



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

City of Sherwood
Planning Commission
Agenda

December 5, 1985

7:30 p.m., Senior/Community Center
855 No. Sherwood Blvd.

1. Request for Master Plan and P.U.D. Conceptual Plan approval of Steel Tek Industries Industrial Park.

The applicant is requesting approval of a 34 acre industrial park with 12 development parcels on the south side of Sunset Blvd. adjoined by the Southern Pacific Railroad on the west.

2. Request for P.U.D. Conceptual Plan approval of Ancient Rocks Village residential P.U.D. by Sam Cotter and Lawrence Jackson.

The applicant is requesting plan approval for a mixed mobile home subdivision of 81 lots with 50 apartment units on 22 acres on the east side of Murdock Road.

3. Proposed Institutional/Public, I.P. Zone Language.
4. Update on Zoning Code Revisions.
5. Approval Request of Final Official Zoning Map.
6. For Your Information
Flyer on "Oregon Land Use Planning"

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: Nov. 26, 1985

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

FILE NO.: 2271-30

SUBJECT: Request by Steel Tek Industries for Master Plan and P.U.D. Concept
Plan of a Proposed Industrial Planned Unit Development on 34.19 Acres

I. PROPOSAL DATA

Applicant: Steel Tek Industries, Inc.
Route 4 Box 308V
Sherwood, Oregon 97140
625-5507

Owners: Tax Lot 500,502 - Walter & Kristi Hitchcock
Tax Lot 505 - David & Roxanne Cohoon
Tax Lot 506 - Glenn Fischer & Walter Hitchcock
Tax Lot 507,508 - Steel Tek Industries

Representatives: Givens & Talbot Associates
15800 S.W. Boones Ferry Road #103
Lake Oswego, Oregon 97034

Location: South side of Sunset Blvd. adjoined on west by Southern Pacific
Railroad, and further described as Tax Lots 500,502,505,506,507 &
508, Map 2S-1-31D.

II. BACKGROUND DATA

Steel Tek Industries is currently located on a portion of the subject property, and consists of an existing shop, office and parking area. Much of the existing development is landscaped. The property was annexed to the City and designated **Special Industrial (S.I.)**, in conformance with the City and County plans. In order to expand or further develop the site, a Master Plan must be approved by the Planning Commission. Steel Tek Industries is a metal working business which manufactures ventilation systems. The Code allows metal working in the SI zone provided the use is a part of an industrial planned unit development. The applicant is **requesting approval of an industrial Master Plan** for the 34.2 acres **and approval of a PUD Concept Plan**, incorporating three development phases for 32.35 acres. The PUD excludes Tax Lots 505 and 506.

III. SHERWOOD COMPREHENSIVE PLAN POLICIES

A. Section IV F Industrial Land Use

1. Policy 1: Industrial uses will be located in areas where they will be compatible with adjoining uses and where necessary services and natural amenities are favorable.
2. Policy 2: The City will encourage sound industrial development by all suitable means to provide employment and economic stability to the community.

B. Section VIII Economic Development

1. Policy 2: The City will encourage economic growth that is consistent with the management and use of its environmental resources.
 - The City will seek to attract non-polluting industries to the area.
 - The City will preserve the Cedar and Rock Creek greenways.

2. Policy 3: The City will direct public expenditures toward the realization of community development goals by assuring the adequacy of community services and facilities for existing and future economic development.
3. Policy 4: The City will seek to improve regional access to the Planning Area as a means to encourage local economic development.
 - The City will encourage the maximum use of the railroad corridor and encourage the development of spur service lines.
4. Policy 5: The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities and expand the tax base.
 - The City will encourage the development of light industrial and office parks.

IV. DEVELOPMENT CODE PROVISIONS

A. Section 2.17 Special Industrial Zone (SI)

1. The purpose of the zone is to provide large (minimum 30 acres) sites for light industrial uses in a planned campus-like setting. It further recognizes that uses may require the support of small and medium-sized industrial and commercial uses within suitably located industrial PUD's. The SI zone facilitates Master Planning of large sites, regardless of ownership, pre-existing lot lines or sizes.
2. Building permits shall only be issued for developments within a Master Plan approved by the Planning Commission.

B. Section 3.00 Planned Unit Development

1. A PUD is a development in which buildings, land use, transportation, utilities and open space are integrated through an overall unitary design

aimed at creativity and flexibility. The PUD is intended to achieve the following objectives:

- a. The encouragement of efficient use of land and resources that can result in savings to the community, consumers and developers.
- b. The preservation of valuable landscape, terrain and other environmental amenities.
- c. The provision of diversified, innovative living, working or shopping environments that take into consideration community needs and activity patterns.
- d. The achievement of maximum energy efficiency of land uses.

2. Concept Plan Review

Prior to initiation of a complete plan compliance review process, the applicant shall prepare a PUD concept plan for approval by the Planning Commission. A written statement accompanying the plan shall contain the following information:

- o An explanation of the character of the PUD and the manner in which it has been planned to address the general PUD objectives.
- o A statement of present ownership of all land included within the proposed PUD.
- o A general indication of the expected schedule of development.
- o A general indication of the expected public interest to be served by the proposed PUD, and conformance of the PUD to the City Comp. Plan.

- o General statement regarding conformance to the purposes of the category of PUD proposed.

C. Section 4.02 Environmental Performance Standards

1. It is the purpose of this section to protect the health, safety and general welfare of the public by preserving natural resources and environmental quality, protecting against natural hazards and establishing and maintaining a park and open space system. Conformance with the standards of the section shall be certified in writing by a registered engineer and submitted with the final site plan.

D. Section 4.00 Environmental Resource Management

It is the purpose of this section to apply environmental performance standards to all new commercial and industrial projects.

E. Section 4.03 Floodplain District

1. A portion of the site is in the Cedar Creek floodplain. According the applicant and a Washington County report, the floodplain begins at the 163' elevation on the northern boundary of the property and begins at the 167' elevation on the southern boundary. The proposal identifies the creek floodplain as designated greenway preserve and unbuildable. The area should be dedicated to the City for future park purposes.

F. Section 9.03 Community Design

1. Following Conceptual Plan approval, the applicant then presents a General Development Plan of the PUD, and a public hearing is held by the Planning Commission. A second public hearing is then held by the City Council. Upon approval of the PUD by the City Council, the applicant prepares a final detailed site plan. The site plan is reviewed

by the Design Review Board in accordance with the provisions of Section 9.03 Community Design.

V. FINDINGS OF FACT

1. The applicant is requesting approval of a Master Plan and a PUD Concept Plan of a proposed industrial PUD on 34.19 acres.
2. The applicant is Steel Tek Industries, which currently operates a shop and office on a portion of the site.
3. The subject property is located on the south side of Sunset Blvd. adjoined on the west by Southern Pacific Railroad and vacant industrial land; on the east by low density residential use; on the south by the Metro Urban Growth Boundary and on the north by medium-density residential use.
4. The property is zoned Special Industrial, S.I. The existing metalworking business is allowed in an approved Planned Unit Development. This application is the first step in that process.
5. The Sherwood Comprehensive Plan encourages sound industrial development, especially non-polluting industries, that will be developed in a campus-style industrial park.
6. The Plan encourages industrial development where city sewer, water and transportation services are available.
7. The Plan encourages economic growth consistent with the management of natural resources and amenities; in this case, the Cedar Creek greenway.
8. The Special Industrial zone requires a proposed site to be a minimum of 30 acres. The subject property is 34.19 acres.

