.

The preferred alternative to remedy this is to realign the north approach of the frontage road to intersect with the proposed street access to Smith Farms Estates, 100 ft. east of the State of Oregon's existing right-of-away line. This should take place before any of the property to the north develops.



developed with a mobile home unit.

#### LAND USE

The subject property is designated medium - high residential (8 to 11 units per acre). The developable portion contains approximately 8.5 acres and the open space contains approximately 8.2 acres. The net density is about 9.4 dwelling units per acre, excluding the open space. This development is needed in the City of Sherwood and fits in well with the character of the area, as demonstrated when the conditional use permit was recently approved by both the Planning Commission and the City Council.

#### LANDSCAPING

The open space areas will be landscaped as well as individual mobile home sites. Strict policies regarding installation of landscaping, as well as maintenance will be utilized in this development. Every lot will be provided with at least one street tree and a combination of lawn, shrubs and ground cover.

#### PARK RESTRICTION

Specific park restrictions have not been prepared. However, the following is a sample of some of the restrictions that will be used:

1. All units will have wood siding or other similar materials and provided with composition roofs.
2. All units will be provided with a dug out crawl space and designed to give the same appearance of a standard stick-built single family home.
3. All carports and patios shall be provided with materials architecturally compatible with the mobile home units.
4. The type and placement of units with landscaping or alterations or additions to units shall be reviewed by the park owners prior to installation.
5. Storage and garbage cans shall be within enclosed structures or screened from view.
6. No on street parking shall be allowed.
7. No dismantled or wrecked vehicles shall be stored within the park premises.
8. All recreational vehicles shall be stored in the recreational vehicle storage lot only.
9. All units, landscaping and accessory structures shall be properly maintained.
10. All hard surfaces on building sites shall be concrete or other decorative material. Asphalt shall not be permitted.
11. No temporary buildings or structures shall be permitted.
12. All units shall be provided with washer and dryer facilities.



13. Only new mobile home units shall be permitted.
14. Drain line shall be provided to the street for all roof gutters and crawl spaces.
15. All units shall be connected to the sewer and water system.
16. Mail boxes shall be provided in clusters throughout the park.
17. No signs shall be permitted except for one square foot sign indicating the home owners name.
18. The maximum speed limit in the park shall be 15 MPH.
19. All hitches and other towing devices shall be removed.
20. The sides of mobile homes shall be provided with pressure treated plywood or concrete (or concrete block) foundations. All foundations shall be back filled and landscaped.
21. Roof eave overhangs and pitched roofs shall be required, and no T.V. or C.B. antennas shall be allowed.
22. All street trees shall be maintained by the park owners only.

#### PHASING

This development will be constructed in two phases. The first phase is the western portion and the second phase is the eastern portion. The common area, entrance landscaping and the recreational vehicle storage lot will be constructed in the first phase. The recreation building is proposed to be approximately 1600 square feet in area, and provided with a post and beam wood deck along the flood plain slope for maximum views and use by the park residents.

#### SCREENING

The recreational vehicle storage and the perimeter of the park shall be screened from view by a solid six foot high wood fence. Additional landscaping to exceed six feet high will be installed to provide additional screening along these areas.

#### TRASH COLLECTION AND STORAGE

A private garbage collection service on a weekly basis will be provided for every individual unit. Storage buildings will be constructed at the rear of the carports under the carport roof. These storage facilities will be constructed in a manner which gives the appearance that they are part of the mobile home unit. No other detached storage buildings or sheds are proposed at this time.

#### SET BACKS AND LOT SIZES

All of the set backs and lot sizes proposed are shown on the site plan. These standards are the minimum. However, the actual standards will be exceeded by larger lots and variable set backs to provide a more pleasing appearance. These standards will be applied on a case by case basis as the units are constructed on the lots.

### SLOPE CONSTRUCTION

Approximately 24 of the units are located along the flood plain slope. They are layed out with a 4 to 6 foot grade differential which requires minor cut and fill. In order to provide further extentions of the units over the slopes, daylight basements will be used. This technique is very innovative and provides the potential to produce very high quality and large floor area homes.

