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Sherwood, Oregon 97140
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Planning Commission
Agenda

August 15, 1985
7:30 p.m., School District Board Room
400 No. Sherwood Blvd.

- I. Approval of Minutes - July 18, 1985
- II. Request for Minor Partition

Applicant, P.M. Marshall, requests to divide a 20.57 acre parcel into a two acre and an 18.57 acre parcel at the Northwest corner of Cipole Road and Tualatin-Sherwood Rd., including 20605 Cipole Road, in City Zone GI, General Industrial. (Legal Description: 2S 1 28A: 501)

PLANNING STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: August 8, 1985

FROM: Benkendorf & Associates
John Brosy, Consulting City Planner

HEARING DATE: August 15, 1985

SUBJ: Minor Partition Application
P.M. Marshall, Owner

I. PROPOSAL DATA

Applicant: P.M. Marshall, Owner

Request: Minor partition to divide Tax Lot 501, Map 2S-1-28A (20.27 acres into two parcels. The new parcel size would be 2 acres, and the remaining parcel would be 18.27 acres. The two-acre site would be used for a manufacturing facility. The balance of the site would be later divided to create an industrial subdivision. The subdivision application is expected to be submitted in early fall. The minor partition is requested separately at this time in order to accommodate a specific user of the two-acre parcel.

Location: The property is on the northwest corner of Tualatin-Sherwood Road and Cipole Road. The site abuts the Chavez Lumber Co. property on three sides. The Chavez property is 13025 SW Tualatin-Sherwood Road. This is a wholesale lumber and plywood sales business.

II. BACKGROUND INFORMATION

One single-family dwelling exists on the property, at 20605 Cipole Road, immediately south of the proposed two-acre parcel. The new parcel would abut Cipole Road for 196 feet. The site has basically level to very gentle terrain. The site is not within any identified floodplain. Old orchard trees exist on the site, northwest of the existing dwelling. Besides these trees and the dwelling, the site

predominately a grass field.

Surrounding land uses are an open field to the east, across Cipole Rd., and single-family dwellings to the northeast (all zoned industrial). On the north are two mini-storage warehouse buildings under construction and an industrial building behind, off Cipole Rd. (Protein Products). Northwest and west are vacant fields, with a forested area near Tualatin-Sherwood Rd. South is a single-family home and field.

The property is within the GI, General Industrial Planning Designation Area of the Sherwood Plan. The site was annexed in 1981. All adjacent land in the City of Sherwood (north and west) has the GI designation.

The prospective use for the new 2-acre parcel is Thermtech, manufacturer of incinerators and heat recovery units. If the minor partition is approved, site plans for Thermtech would be submitted to the Sherwood Design Review Board. That use is not the subject of this minor partition request.

The applicant has submitted the following information in support of the application.

- o Completed application form
- o Statement addressing findings for approval (four pages)
- o Site Plan
- o List of property owners within 300 ft. (not attached)

III. FINDINGS OF FACT

- A. The proposed minor partition would create a two-acre parcel with 196-foot frontage on Cipole Rd. The balance of the site would abut Cipole Rd. for 605 feet and Tualatin-Sherwood Rd. for 555 feet.
- B. Cipole Rd. is designated a minor arterial in the Transportation section of the Sherwood Plan. The Plan calls for a 70-foot total right-of-way width. Tualatin-Sherwood Rd. is designated a major arterial, with a 90-foot right-of-way width.

- C. Cipole Rd. and Tualatin-Sherwood Rd. are both Washington County maintenance responsibilities. Cipole Rd. has a 40 foot wide right-of-way and Tualatin-Sherwood Rd. has a 60 foot wide right-of-way at this location. A 15-ft. right-of-way would be required from each side of each street in order to achieve the right-of-way widths required in the Plan.
- D. Existing improvements within the Cipole Rd. right-of-way include a 20 - 22 ft. wide asphalt surface with fog lines, narrow gravel shoulder and drainage ditches on both sides. Tualatin-Sherwood Rd. is a 24 foot wide asphalt surface with fog lines, narrow gravel shoulders, and drainage ditches on both sides.
- E. The minimum lot size in the GI zone is 20,000 sq. ft. Minimum lot width at the front property line and at the building line is 100 ft. in this zone.
- F. No sideyard setbacks are required when the abutting parcel zoning is non-residential. The setback between the south line of the proposed two-acre parcel and the existing dwelling at 20665 Cipole Rd. on the residual parcel (also GI zone) is over 25 feet.
- G. A 12-inch water main in Tualatin-Sherwood Rd. and Cipole Rd. is under construction.
- H. An 8-inch sanitary sewer line currently runs along the north side of Tax Lot 501, which serves the northeast Sherwood industrial area.
- I. No separate storm drainage system exists in the immediate vicinity. The recently approved development on the north will collect run-off on-site and direct it to the ditch in the Cipole Rd. right-of-way. This is being done in anticipation of a future street improvement that would include storm sewers. The terrain is favorable for a similar solution on this proposed two-acre parcel.
- J. The Transportation section of the Sherwood Plan calls for a minimum number of driveways onto minor and major arterials. With the opportunity of combining access for future lots on the large residual parcel through a

subsequent industrial subdivision, this proposed partition is not in conflict with the access policy for arterials.