9. Public facilities must be extended to the site. A 12" City water line is currently located about 1000 feet east of the property. Sanitary sewer is located in the Cedar Creek drainageway directly across Sunset Blvd. on Mr. Ed Waldon's property. The sewer must be extended along the creek to the subject property.
10. Storm sewer is proposed to be accommodated by the Cedar Creek drainageway.
11. Except for the drop down to the creek (20-25% slopes), the site is generally level. The site has both open grass areas and brush and treed areas along the creek.
12. The Master Plan proposes 12 development sites served by one local access road and a cul-de-sac.
13. Sunset Blvd. currently has a 60-foot right-of-way, but the arterial designation requires 70 feet. The applicant must dedicate 5 feet along their Sunset Blvd. frontage.
14. The proposed interior road right-of-way including sidewalks is 55' wide, with a 60' cul-de-sac radius. The Code requires a 50' right-of-way and a 50' cul-de-sac radius. The cul-de-sac is about 1500 feet long. The Code allows a maximum cul-de-sac length of only 600 feet.
15. The project is divided into three development phases. Phase I is a proposed warehouse addition to the existing Steel Tek shop, including Lots 1 and 2. Phase II is site development of parcels 3, 11 and 12. Phase III is development of parcels 4 through 10.
16. The Cedar Creek drainageway has been preserved and is identified on the plan as unbuildable. This also provides a natural buffer to the land designated residential east of the site.

17. Five parcels adjoin the Southern Pacific railroad right-of-way. No railroad access is identified.
18. The subject property's southern boundary is also the Portland Metro Urban Growth Boundary and thus adjoins agricultural land. The SI zone requires a 50' building setback from non-industrial uses or designations.
19. The SI zone restricts building coverage to 40% of the gross land area; and 20% of the gross land area shall be landscaped.
20. A PUD on a SI site must be a minimum of 10 acres in size. The proposed PUD is 32.35 acres.
21. The applicant has adequately responded to the general PUD objectives in the report submitted.
22. The Tualatin Fire District has been notified of the proposal. Their comments should be incorporated into the Planning Commission's review.

VI. CONCLUSIONARY FINDINGS AND RECOMMENDATION

- A. The proposed development complies with the Sherwood Comprehensive Plan, the SI zone standards and the PUD Conceptual Plan objectives.

Based on the Background Data, the Findings of Fact and the Conclusionary Findings, staff recommends **approval** of the Steel Tek Industries Master Plan and PUD Concept Plan, subject to the following considerations and conditions:

1. **Consider providing planned spur access to the subject property from Southern Pacific Railroad.**
2. **Specifically identify the Cedar Creek floodplain limits on the plat, identify the area as unbuildable greenway preserve, and proceed with formal dedication to the City.**

3. **Incorporate Tualatin Fire District requirements in the approval.**
4. **Revise the street layout so as not to exceed the cul-de-sac length requirements of 600 feet.**
5. **Conform to the environmental performance standards regarding noise, vibration, air quality, odors, heat and glare as a part of the PUD General Development Plan process.**
6. **Dedicate five feet to Sunset Blvd. along the property frontage and comply with City street improvement standards.**

FLOOD PLAIN INFORMATION REQUEST SHEET

WASHINGTON COUNTY, OREGON
DEPARTMENT OF PUBLIC WORKS

DATE: 11-19-84

Check items desired for the property described by the Tax Map No. 251 31D
TL 502

- Please determine the 100 year Flood Plain Water Surface Elevation.
- Please enclose information on the nearest County Bench Mark for reference by my surveyor or engineer.

Comments:

I understand that it is my responsibility to determine the exact location of the flood plain inundation based on the above requested information.

Applicant's Signature -PHONE-

RICK GILVENS
Name

15800 SW Boones Ferry Rd
Mailing Address
SUITE 103
LAKE OSWEGO, OR 97034
City, State, Zip

Do Not Mark Below Line

DATE: 11-19-84

- This property lies in an incorporated area. Please request information from that city.
- This property is not in a Flood Plain or Drainage Hazard Area.
- This property is inundated by a Drainage Hazard Area. By ordinance it is the responsibility of the property owner to determine the elevations and inundation for the 25 year event.
- The 100 year flood plain elevation is as follows:

(Reference: U. S. Army Corps of Engineers Study. 1974 County Map Series.)

BASED ON COUNTY FLOOD PLAIN SERIES, WATER SURFACE ELEVATION ON PROPERTY AT WILSONVILLE RD IS 163 ft AMSL AND IS 167 ft AMSL AT THE SOUTH END OF PROPERTY

RICHARD B. RAETZ

- Bench Mark information is attached.

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**MASTER PLAN AND CONCEPT PLAN APPLICATION
FOR A PROPOSED INDUSTRIAL
PLANNED UNIT DEVELOPMENT**

SHERWOOD, OREGON

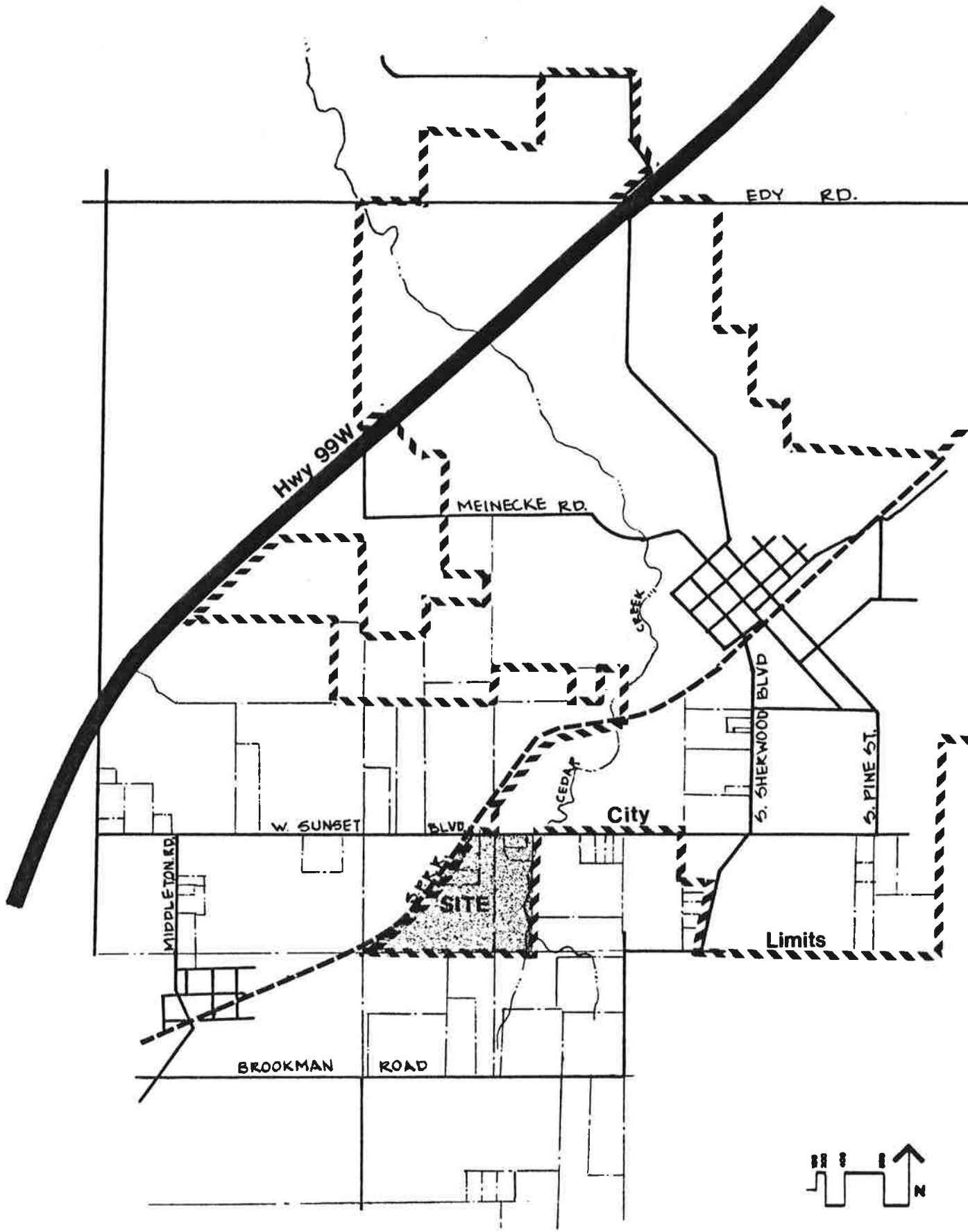
Prepared For:

**Steel Tek Industries, Inc., and
Mr. Walt Hitchcock**

Prepared By:

**Givens/Talbot & Associates, Inc.
Landscape Architects and Planners**

November, 1985



Vicinity Map

INTRODUCTION

The applicants in this request are seeking approval of a Master Plan, as required by the Special Industrial Planning Designation Area (S.I.), for properties on Wilsonville Road which have been recently annexed to the City of Sherwood. The following table summarizes the ownerships involved in this application. All tax lots listed are located on **Map No. 2S 1 31D**.

| <u>T.L.</u> | <u>Owner(s)</u> | <u>Acreage</u> | <u>Planning Designation</u> |
|-------------|------------------------------|----------------|---------------------------------|
| 500 | Walter & Kristi Hitchcock | 18.66 | S.I. |
| 502 | Walter & Kristi Hitchcock | 9.81 | S.I. |
| 505 | David & Roxanne Cohoon | .92 | S.I. |
| 506 | Glenn Fischer & W. Hitchcock | .92 | S.I. |
| 507 | Steel Tek Industries, Inc. | 2.02 | S.I. |
| 508 | Steel Tek Industries, Inc. | 1.86 | S.I. |

Two of the applicants, Steel Tek Industries and the Hitchcocks, are also requesting Concept Plan approval for a Planned Unit Development on Tax Lots 500, 502, 507, and 508.

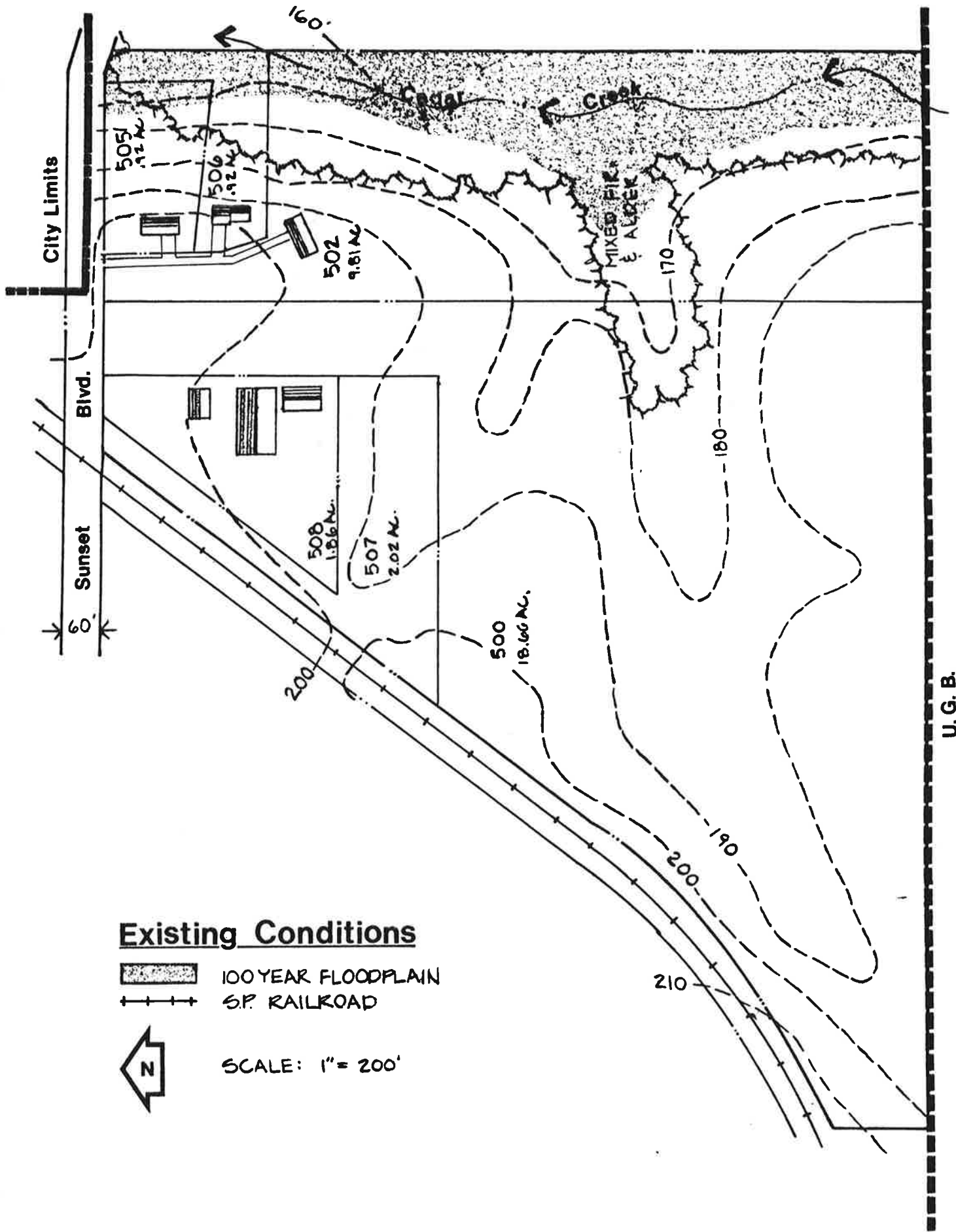
SITE INFORMATION

The properties included in this request are located in the southern portion of the Sherwood Planning Area on West Sunset Boulevard (Wilsonville Road). The properties are bounded on the north by Sunset Blvd.; on the west by the right-of-way of Southern Pacific Railroad; on the south by the Urban Growth Boundary; and on the east by the Cedar Creek drainageway.

Existing land uses for the subject properties are depicted on the map on the following page and are summarized in the table below:

| <u>Tax Lot</u> | <u>Existing Land Use</u> |
|----------------|----------------------------|
| 500 | Vacant |
| 502 | Single Family Residence |
| 505 | Single Family Residence |
| 506 | Single Family Residence |
| 507 | Vacant |
| 508 | Steel Tek Industries, Inc. |

Land uses for the area surrounding the subject property are depicted on Map 2. The areas to the east and west of the subject property are currently within the the Sherwood Urban Growth Boundary (UGB), but are not annexed to the City at the present time. The area to the west, across the Southern Pacific Railroad right-of-way is designated Light Industrial on the Sherwood Comprehensive Plan Map and Special Industrial District on the Washington County Comprehensive Plan. This property is currently undeveloped, but is being marketed for future industrial development. The area to the east is designated Low Density Residential and is currently undeveloped. The area to the northwest of the subject property is also currently outside of the city limits, but within the UGB. This area is presently in agricultural use



as holly and fruit orchards. The area to the northeast of the subject property is within the city limits of Sherwood and is serviced, but presently undeveloped. The area to the south of the subject property is outside of the UGB and is in forest and pasture use.

Public facilities and services are available to the subject property, but will require future extension to serve the existing uses and proposed development on the property. Water is located approximately 1000 feet to the east of the subject property in W. Sunset Blvd. This line is a 12" water line and has adequate capacity to serve the annexation area. Sanitary sewer is located in the Cedar Creek drainageway across W. Sunset Blvd. from the subject property. This sewer line will need to be extended up the drainageway within the subject property to provide sewer service to the proposed development. Storm sewer from the proposed development of the subject property can be accommodated by the Cedar Creek drainageway. Police and fire protection will be provided by the City of Sherwood.

The majority of the subject property is relatively level in topography, with slopes in the 0-12% range. Steeper slopes (20-25%) are found in the portions of the site area adjacent to the Cedar Creek drainageway and its tributary drainageways to the west. Site vegetation is divided between open grass areas, young fir trees associated with a previous Christmas tree farm on the property and heavier brush and treed areas along Cedar Creek. The trees found along the drainageway are a mixture of second growth Douglas Fir, alder, maple and other deciduous species.