### LIGHTING

There will be 5880 lumen, 70 watt high pressure sodium lights, 200 feet on-center along the streets on 22 foot high poles. These lights were recommended by PGE and will be owned and maintained by PGE. These lights are identical to the lights used in most subdivisions with public streets. Additional accent lighting may be provided at the entrance, in the common area and in the recreational storage facility.

### SIGNS

A park entrance sign will be provided as well as a locator map. Plans for these facilities will be submitted at a later date. The location will probably be within the park entrance median island or at the small common area north of Lot 1. No other signs are proposed except for one square foot home owner name plates and street name signs.

### DESIGN MODIFICATION

The following modifications to the Zoning Ordinance are requested:

1. Required 5-foot interior side yard; proposed zero side yard for carports and patios.  
The reason for this request is the ability to provide maximum design flexibility. In most cases the zero side yard will be used along the driveway and carport side which shifts all of the landscaping to the patio side yard on the adjacent lot. This design technique provides more usable open space and eliminates the conflict of two small strips of landscaping maintained by two separate owners. Since no fences are anticipated between lots, this zero side yard concept would be very desirable. The mobile home units and attached accessory buildings however will maintain a five foot set back from the rear and interior side property lines.
2. Required 10-foot street side yard for patios; proposed five foot street side yard.  
In most cases a ten foot set back will be used. However, in some cases a five to nine foot set back may be necessary. This proposed set back will not cause any sight distance or visibility problems, as the patios will be open as compared to mobile home units and will only occupy a small portion of the side of the mobile home. On corner lots the patios are usually front door entry ways constructed at ground level, as opposed to elevated wood decks that are constructed when the mobile home units are not recessed into the ground. In this development, all mobile home units will be recessed into the ground.
3. Refuse and laundry facilities are required; however none are proposed.  
The reasons for not using these facilities are that all mobile homes will be required to be provided with individual and interior washer and dryer facilities; and the refuse is proposed to be collected at each individual home which eliminates the need for separate refuse bins and laundry facilities.

### UTILITIES

This development will be provided with full urban services and utilities. All utilities will be underground and under private ownership, except possibly the water line. A 12-inch public water line will be extended from the well site to the Highway 99, through the new public street. Fire hydrants and public or private water meters will be provided. A 24-inch storm sewer will be extended from the property to the south into the flood plain in accordance with the storm sewer master plan. A 24-inch sanitary sewer line is available along the flood plain to the north. Other utilities that will be provided are gas, electric, telephone and possibly cable television. The utility pedestals for each mobile home unit will be provided under the homes or along the side or rear yards. No utilities are proposed to be located under the mobile home units.

### DESIGN REVIEW FINDINGS

1. The proposed development is consistent with the purposes and meets the applicable standards of the planning designation area in which it is located and the provisions of Section 9.03.

COMMENT: This development meets all requirements contained in Section 9.03 of the Zoning Ordinance and the purpose of the Medium-High Comprehensive Plan designation.

2. The proposed development can be adequately served by facilities and services including water, sanitary facilities, drainage, solid waste, park and recreation, public safety, electric power, and communications consistent with the Community Facilities and Services Element of the Community Development Plan.

COMMENT: All of these services and facilities are provided.

3. The proposed development is in harmony with other developments in the neighborhood.

COMMENT: This development will be in harmony with the neighborhood by the installation of landscaping and the high quality units designed to be similar to stick-built single family homes. Compatibility of this site for a mobile home park with the neighborhood was sufficiently addressed during the conditional use permit process.

4. The location, design, size and materials of the exterior of all structures are internally compatible with the proposed development and externally compatible with the character of the immediate neighborhood.

COMMENT: The construction materials will be compatible with the character of development in the area.

5. Covenants, agreements and other specific documents are adequate to assure an acceptable method of ownership, management and maintenance of structures, landscaping and other on-site features.

COMMENT: The proposed park restrictions are adequate to assure the development and maintenance of a high quality mobile home park.

Smith Farms Mobile Home Park  
January 21, 1982  
PAGE 6

6. The proposed development preserves significant natural features including but not limited to natural drainageways, trees, vegetation, scenic views and topographical features to the maximum feasible extent.