- K. This proposed partition does not affect access to adjoining land. All parcels to the north, west and northwest can be logically served by existing right-of-way.

IV. REVIEW CRITERIA

- A. Chapter 3, Section 3.00C sets forth the findings required for a minor partition.
- B. Chapter 2, Section 2.16 sets forth the standards for uses in the General Industrial planning designation area.

V. STAFF RECOMMENDATIONS AND CONCLUSIONARY FINDINGS

Based on the findings of fact, and Conclusionary Findings set forth below, staff recommends **approval with conditions** of the proposed Minor Partition on Tax Lot 501, Map 2S-1-28A.

- A. The partition does not require the creation of a street.
- B. The sketch plan submitted by the applicants complies with the GI Plan designation standards.
- C. Adequate utilities exist or are being built for this partition.
- D. The partition does not limit access or other development needs for any adjoining land.
- E. The proposed partition will conform with the Transportation section of the Sherwood Plan with the following conditions recommended to be imposed by the Planning Commission:

1. Applicant shall dedicate a 15-foot strip along Cipole Rd. and Tualatin-Sherwood Rd. from the entire Tax Lot 501 to the City for increased right-of-way, and shall sign a waiver of right to remonstrate against future improvements for the creation of a Local Improvement District (LID) for street improvements.

2. The partition shall not be considered final until a survey of the new parcel and Tax Lots 200 & 300 has been prepared, recorded in the Washington County Clerk's Office, and certification of such provided to the City.

JB:ad

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

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

Type of Land Use Action Requested

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

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	P.M. Marshall	10002 S.W. Herman Road, Tualatin	692-1350
Owner:	As Above		

Contact for

Additional Info: Robert Price, David Evans and Associates, Inc.
2626 S.W. Corbett Portland, Or. 223-6663
97201

Property Information

Street Location: Cipole Road, Between Herman and Tualatin-Sherwood Roads

Tax Lot No. 2S-1-28A TL501 Acres 20.27

Existing Structures/Use: Vacant

Existing Plan Designation: General Industrial (GI)

Proposed Action

Proposed Use Construction of a structure and operation of manufact. facility

Proposed Plan Designation will remain GI

Proposed No. of Phases (one year each) for this minor partition one phase onl

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

Purpose and Description of Proposed Action:

2.0 acre lot which will be in conformance with all requirements. The

site will be utilized as a sheet metal fabrication facility. The balance

of the parcel (approximately 18 acres) will be subdivided into a small

lot industrial park.

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.

X RL Marshall
Applicant's Signature

July 18, 1985

X RL Marshall
Owner's Signature

July 18, 1985

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. (Attachment B)
2. Applicable existing conditions and proposed development plan information and materials listed in Part 3 Chapter 4 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.



**Addressing of Required Findings for a Minor Land Partition
(Attachment B)**

The following is the necessary addressing of the Required Findings for a Minor Land Partition, as noted on Attachment B of the application package.

1. The partition requested does not require the creation of a road or street. The parent parcel (2S-1-28A, TL 501, 20.27 acres) has frontage on both Cipole and Tualatin-Sherwood Roads. The partition will occur on the northeasterly portion of the parent parcel where frontage exists on Cipole Road only. Approximately 804 feet of total frontage for the parent parcel exists on Cipole Road. The partitioned lot will require approximately 196 feet of frontage on Cipole Road. Additional right-of-way will be dedicated from the partitioned lot to permit an increase in the right-of-way for Cipole Road in compliance with requirements of the city's Transportation Plan. Therefore, the requested partition does not require the creation of a road or street. See accompanying Sketch Plan.
2. The Sketch Plan complies with the Comprehensive Plan and applicable Planning Designation Area Regulations of the City then in effect. The Plan Designation for the Northeast Sherwood Industrial Area, of which this parcel is a part, is General Industrial (GI). The Sketch Plan illustrates that the partitioned lot is to be 2.0 acres in size. No amendment of the Comprehensive Plan is proposed or needed in order to achieve this partition. The partitioned lot will comply with all stated Lot Dimensions, Setback Requirements, Height of Structures and other development standards.
3. There will exist adequate quantity and quality of water and an adequate sewerage disposal system to support permitted land uses. An eight-inch sanitary sewer line has been constructed to serve Tax Lot 601. The line is parallel to the northerly property line of Tax Lots 501 and 502 and is capable of providing adequate service to the partitioned lot. Water service will be provided by a 12-inch main which will be constructed in Tualatin-Sherwood Road and Cipole Road from the current terminus of service at Edy Road. Plans are currently under review by



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the City and approvals are expected soon. No problems with regard to water service for the entire area have been encountered, and none are anticipated.