SUBMITTAL REQUIREMENTS

Section 3.03 A(1)b of the Community Development Code establishes the written information required for the review of P.U.D. applications. This information is also required to be submitted for the review of Master Plan proposals in the S.I. Designation Area (see Section 2.17 B(2)). The following information addresses these submittal requirements.

Requirement No.1: The explanation of the character of the PUD and the manner in which it has been planned to address the general PD objectives.

Response: The proposed PD consists of approximately 32.35 acres of land which will be developed for uses permitted by the Special Industrial district. The site plan proposes the construction of a new public street to provide access to the industrial park. The intent of this Master Plan and PD is to provide sites for the smaller scale primary industrial uses permitted in the S.I. district and to provide sites for the additional supportive industrial and commercial uses permitted within P.D.'s in the S.I. district.

The proposed site plan has been designed to comply with the design standards of both the S.I. district and the PD section of the Development Code. The S.I. district requires Master Planning of a minimum of 30 acres of S.I. land at a time. The proposed Master Plan encompasses 34.19 acres of land. The S.I. district sets a minimum site size of 10 acres for a PD. The proposed PD includes 32.35 acres. The S.I. district further requires that a PD may only be permitted when there is at least one remaining 30 acre contiguous area within the S.I. Designation Area (either in City or County jurisdiction). The subject property is adjacent to a contiguous area to the west which includes more than 80 acres of S.I. designated land. The S.I. district also requires that at least 60 percent of the supporting commer-

cial and industrial uses in previously approved PD developments in the S.I. area actually be developed prior to the approval of new PD projects. In this instance, there are no previously approved Special Industrial Planned Unit Developments.

The general PD objectives are set forth in Section 3.01 of the Development Code. The first objective encourages the efficient use of land and resources that can result in savings to the community, consumers and developers. The proposed site plan provides for a very efficient layout of the subject property. All new parcels within the site plan have convenient access to the central cul-de-sac street.

The second general PD objective requires the preservation of valuable landscape, terrain and other environmental objectives. The proposed cul-de-sac street has been designed to respond to site terrain and vegetation by avoiding crossing the drainage swale which crosses the site from west to east. Additionally, the site plan has been designed to preserve the Cedar Creek stream corridor as open space.

The third PD objective is the provision of diversified and innovative living, working and shopping environments. The proposed PD plan provides for the clustering of Special Industrial uses in a park-like environment. The site plan provides for extensive landscaping along the Wilsonville Road frontage and internally around parking areas. Access to the open space along the Cedar Creek stream corridor will provide an additional amenity for future workers in this industrial park.

The final PD objective is the achievement of maximum energy efficiency of land uses. Energy efficiency aspects of the proposed site plan include: 1) minimization of internal streets, reducing the use of petroleum products for street construction; and 2) layout of new parcels in such a manner that solar access is preserved.

Requirement No. 2: A statement of present ownership of lands within the proposed PUD.

Response: Ownership information is presented in the introductory section of this report. The PD is comprised of Tax Lots 500, and 502, which are owned by Walter and Kristi Hitchcock, and Tax Lots 507 and 508 which are owned by Steel Tek Industries, Inc.

Requirement No. 3: A general indication of the expected schedule of development.

Response: At the present time the PD is planned to be developed in three phases. The first phase is the construction of an addition to the existing Steel Tek Industries building. This addition is planned as a storage and warehousing facility. Construction is planned to begin as soon as necessary approvals are obtained. The second phase is indicated on the site plan and encompasses the Steel Tek Industries property and two new parcels to be created from the Hitchcock property. Construction of this phase is tentatively planned for Summer of 1986. Construction of the third phase is dependent upon economic conditions and the success of the first two phases.

Requirement No. 4: A general indication of the expected public interest to be served by the proposed PD, and conformance of the PD to the City Comprehensive Plan.

Response: The proposed development will provide sites for new industrial development within the City of Sherwood. This new development will provide new employment opportunities and will increase the tax base for the City. The proposed development is compatible with the Special Industrial Comprehensive Plan designation for this site. Additionally, the site plan is supportive of the following economic policies and strategies:

Policy 2 - The City will encourage economic growth that is consistent with the management and use of environmental resources.

Strategy:

- o The City will seek to attract nonpolluting industries to the Planning Area. (The proposed Special Industrial uses are limited to nonpolluting industries.)
- o The City will preserve the Cedar Creek and Rock Creek greenways and provide bikeway and pedestrian linkages between residential and nonresidential areas. (The site plan preserves the stream corridor for open space uses. Future dedication to the City is planned.)

Policy 3 - The City will seek to diversify and expand commercial and industrial development in order to provide nearby job opportunities, and expand the tax base.

Strategy:

- o The City will encourage the development of light industrial and office parks. (The proposed development is comprised of light industrial and office uses in an industrial park setting.)

Requirement No. 5: General statement regarding conformance to the purposes of the category of PD proposed.

Response: The purposes of non-residential PD's are set forth in Section 3.07(A) of the Community Development Code. The primary purpose is to "promote creative and imaginative commercial and industrial development". The purposes also include providing compatibility with the surrounding area; efficiency in the use of

land, energy and natural resources; and the construction of attractive and functional buildings and landscaped sites.

The Concept Plan depicts a detailed plan for development of the site through Phase II. The site plan demonstrates clustering of structures and parking areas in an aesthetic environment. The use of landscaping along the project frontage and in parking areas will enhance the aesthetic affect of this project and promote compatibility with adjoining uses. The site plan also demonstrates efficiency in the use of land and energy resources, as previously discussed. The preservation of Cedar Creek for open space is supportive of several of these purposes.

CONCLUSION:

The proposed site plan has been demonstrated to comply with both the provisions of the PD and S.I. sections of the Community Development Code. Additionally, the proposed development is supportive of the Economic Policies of the Comprehensive Plan. It is our belief that the proposed development will provide both aesthetic and economic benefits to the City of Sherwood. For these reasons, we request that the Master Plan and the Concept Plan be approved by the Planning Commission.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: Nov. 26, 1985

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

FILE NO.: 2271-27

SUBJECT: Approval Request for a Revised Conceptual Plan of Ancient Rocks
Village Planned Unit Development

I. PROPOSAL DATA

Applicant: Sam Gotter & Lawrence Jackson
12995 S.W. Pacific Hwy.
Tigard, Oregon 97223

Representative: Givens, Talbot & Associates, Inc.
15800 S.W. Boones Ferry Road, Ste. 103
Lake Oswego, Oregon 97034

Request: Conceptual Plan approval for a residential PUD including 81 mobile
home lots and 50 multi-family units.

Location: 22.38 acres on the east side of S.W. Murdock Road; Map 2S-1-33,
Tax Lot 1400.

II. BACKGROUND DATA

1. In September of this year, the original Ancient Rocks Village PUD approval request was submitted to the City. The request included a code

interpretation of where mobile home parks are allowed, as well as a proposed Conceptual Plan. The revised proposal now incorporates a **mobile home subdivision** rather than a park, again **mixed with multi-family units**.

2. The subject property is zoned **MDRL**, Medium Density Residential Low, designated for single-family detached dwellings with up to 11 units per acre. Current property use is a single residence with farm outbuildings.
3. The neighborhood is a mixture of large lot, rural residences immediately adjoining the subject property, conventional homes in medium-density subdivisions on the hill west of the property, and a nearby mobile home subdivision on Oregon Street. The site is on the eastern edge of the Urban Growth Boundary.