COMMENT: To the maximum feasible and economical extent possible, all natural vegetation will be preserved, except for some modification to provide higher quality and more usable open spaces and building lots. The recreational vehicle storage lot is provided in the flood plain and will require a flood plain alteration permit prior to installation. No trees are proposed to be removed from construction of this recreational vehicle facility.

#### CONCLUSION

This development meets the intent and requirements of the Comprehensive Plan and Zoning Ordinance, and all requirements of the State of Oregon regarding mobile home park development. All urban services and facilities are provided and no significant impacts are anticipated. The transportation system is adequate, the quality and character of the area will not be reduced, no significant grading or vegetation removal will be performed, and no degradation to the natural environment will be created.



Ryan M. O'Brien  
Urban Planner

RMO/jr

SET BACK STANDARDS

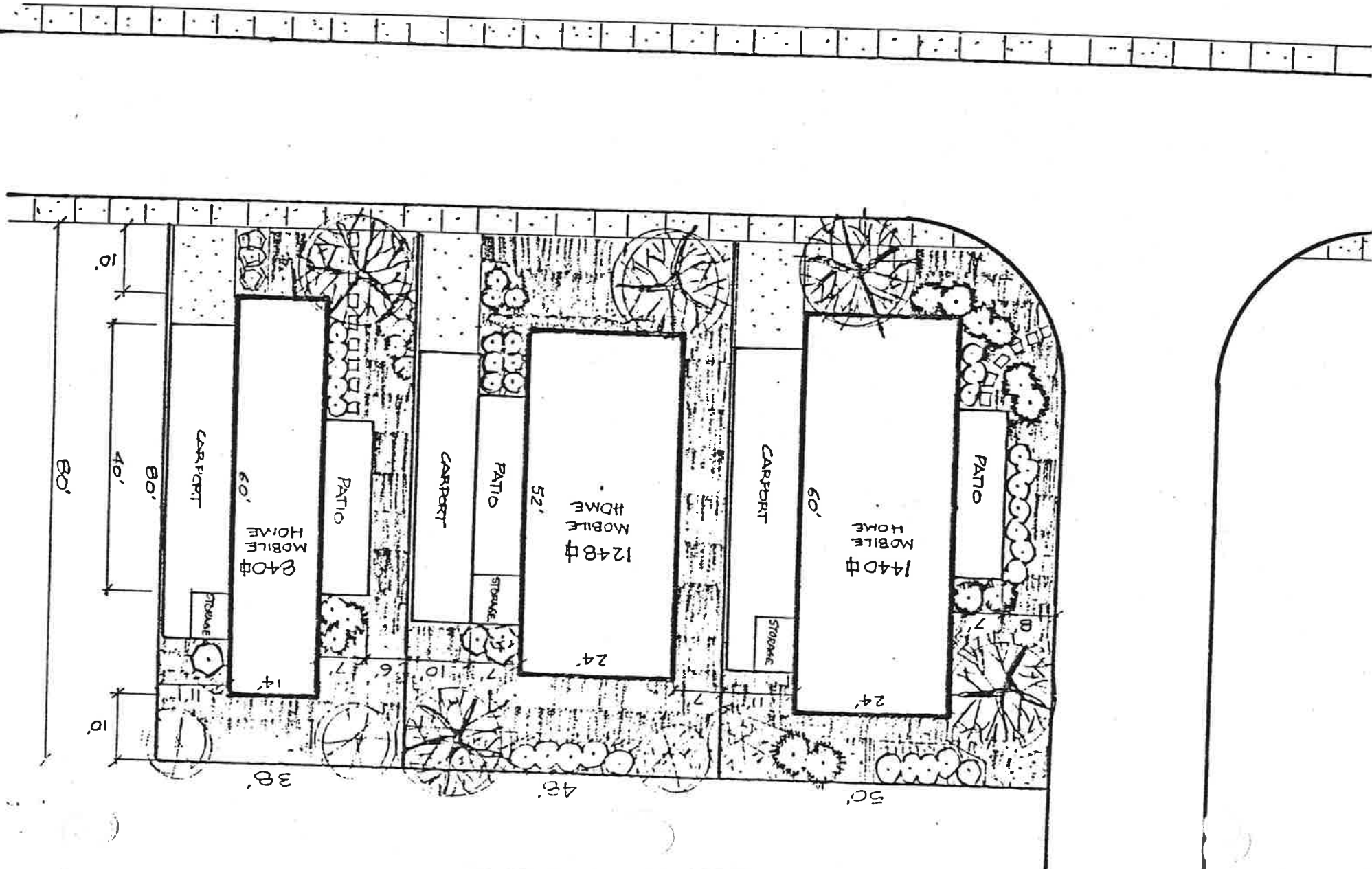
- Zero - Side yard for patios
- 5' - Street side yard for patios
- 10' - Street side yard for carports
- 5' - Side yard for patios and carports along adjacent property
- 10' - Front yard set back for all structures
- 5' - Rear yard set back for all structures
- 10' - Rear yard set back for all mobile home units along adjacent property
- 3' - Minimum separation between patios and carports along adjacent mobile home lots
- 6' - Minimum separation between patios and mobile home units on adjacent lots
- 10' - Street side yard for mobile home units
- 15' - Minimum separation between mobile home units