4. Adjoining land can be developed or is provided access that will allow its development in accordance with this ordinance. Proposed partitioning of the lot will not inhibit future development of the balance of Tax Lot 501 because adequate frontage on Cipole Road, as well as Tualatin-Sherwood Road, will continue to be available. The applicant proposes to subdivide the balance of Tax Lot 501 into a small lot industrial park with new streets which will provide suitable access to the interior lots.

In accordance with information provided at the pre-application conference held on June 19, 1985 with consulting planner Sally Rose, the following data is provided. Table 4.04 in the Sherwood Development Code contains information requirements for the various types of proposed land use actions, including minor partitions. In addition to the Required Findings and Sketch Plan, the following data is provided:

1. List of tax lots, owners, and their addresses for properties within 300 feet - re: attached list.
2. Relationship of property to city limits and UGB - the site is within the City of Sherwood, having been annexed in 1981. The city limit is Cipole Road which separates Sherwood and Tualatin. The UGB is south at Tualatin-Sherwood Road and north of the rail line.

3. Land Use Information:

Acreage - Tax Lot 501: 20.27 acres; proposed partition lot: 2 acres

Plan Designation - General Industrial (GI)

Development Standards - minimum lot size for GI is 20,000 sq. ft.

4. Environmental Information:

Topography - The site is basically flat and level. Five foot contour information will indicate no topography for the proposed partition lot.



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Floodplain - The site is not within any identified floodplain.

Natural Drainage - For Tax Lot 502, a minor low area exists in the center of the property which may act as a minor retention area. However, none of this minor retention area exists on the proposed partition lot.

Vegetation - Tax Lot 501 contains only grassy ground cover, some perimeter tree vegetation at the northwest and southwest property line areas, and the remnants of an orchard. The majority of the orchard is on the proposed partition lot.

5. Transportation:

Streets - Tax Lot 501 is bounded on the east by Cipole Road and on the south by Tualatin-Sherwood Road. Both are county roads. The proposed partition lot will be bounded on the east by Cipole Road and will have approximately 196 feet of frontage on Cipole Road. This county road currently has a 40-foot right-of-way.

Access - All access for the proposed partition lot will be to Cipole Road.

Street Condition -

Cipole Road currently has approximately a 20-foot paved surface. Surface material is asphaltic concrete of 4-inch thickness. General street condition is good.

Improvements -

Cipole Road is proposed as a minor arterial which will require a 70-foot right-of-way. Necessary additional right-of-way to permit future minor arterial development (30 feet is required) may be obtained from adjacent property owners. The proposed partition lot will dedicate 15 feet toward the future 70-foot right-of-way.