III. SHERWOOD COMPREHENSIVE PLAN POLICIES

The Sherwood Comprehensive Plan (P.IV-15) has three relevant housing policies as follows:

- 1) **Residential areas will be developed in a manner which will ensure that the integrity of the community is preserved and strengthened.**
 - a) **The City will encourage the use of the planned unit development on parcels of five acres or more in all residential categories.**
- 2) **The City will ensure the availability of affordable housing and locational choice for all income groups.**
 - a) **The City will reduce housing costs by allocating land for smaller lot single-family uses, mobile home parks and subdivisions.**
 - b) **Housing shall be of a design and quality compatible with the neighborhood in which it is located.**
- 3) **The City will ensure that an adequate distribution of housing styles and tenures are available.**
 - a) **New developments will be encouraged to provide an adequate distribution of owner-occupied and renter-occupied units of all types and densities.**

- b) **Mobile housing will comprise no more than 25% of the total dwelling units in the planning area.**

IV. P.U.D. CRITERIA

The purpose of a P.U.D. is to combine the conditional use, subdivision and design review into a single process, and to achieve a more desirable urban environment through the application of contemporary site planning techniques and architectural designs. The P.U.D. process is aimed at creativity and flexibility in site design which cannot be achieved through a strict adherence to zoning and subdivision standards. The P.U.D. is intended to be used to achieve the following objectives:

- A. **The encouragement of efficient use of land and resources that can result in savings to the community, consumers and developers.**
- B. **The preservation of valuable landscape, terrain and other environmental amenities.**
- C. **The provision of diversified, innovative living, working or shopping environments that take into consideration community needs and activity patterns.**
- D. **The achievement of maximum energy efficiency of land uses.**

V. P.U.D. CONCEPT PLAN

The purpose of Concept Plan review is to assist the applicant in refining the P.U.D. concept and to provide an early indication of the acceptability of a proposed development, thereby eliminating the time and expense of submitting a full but possibly unacceptable application. The content of a Concept Plan shall contain the following:

- a. **A general Schematic Map illustrating the following:**
 - a.1. **Enough of the surrounding area to demonstrate the relationship of the PUD to adjoining existing and planned uses.**
 - a.2. **Existing topographic character of the site;**

- a.3. Existing and proposed land uses and their approximate location;
 - a.4. The character and approximate net residential density;
 - a.5. Circulation, including collector, arterial and pedestrian;
 - a.6. Public uses, including schools, parks, open spaces, etc.
- b. A written statement to accompany the concept plan which contains the following information:
- b.1. The explanation of the character of the PUD and the manner in which it has been planned to address the general PUD objectives.
 - b.2. A statement of present ownership of all land included within the proposed PUD.
 - b.3. A general indication of the expected schedule of development.
 - b.4. A general indication of the expected public interest to be served by the proposed PUD, and conformance of the PD to the City Comprehensive Plan.
 - b.5. General statement regarding conformance to the purposes of the category of PUD proposed.

VI. CHAPTER 2 SECTION 2.08 MEDIUM DENSITY RESIDENTIAL LOW (MDRL) ZONE CRITERIA

The purpose of this zone is to provide for single-family detached dwellings on 5000 square foot lots. A mobile home subdivision is an allowed use, subject to the dimensional standards and the mobile home subdivision regulations, Chapter 3 Section 4.00.

VII. SECTION 4.04 RECREATION RESOURCES MANAGEMENT

The intent of this section is to specify the method for assuring the provision of a system of public and private recreation and open space areas consistent with the Plan. The section requires a system development charge for all new residential developments.

VIII. CHAPTER 3 SECTION 4.00 MANUFACTURED HOUSING SUBDIVISION SUPPLEMENTARY REGULATIONS

The intent of this section is to provide mobile home owners with an alternative to renting space in a park, to establish areas in the city for the permanent installation of mobile homes and to provide design features enabling mobile homes to blend with conventional housing. The proposal is subject to the specific design requirements on pages 228 to 230 of the code.

FINDINGS OF FACT

1. The applicant is requesting approval of a residential PUD Conceptual Plan on 22.38 acres with 81 mobile home subdivision lots and 50 multi-family units.
2. The subject property is zoned MDRL in which a PUD is a permitted use, subject to PUD standards and the Mobile Home Subdivision Standards.
3. The Sherwood Comprehensive Plan policies promote a variety of housing styles at affordable prices. The Plan also encourages PUD's and higher density housing. The Plan encourages new housing compatible with the existing neighborhood.
4. The Comprehensive Plan allows mobile housing to comprise up to 25% of the total dwelling units in the Planning Area. City Building Permit data indicates that there are currently 1105 existing or proposed units of which 183 (16.6%) are mobile homes. The addition of the proposed 131 units results in 1236 existing or planned units of which 264 or 21% are planned for mobile homes. The proposal is in compliance with the City standard.
5. The applicant has responded in his report to the PUD objectives of a) efficient use of land, b) preservation of valuable landscape, c) provision of diversified living and d) achievement of maximum energy efficiency.
6. The applicant has responded to the PUD Concept Plan criteria.

7. The MDRL zone allows a mobile home subdivision subject to the dimensional standards of the zone. The proposal meets the MDRL density requirements.
8. The proposed development complies with the intent of the Manufactured Housing Subdivision standards and will be reviewed in accordance with the specific subdivision regulations when a detailed plan is presented.
9. The proposed project is adjoined by Murdock Road, designated a minor arterial and planned for additional future traffic. A bike path is planned on Murdock Road, but the location has not been determined by the City.
10. The proposed project includes dedication of 5 feet to Murdock Road along the property frontage. The pavement will be widened to 24 feet from the center line to meet city street standards.
11. Sanitary sewer service is available from an existing city sewer line located in Murdock Road about 200 feet north of this site.
12. An existing 12-inch city water line is available in Murdock Road along the property frontage to serve the property.
13. City storm sewer service is not available to the site. The applicant proposes that natural drainage into the Rock Creek drainage basin will be adequate.
14. Approximately 5.7 acres or 25.5% of the site is designated open space. This area, which is the western slope of Rock Creek, is steep and heavily treed. A pedestrian path within the project boundaries is proposed along a portion of the hillside.
15. The City Zoning Map indicates that the Rock Creek floodplain boundary adjoins the east property line of the subject site. The floodplain boundary on the map is general and not necessarily accurate for site-specific projects.
16. A recreational vehicle storage area with 14 parking spaces is indicated on the north boundary of the site. Also planned in this area are mini-storage units.

17. Two access roads onto Murdock Road, about 360 feet apart, are proposed. The Code recommends an 1800-foot separation between access roads in a development. Since there is no other way out of the development, we recommend retaining the two accesses.
18. A fifteen-foot landscape buffer is proposed along Murdock Road, as required by the Code for minor arterial streets.
19. The Tualatin Fire District has been notified of the project. Their comments will be presented to the Planning Commission on December 5, 1985.
20. The proposed cul-de-sac has a 40-foot radius. The Code requires a 50-foot radius.
21. The Sherwood School District has reviewed the plat and has indicated that there are no conflicts with their interests.

CONCLUSIONARY FINDINGS AND STAFF RECOMMENDATION

- A. The proposed development complies with the Comprehensive Plan and the MDRL zone objectives.
- B. The subject site adjoins the Rock Creek drainage basin. The City zoning map does not clearly identify the floodplain boundaries.
- C. City services are available to the site.

Based on the Findings of Fact, staff recommends **approval** of the proposed Ancient Rocks PUD Conceptual Plan, subject to the following conditions:

1. **The applicant shall provide accurate information regarding the water surface elevation of the Rock Creek floodplain.**
2. **The applicant shall comply with fire district requirements.**

3. **The proposed cul-de-sac shall have a radius of 50 feet.**
4. **The applicant shall dedicate 5 feet to Sunset Boulevard and comply with City road improvement requirements.**
5. **The applicant shall comply with the systems development charge requirement for parks.**
6. **When the Murdock Road bicycle path location is determined by the City, the applicant may be required to improve their Murdock Road frontage to City bicycle path standards.**

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. _____
FEE 275⁰⁰
RECEIPT NO. 6839
DATE 11-14-85

Type of Land Use Action Requested

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

Owner/Applicant Information

| NAME | ADDRESS | PHONE |
|---|---|-----------------|
| Applicant: <u>Sam Gotter & Larry Jackson</u> | <u>P.O. Box 23023, Tigard, OR 97223</u> | <u>639-1111</u> |
| Owner: <u>Same as above.</u> | | |
| Contact for: <u>Richard Givens</u> | | |
| Additional Info: <u>Givens/Talbot & Associates, Inc.</u> | <u>Ph: 636-5422</u> | |
| <u>15800 SW Boones Ferry Rd., #103, Lake Oswego, OR 97034</u> | | |

Property Information

Street Location: East of Murdock Road, Approximately 1600 feet south of Oregon St.