- 
- 3000 square feet - Minimum lot size
  - 800 square feet - Minimum mobile home unit size
- 

Phasing

- Phase 1. - Lots 1 to 44
- Phase 2. - Lots 45 to 80

TYPICAL SITE PLAN  
 1" = 20'



March 5, 1986

TO: Sherwood Planning Commission  
FROM: Carole W. Connell, Consulting City Planner *CWC*  
RE: Revised Community Development Code

In February, 1986 the first draft of the revised code was distributed to the Commission. Since that time, City Manager Jim Rapp has thoroughly reviewed the draft and has made additional recommended changes. A second draft incorporating his changes is in the process of being prepared and will be reviewed at a later date.

Please be reminded that the purpose of this revision project was only to change or delete redundancies and errors, to improve format and readability, edit run-on paragraphs and sentences, develop common terms and processes and avoid duplications and contradictions within the Code. Policy changes to the Code have not been incorporated, except that when two or more sections were in direct conflict (a frequent occurrence) the more restrictive standard has been retained.

The following is a summary of all the changes made to date:

Summary of First Draft Revisions:

The Table of Contents was revised to reflect the revised order of sections.

Chapter 1 now begins with a revised Code Purpose placed in the Introductory comments rather than later in the zone section.

Sections 1.102.01 to 1.102.06 are new additions or rewording of page 15 of the existing Code.

The Plan Amendment Procedure was moved to be included with the application requirements in Section 4.200

The Certificate of Plan Compliance section was revised and moved to Section 4.100.

The fee schedule and public notice requirements were moved to Chapter 3.

The term "Planning Designation Area" was changed to "Zone" throughout and Section 1.103 "Establishment of Zoning Districts" replaces Chapter 2 of the existing Code. The existing "Purpose"

this section.

Section 1.103.02 Boundaries and Zoning of Annexed areas has been revised.

The Ordinance creating the Planning Commission has been incorporated into the code. The ordinance creating the Design Review Board was moved to follow the Planning Commission section and now needs to be deleted altogether.

The Definitions section was moved and the following definitions were added or revised.

- Alteration
- Building, Existing
- Compatible
- Deed Restriction
- Demolish
- DeNovo Hearing
- Density
- Development
- Drive-In
- Flood Plain
- Junk
- Lot (revised)
- Lot Area (revised)
- Lot of Record
- Mobile Home (revised)
- Mobile Home Park
- Mobile Homes Subdivision
- Mobile Home Space
- Occupancy Permit
- Office
- Plat
- Preliminary Plat
- Quorum
- Urban Growth Boundary
- Warehouse
- Wetland
- Zero-Lot-Line

The Title of Chapter 2 was changed to "How Land May be Used and Developed." The individual Zoning Districts standards follow.

In each zone: "Uses permitted by Right" was changed to "Permitted Uses".

-The raising of animals was moved to the conditional use list.

-P.U.D.'s were moved to the Permitted Use list.

-Dimensional Standards were consolidated.



- All references to "manufactured housing" were changed to "mobile homes" for consistency.
- All zone sections were renumbered and all begin at the top of a page.
- All references to Temporary Uses were deleted and a new section was created in Chapter 4.
- The S.I. Zone was added and renumbered.
- The Flood Plain District section was moved to follow the other zones.
- The I.P. Zone was added and renumbered.