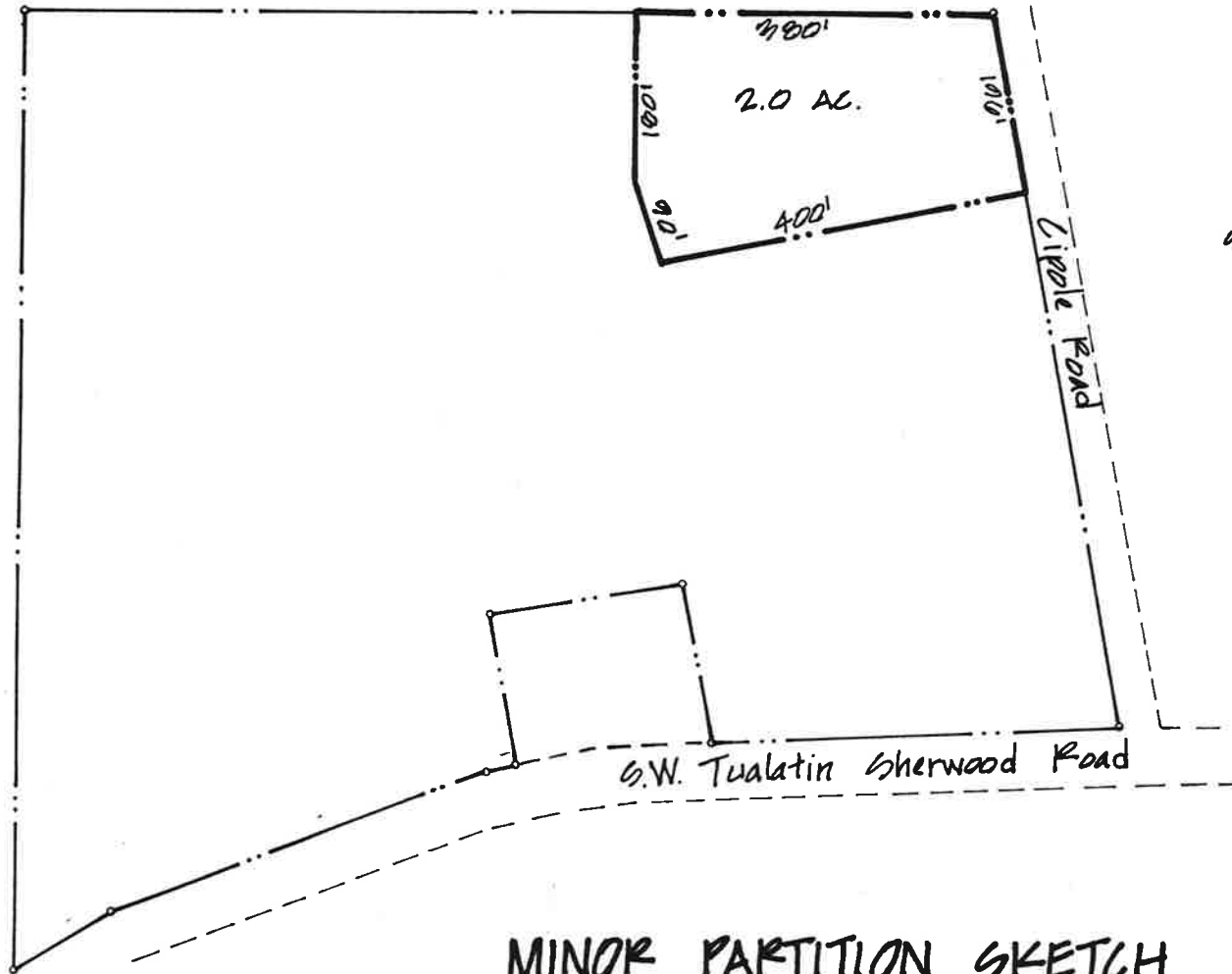


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6. Community Facilities and Services:

Water - A 12-inch main will be constructed in Cipole Road to serve the Northeast Sherwood Industrial Area, including the proposed partition lot.

Sanitary Sewer -
An 8-inch line currently exists to serve the Northeast Sherwood Industrial Area, including the proposed partition lot.



SCALE: NONE

MINOR PARTITION SKETCH
CITY OF SHERWOOD
MARSHALL PROPERTY

APPROVED MINUTES

Sherwood Planning Commission

Minutes

August 15, 1985

The August 15, 1985 Sherwood Planning Commission meeting, scheduled for 7:30 P.M., reached a quorum at 8:00 P.M. and was then called to order by Chairman Dwight Minthorne. Other members present were Gene Birchell, Dave Crowell and Marge Stewart (appointed by City Council August 14, 1985). John Brosy, consulting planner for Benkendorf & Associates was also present.

The minutes of the July 18, 1985 Planning Commission meeting were approved as submitted.

A request for minor partition of property owned by R. B. Marshall at Cipole Rd. and Tualatin-Sherwood Rd. was heard (file #2721-24). Brosy summarized the staff report and explained the basis of the condition for right-of-way dedications.

Bob Price of David Evans Associates, represented the owner and applicant. He explained the overall plan to create an industrial subdivision, including access, utility location, the life estate situation for the residents of the existing home, and the coordination of plans with Chavez Lumber Company. Price explained that the minor partition creating the two acre parcel is requested now, prior to subdivision request, in order to accommodate the development plans of a prospective purchaser, Thermtech, Inc.

Planning Commission discussion began. Stewart questioned when it is appropriate to require half-street improvements, and was concerned about coordinating plans with the City of Tualatin (East of Cipole Rd.) and Washington County. Birchell was concerned about limiting access points onto Tualatin-Sherwood Rd., given the Sherwood Plan's policy for Major Arterials. Price responded that the subdivision is designed with limited access points in mind, and that deed restrictions could be placed to limit most access to the new industrial street that will be proposed, rather than having direct access to Tualatin-Sherwood Rd.

Charles Hoar, representing Thermtech, prospective uses of the two acre parcel created by the partition, described the nature of the incinerator and heat recovery unit manufacturing business. He indicated that a complete site plan would likely be submitted to the Design Review Board in approximately two months, if the

position was approved.

General discussion followed by all members of the Planning Commission. Brosy discussed storm drainage and access for adjacent parcels with commission members. Birchell moved to approve the minor partition with the two conditions listed in the staff report, and based his motion on findings of fact of the staff report. Stewart seconded the motion, which passed, 4 to 0.

The Planning Commission meeting then adjourned at 8:35 P.M.

John L. Brosy
City Planning Consultant