Tax Lot No. 1400, Map No: 2S 1E 33 Acreage 22.38 Acres

Existing Structures/Use: One Single Family Residence & outbuildings.

Existing Plan Designation: MDRL

Proposed Action

Proposed Use 81 Mobile Home Subdivision Lots & 50 Apartments in a P.U.D.

Proposed Plan Designation MDRL

Proposed No. of Phases (one year each) 4

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

Purpose and Description of Proposed Action: See attached report.

Authorizing Signatures

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

11/14/85


Owner's Signature

11/14/85

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.

**THE ANCIENT ROCKS VILLAGE
CONCEPT PLAN APPLICATION FOR A PROPOSED
PLANNED UNIT DEVELOPMENT**

SHERWOOD, OREGON

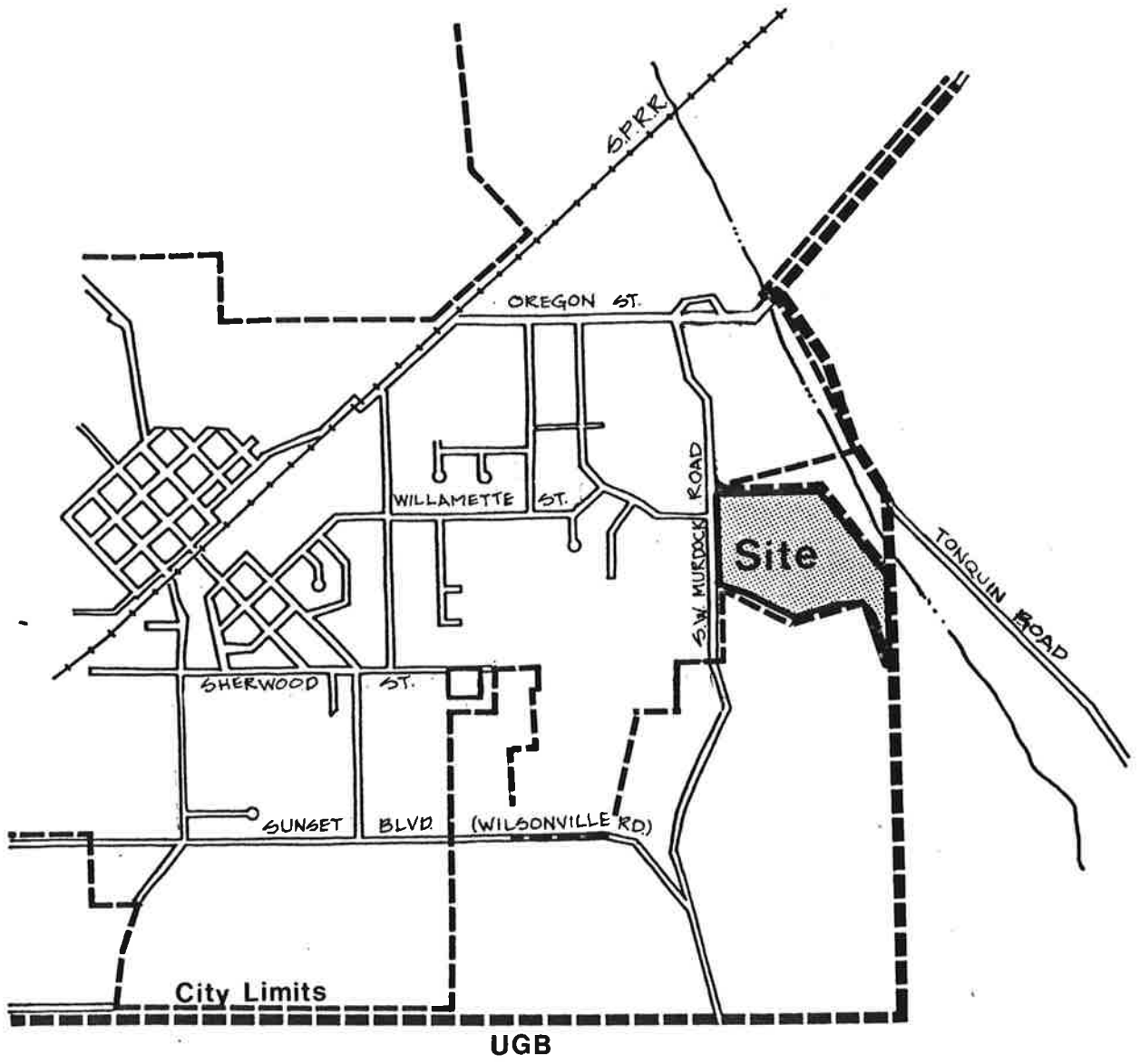
Prepared For:

Mr. Sam Gotter and Mr. Larry Jackson

Prepared By:

**Givens/Talbot & Associates, Inc.
Landscape Architects and Planners**

November, 1985



Vicinity Map 
1" = 1600'

I. INTRODUCTION

The purpose of this application is to obtain approval of a Concept Plan for a Planned Unit Development (PD) for a 22.38 acre site located on Murdock Road in Sherwood. This site, which is identified as Tax Lot 1400 on Map No. 2S 1E 33, is proposed to be developed as a mobile home subdivision and apartment housing project. The general objective of the development is to provide these types of housing opportunities in a low density suburban environment, rather than the more dense urban areas in which they are commonly found. The major market for this type of housing is seen as late middle-aged and senior households.

This report will present the project and site information required by Subsection 3.03 A1(b) of the Community Development Code for the review of PD Concept plans.

II. SITE INFORMATION

A. Location

The subject property is located on the eastern edge of the City of Sherwood. The project site fronts on Murdock Road along its western property line. The subject property was annexed to the City of Sherwood in 1981. Adjacent properties to the north and south are presently outside of the city limits, but within the adopted Urban Growth Boundary (UGB) of the City of Sherwood. The area to the east of the subject property is outside of the city limits and the UGB.

B. Topography

The project site exhibits an uneven terrain which slopes, generally, from the southwest to the north and east. The western portion of the site is fairly level, with slopes generally less than 10 percent. The property drops steeply in the eastern portion of the site, from the upper terrace into the Rock Creek Basin. Slopes in this area are in excess of 25 percent. Topo-

graphy in portions of the upper levels of the site is marked by knolls and swales; the result of scouring of top soil from the site by flood flows during the break-up of glaciers after the last Ice Age.

C. Vegetation

The western portion of the subject property has been cleared for use as pasture. Vegetation in this area is composed primarily of grasses and low brush. A small filbert orchard is located behind the existing home in the southern portion of the site. The eastern portion of the property is predominantly forested, with areas of open meadow. Forested areas are comprised primarily of maple, cedar, fir, oak and alder.

D. Existing Land Use

The area containing the project site is in the process of transitioning from a rural to an urban pattern of land use. Properties to the north and south are designated for urban residential development. The property to the north is vacant, while the property to the south contains one single family home. To the west, the land immediately adjacent to Murdock Road is vacant, with the April Meadows subdivision located approximately 300 to 400 feet west of Murdock Road. Lots in this single family subdivision range in size from 7000 to 8000 square feet. To the east of the project site, the land falls away into the Rock Creek drainage basin. This area is designated Rural and is undeveloped.

The project site presently contains one older single family residence, a garage and several outbuildings. The remainder of the site is vacant.

E. Public Facilities and Services

1. Sanitary Sewer: Sanitary sewer service is available to the project site from an existing sewer line located in Murdock Road, approximately 200 feet to the north of this site. The invert elevation of this sewer line is approximately 181 feet, allowing gravity sewer service to the area of the site proposed for development.

2. Water Service: An existing 12 inch water line is located in Murdock Road along the project frontage and is capable of providing service to this site.