A new Section was created titled "Supplemental Standards for Special Uses" and includes PUD's. In the P.U.D. section:

- All references to PD were changed to PUD
- The Plan Compliance Review Process was deleted.
- The General Development Plan section and the Final Site Plan Section were rewritten to make the process clearer.

The "General Supplementary Regulations and Exceptions" was retitled "General Supplementary Standards and Exceptions" and:

- A section titled "State and Federal Regulations" was added.
- A Section 2.308 "Fences and Hedges" was added.
- Solar heating devices were included in the Building Height Limitations section.

A new Chapter 3 was developed and titled "Administrative Procedures". The following sections were moved to this new Chapter:

- Public Notice Requirements
- A new section was developed to describe the review process of various applications.
- Fee schedule.
- Appeals

A new Chapter 4 was developed titled "Application Requirements and Review Procedures" and the following existing or proposed sections were moved to this Chapter:

- Decision and Conditions

## *Provisions*

- A new General ~~Pre~~ Provisions, Section.
- Exempted Land Use Activities previously in the beginning of the Code.
- Preapplication Conference
- Amendments (with new review criteria).
- Conditional Uses (with process and review modifications).
- Variances
- Nonconforming Uses
- A newly created section for Temporary Permits.
- A new section titled "Application Requirements" which, incorporates the original Table 4.04. and is now followed by the following additional application review requirements:

Energy Conservation

Environmental Resources Management

Recreation Resources Management

Community Design

Chapter 5 contains all of the Public Improvement Requirements, and was renumbered.

There were no changes to the Subdivision Ordinance in the first draft.

# **APPROVED MINUTES**

Sherwood Planning Commission  
Minutes  
April 3, 1986

The meeting of the Sherwood Planning Commission was called to order by Carole Connell, Consulting Planner, at 7:35 p.m. Planning Commission members Clarence Langer, Jr., Joe Galbreath, Grant McClellan, Ken Shannon, Dave Crowell, Glen Warmbier, Marian Hosler and Mo Turner were also present.

Discussion was held as to which night would be the best to set for meeting dates. The next meeting of the Planning Commission was set for Monday, May 5, 1986 at 7:30 p.m.

Carole Connell asked for nominations for Chairman of the Planning Commission. Glen Warmbier nominated Dave Crowell as Chairman of the Planning Commission. Mo Turner seconded the motion. Motion passed unanimously.

The meeting was then turned over to Mr. Crowell and he called for nominations for Vice Chairman. Joe Galbreath nominated Marian Hosler as Vice Chairman of the Planning Commission. Glen Warmbier seconded the nomination. Motion passed unanimously.

Minutes of February 6, 1986

Carole Connell asked that the spelling of Mr. Young be changed to "Mr. DeJong". Dave Crowell made a motion to approve the minutes of February 6, 1986. There is no quorum of those present at the February meeting to vote on the minutes approval.

Public Hearing - Plan Amendment Zone Change Request by Jerry Bond

Carole Connell explained the public hearing process to those present. Carole Connell stated that this is a request for a Plan Amendment Change to change 2.71 acres from Medium Density Residential High to Community Commercial. The property is owned by Jerry Burge and is located on S. W. Edy Road. The applicant is Jerry Bond. Carole Connell reviewed her staff report for the Planning Commission members. She stated that she laid out several comprehensive plan policies which were probably out of date but might be of interest to the Planning Commission members. Carole advised that LCDC was notified of the request and did not respond which means that they have no particular interest in the proposal. Carole Connell stated that the staff recommends approval subject to the following conditions: 1) that the appropriate right-of-way be dedicated on Edy Road for a total of 35 feet from the centerline; 2) that the applicant sign a waiver not to remonstrate against the formation of an LID to improve Edy Road to the county's standard of ST-4; 3) that as part of a site plan approval, provide a 5 foot concrete sidewalk along the Edy Rd. frontage, a commercial driveway within the road right-of-way as approved by the County Engineer

and adequate roadway drainage; and 4) that fencing should not exceed six feet in height and that vegetation should be incorporated into that screening.