3. Storm Sewer: The subject property drains, generally, to the east, into the Rock Creek basin. No formal storm sewer system is available to service this site. Adequate storm sewer service can be provided, however, by providing for outlet to the drainage basin to the east.

4. Streets: The transportation network which services this area of the city provides for good traffic flow from the project site to other areas of the city. Murdock Road, a designated minor arterial street, connects with Wilsonville Road to the south of the subject property, and with Oregon Street to the north of this site. Both Wilsonville Road and Oregon Street are designated as minor arterials, thus allowing access from this site to other areas of the city without requiring the use of local streets.

Murdock Road is paved to a width of 28 feet in front of the project site. Existing right-of-way width is 60 feet. City street standards require a minimum right-of-way width of 70 feet and a minimum paved width of 48 feet for minor arterials. In order to comply with this standard, an additional 5 feet of right-of-way is proposed to be dedicated to the city and the existing paving is proposed to be widened to 24 feet from center line along the project frontage.

III. CONCEPT PLAN INFORMATION

Section 3.03 A(1b.) of the Community Development Code requires that a written statement addressing five areas of information be submitted with an application for Concept Plan approval. These five areas of information are addressed below:

1. The explanation of the character of the PUD and the manner in which it has been planned to address the general PD objectives.

Comment: The project site is proposed to be developed as a Planned Unit Development consisting of 81 mobile home subdivision lots and 50 apartments. Approximately 5.71 acres, or 25.5 percent of the site, will remain as undeveloped open space following construction of the project. This project has been planned to provide housing opportunities for predominantly senior citizen households. The character of the project is intended to provide for mobile home and rental housing in a relatively low density suburban environment.

The first objective of the PD district is:

The encouragement of efficient use of land and resources that can result in savings to the community, consumers and developers.

The concept plan for this development is supportive of this objective. The uneven terrain and site vegetation pose limitations on the development of this site. The clustering of development on the more level and open portions of the site, as permitted through the PD process, allows the efficient use of this property. Clustering of development also allows all development to be located in areas which can be serviced with sanitary sewers via gravity flow. The avoidance of a pump station results in a savings in development costs to the developer and in operational costs to the City of Sherwood.

The second objective of the PD district is:

The preservation of valuable landscape, terrain and other environmental amenities.

The concept plan preserves more than one quarter of the site in open space. This open space corresponds to the areas of the site which are heavily treed and which contain sensitive hillsides. The preservation of these features of the site is supportive of this objective of the PD district.

The third objective of the PD district is:

The provision of diversified, innovative living, working or shopping environments that take into consideration community needs and activity patterns.

The major goal of this project is the provision of mobile home and rental housing in a planned community located in a suburban setting. These types of housing are not typically developed together in a single project. The availability of both housing types in this development will provide a housing mix which will meet a variety of housing needs. Additionally, these housing types are customarily located in more dense urban settings which do not afford the quiet and open environment that the project site provides. The proposed development is supportive of this objective of the PD district.

The final objective of the PD district is:

The achievement of maximum energy efficiency of land uses.

The development of the project site as proposed will provide opportunity for mobile home living in a new subdivision. Mobile homes placed in this development will be limited to models which meet the more stringent energy code for mobile homes manufactured since 1976. The apartment units will meet the energy conservation standards for new construction established by the Uniform Building Code. The approval of this project will, therefore, promote energy efficiency in these land uses.

The second area of information required to be presented in the written statement is:

2. A statement of the present ownership of all land included within the proposed PD.

Comment: The subject property is owned by the following individuals:

Mr. Sam A. Gotter, Jr.
Mr. Lawrence T. Jackson
Mr. Larry A. Jackson
Mr. Gary T. Jackson

3. A general indication of the expected schedule of development:

Comment: The applicants plan to begin construction of the proposed development in the spring of 1986. It is anticipated that development will occur in approximately four phases. The time schedule for the development of the future phases has not been set as of this time, but would depend upon the rate at which the first phase of the development is absorbed.

4. A general indication of the expected public interest to be served by the proposed PD, and conformance of the PD to the City Comprehensive Plan.

Comment: The proposed development is expected to provide housing for the needs of households desiring a mobile home development and/or suburban apartment living environment. As previously discussed, it is envisioned that the primary market for these types of housing will be comprised of one and two person adult and senior citizen households.

The comprehensive plan designation for the subject property is Medium Low Density Residential (MDRL), which allows 5 to 8 dwelling units per acre. The

subject Concept Plan application proposes a total of 131 units on 22.38 acres, or 5.85 units per acre. The density proposed falls within the density range identified for this plan designation.

The proposed development raises one major issue with respect to compliance with the Comprehensive Plan and the Community Development Code. This issue involves a determination of whether the proposed mobile home units fall within the required 75% to 25% ratio of conventional housing to "mobile housing".

Residential Policy 2 of the Comprehensive Plan requires that the City "insure that an adequate distribution of housing styles and tenures are available." The second strategy under this policy states:

Mobile housing will comprise up to 25% of the total dwelling units in the Planning Area. The 75/25 ratio of conventional housing types to mobile housing shall be employed as a guideline to assure a variety of housing types are available at any given time. The ratio shall be reviewed at least every two years on the basis of local housing needs assessment, taking into consideration the availability of land for various housing types and housing market demand for the various housing styles and tenures.

Data assembled by City of Sherwood staff indicates that there are, at the present time, 1105 housing sites either built upon or approved for construction. Of this total, 183 sites contain or are planned for manufactured homes. Based on this data, manufactured housing currently comprises 16.6 percent of the housing stock.

The proposed development would add 81 mobile home units and 50 site built units. At full development, manufactured homes would account for 264 out of a total of 1236 housing units, or 21.4 percent of the housing stock. Based upon this analysis, it is clear that the proposed development is compatible with the 75%/25% conventional housing to mobile housing ratio set forth in this Residential Strategy.

5. General statement regarding conformance to the purposes of the category of PD proposed.

Comment: The proposed PD is consistent with the purposes set forth for a residential PD. The proposed development promotes the establishment of a variety of housing types within the proposed PD by establishing a mixed use development incorporating both multi-family residences and mobile home units. The site plan makes use of flexible setbacks and spacing standards allowed within a PD to promote clustering of development so as to preserve significant site topographic features and treed areas in open space.

November 27, 1985

TO: Planning Commission
FROM: Carole Connell, Consulting City Planner *cul*
RE: Institutional/Public Zone

Attached is proposed language for the newly created I.P. zone. The zone essentially is tied to existing public uses as indicated on the map. Please review the language for discussion at the December 5 meeting. The draft will then be forwarded to City Council.

2.114 INSTITUTIONAL AND PUBLIC (IP) ZONE

2.114.01 PURPOSE

This zone 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 public and quasi-public uses.

2.114.02 PERMITTED USES

In an IP zone the following uses and their accessory uses are permitted subject to the environmental performance standards contained in Section _____ 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.

2.114.03 CONDITIONAL USES

In an IP zone the following uses are conditionally permitted subject to the environmental performance standards contained in Section _____ of this Chapter and the provisions of Section _____ 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 communications stations.

DRAFT

2.114.04 PROHIBITED USES

In an IP zone 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.

2.114.05 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 zone shall be as follows:

- a. No front yard is required except that when the lot 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 lot 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 lot 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 zone shall be 50 feet except that structures within 100 feet of a residential zone shall be limited to the height requirement of that residential zone.

DRAFT

2.114.06 COMMUNITY DESIGN STANDARDS

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

2.114.07 FLOOD PLAIN DISTRICT/PARK AND OPEN SPACE STANDARDS.

See Section _____ and _____ of this Ordinance.

OREGON LAND USE PLANNING

AUDIO VISUALS AND READING MATERIALS

A total and up-to-date look at Oregon's land use system: how it is organized and how local officials, developers, or interested citizens can make it work and work within it.