Dave Crowell opened the public hearing to comments from the applicant. Jerry Bond, Route 3, Box 270, Sherwood, Oregon stated that the engineer he had hired was ill and could not attend this meeting. Mr. Bond stated that the reason he wants to build is that he needs more room for his business. The building does not look like an automotive shop from the road. He mainly does fleet work and this would allow him to hire more employees.

Jerry Burge stated that he is the owner of the property which is zoned Medium Density Residential. He felt that there was not a lot of this zoning available for development. The Bond's are going to put up a nice looking building and the City needs this type of development.

Dave Crowell opened the hearing to comments from those in favor of the amendment.

Mr. Burge stated that he owned the property to the East and was in favor of the amendment.

Mr. Crowell opened the hearing for comments from those in opposition of the amendment. There being no comments from those in opposition the public hearing was closed.

Joe Galbreath made a motion to approval the Minor Plan Amendment subject to the conditions requested by staff. Clarence Langer seconded the motion. Motion passed with 7 ayes. Dave Crowell voted no.

Request by Mike Nedelisky to revise Smith Farm Estates Phase II Site Plan

Carole Connell stated that the original plan, including Phase II, was approved in 1982. The requested changed is to Phase II which is now under construction. Carole Connell reviewed her Findings of Fact with the Planning Commission members. She stated that the recreation building was not a requirement by the City. A five foot pathway was proposed on lot 46 and the revised plan would eliminate this. The request is also that they not be required to continue the fencing, along the development's perimeter.

Carole Connell advised that the staff recommendation is that the fence should be continued, that the pathway be built as originally approved and leave the decision as to where the recreation building should be built up to the majority of the residents.

Mike Nedelisky, 6015 S. E. Aldercrest Road, Milwaukie, Oregon, stated that he represented Mr. Kool and was hired to deal with these issues. He stated that there was an existing grove of trees along South property line. He felt it would be difficult to put up a fence with the trees and the slope. Mr. Nedelisky suggested that if the trees came out they could provide a written guarantee that the fence would be put in. Mr. Nedelisky felt that by moving the recreation building site

it would be more centrally located and have more parking. With regard to the pathway, he questioned how it could be built and how it will be maintained as it was very soft in that area. Mr. Nedelisky did not feel it was feasible to build the path.

Ruth Smith stated that she felt the fence should be put in. With regard to the path, she stated that there was quicksand in the area and people have bought homes in the development for privacy. She did not feel there was a need to build a path.

Jean Marcy, a resident of Smith Farm Estates, stated that she would not be in favor of a path if it would be open to the public.

Jack Gruver, a resident of Smith Farm Estates, felt that there was consensus that before anything was built there would be an agreement between the property owners.

Molly Marshall felt that there was no way to protect youngsters from the pathway. She was concerned as to who would be liable.

Janice Elmer stated that they were told they could decide what went in the building.

Mr. Warmbier felt that they could not make a decision on the recreation building until they had more information as to the size of the building, etc.

Mr. Crowell felt that the size of the building planned was not appropriate for the lot.

Glen Warmbier made a motion to require the fence on the south line of Smith Farm Estates. Ken Shannon seconded the motion. Motion passed unanimously.

Mo Turner made a motion to leave the recreation building on site #46 as originally planned. Ken Shannon seconded the motion. Motion passed unanimously.

Glen Warmbier made a motion to require the pathway as originally planned. Mo Turner seconded the motion. Motion passed unanimously.

Mo Turner made a motion to deny the request by Mike Nedelisky to revise the Smith Farm Estates Phase II Site Plan. Clarence Langer seconded the motion. Motion passed unanimously.

#### Community Code Revisions

Carole Connell advised that she summarized the changes that were made by her. She explained that the purpose of the revision was to clean up the document and clear up the inconsistencies. Carole then reviewed her summary of revisions with the Planning Commission members.

Discussion was held as to the differences between mobile homes and manufactured housing. It was agreed that this would be discussed further in the future.

Meeting adjourned at 10:30 p.m.

A handwritten signature in blue ink that reads "Mary L. Holland". The signature is written in a cursive style with a large, looped initial "M".

---

Mary Holland, Minutes Secretary