The Bureau of Governmental Research and Service, University of Oregon, has available the following materials for use by local governments, civic and business organizations, schools, and others interested in Oregon's land use and development system:

- **"Oregon's Land Use Program"**
(30-minute videotape)
- **"Making Land Use Decisions"**
(30-minute videotape)
- **Local Planning Digest**
(48-page pamphlet, also available on audio cassette.)
- **Guide to Local Planning and Development**
(198-page loose-leaf manual)
- **Case Studies**
(117-page collection of 15 reports on specific land use actions)

The training materials are designed primarily for orienting and training city and county elected officials and planning commission members. Others interested in land use and development will also find them useful. They can be used in a variety of formats ranging from large-audience presentations to small workshops, to individual study. When used in workshop formats, the Bureau advises that discussion leaders be persons with some special knowledge of Oregon's land use system, such as local planning staff members, attorneys, administrators, or others with the necessary background.

MATERIAL DESCRIPTIONS

■ **"Oregon's Land Use Program"** is a 30-minute videotape featuring Bob Smiley, a newly appointed planning commissioner who learns about his new duties from a mysterious "voice." This tape is suitable both for training local officials and for general public presentations. Available on ½" VHS or ¾" U-Matic.

■ **"Making Land Use Decisions"** is divided into six short segments, each devoted to a different phase of the decision-making process. It comes with a set of discussion outlines that can be used after showing each segment. Available only on ½" VHS.

■ The **Local Planning Digest** is an overview of the system that should be read by every local elected official and planning commissioner, and by interested citizens as well. It summarizes the evolution of the system, provisions of the Oregon Land Use Act and its implementation, LCDC Goals, the decision-making process, and other topics important to an understanding of the system. The *Digest* is cross-referenced to the *Guide*, described below.

■ The **Guide to Local Planning and Development** is a basic reference manual for Oregon planning commissioners and local elected officials or for others who need detailed information about the Oregon land use system. It is in four parts, covering the evolution of the system, developing and maintaining the comprehensive plan, the land use decision-making process, and legal sources. The *Guide* is in a loose-leaf binder, and it will be updated and expanded periodically. The *Guide* should be especially useful to state and local officials, planning staff, city and county attorneys, public works personnel, realtors and developers, etc. Anyone organizing or leading workshops or conferences on planning and related topics should have a copy of the *Guide*.

■ The 15 **Case Studies** also come in a loose-leaf format, since they will be supplemented with additional case reports from time to time. These case studies were written by graduate students at the UO, OSU and PSU to illustrate some of the general principles and procedures presented in the *Digest* and the *Guide*.

The Training Materials Project was authorized by the Oregon Legislature. A steering group chaired by Representative Darlene Hooley of West Linn advised the Bureau of Governmental Research and Service in conducting the project. Ted Hallock, Inc., of Portland coordinated production of the audio-visual and printed materials.



Received 10-17-85

I WOULD LIKE TO RISE IN STRONG
OPPOSITION TO ONE ADDITIONAL
MOBILE HOME UNIT; -- MUCH LESS A PARK,
NOT THE KIND OF IMAGE I ENVISION FOR
SHERWOOD.

CONSIDER OUR ENVIRONMENTAL QUALITY.
NOT IN OUR COMPREHENSIVE PLAN.
WE ALREADY HAVE MORE THAN OUR FAIR
SHARE OF THIS TYPE OF DEVELOPMENT.
IS THERE NOT ALREADY ONE AUTHORIZED
NEAR SIX CORNERS, ET AL MORE?

CONSIDER IMPACT ON ADJACENT WETLANDS,
AND WILDLIFE HABITAT.

CONSIDER IMPACT ON TRAFFIC.

CONSIDER IMPACT ON SEWER TREATMENT.

CONSIDER IMPACT ON SCHOOLS.

CONSIDER THE DRAIN ON OUR NEARBY
WATER RESOURCES

TOTALLY ADVERSE SOCIAL & ECONOMIC IMPACT.

LET ANY FURTHER "NEED" BE FULFILLED IN

REMERSON

CHURCHMAN

LAKE OSWEGO

TUMULTIN

NOT SHERWOOD.

Stanley
199 N. FIVE ST.

APPROVED MINUTES

Sherwood Planning Commission
Minutes
December 5, 1985

The meeting of the Sherwood Planning Commission was called to order by the Chairman, Dwight Minthorne at 7:33 p.m. Planning Commission members Mo Turner, Marjorie Stewart, Dave Crowell, Gene Birchill, Sally Howard and Clarence Langer were also present. Carole Connell, Consulting Planner of Benkendorf and Associates was also present.

Request for Master Plan and P.U.D. Conceptual Plan approval of Steel Tek Industries Industrial Park

Carole Connell reviewed her staff report with the Planning Commission members. She stated that the applicant is requesting approval of a master plan and P.U.D. conceptual plan on 34 acres. This is in the special industrial zone. The applicant is Steel Tek and they currently operate an office and shop on the site. They are proposing an addition to the existing shop and a warehouse. The existing metal working business is allowed. Carole Connell then reviewed the findings of fact that were set out in her staff report. She then reviewed the comments made by the Tualatin Rural Fire Protection District in a letter dated December 5, 1985. The staff recommendation is for approval of the PUD concept plan with conditions as follows: (1) that plans be made for a railroad spur (2) more specifically identify where the Cedar Creek floodplain limits are, identify the area as unbuildable greenway and proceed with formal dedication to the City (3) incorporate the Tualatin Fire District requirements (4) revise the street lay out so as not to exceed the cul-de-sac-length requirements (5) conform to environmental performance standards.

Marjorie Stewart felt that they should not require that they dedicate the park to the City. Mr. Rick Givens explained that this was open space and the plan called for this. Mr. Voorhies was concerned about additional setbacks if this parcel was dedicated to the City. Sally Howard felt that the City needs to keep its plan for greenways. Mr. Givens felt that this matter could be worked out.

Mr. Givens addressed the issue of the cul-de-sac and the railroad spur. He stated that the cul-de-sac had wide streets off of it and was the only option available for access. They had not considered the possibility of a railroad spur and did not feel that they wanted to make it a part of their plan. Mr. Voorhies felt that it was cost prohibitive to put in a spur. He stated that this is a plan and any changes will be done with permission from the Planning Commission.

Sandy Rome did not feel that Sherwood needed more "parts" of plans built and once something is approved it should be a condition that it be completed. Mr. Givens explained that they are presenting a plan to build which is required by the zoning ordinance for future development. Discussion was held as to truck access to the buildings. Mr. Givens stated that the

building plans may be revised once they come up with a use for the buildings. The only phase that will be completed now will be phase 1 which will be used by Steel Tek.

The Planning Commission members had a discussion as to the conditions set out in the staff report. They did not feel that a railroad spur should be required. The Planning Commission agreed to leave condition No. 2 as written and state that the floodplain be measured from the original property line. The Planning Commission agreed to omit condition No. 4 and allow the cul-de-sac. Marjorie Stewart proposed a condition No. 7 be added requiring a non-remonstrance agreement be signed for any required city street improvements to Sunset Road on the frontage.

Marjorie Stewart made a motion to approve the Steel Tek Industries Master Plan and PUD Concept Plan and accept the findings and recommendation of staff with the exception of eliminating No. 1 and No. 4, adding to No. 2 wording to assure that the property line be the determining factor of the setbacks and adding a No. 7 requiring a nonremonstrance agreement for street improvements on Sunset Blvd. Mo Turner seconded the motion and the motion passed unanimously.

Request for P.U.D. Conceptual Plan approval of Ancient Rocks Village

Carole Connell reviewed her staff report with the Planning Commission members. She stated that the applicant is requesting approval of a residential PUD. This has been submitted as a mobile home subdivision rather than a mobile home park. This is a conceptual plan review and will be brought back at a public hearing. The staff recommendation is for approval of the plan subject to the following conditions: (1) that the applicant provide accurate information regarding the water surface elevation of the Rock Creek floodplain (2) comply with fire district requirements (3) that the proposed cul-de-sac have a radius of 50 feet (4) that the applicant shall dedicate 5 feet to Murdock Rd. and comply with City road improvement requirements (5) comply with the systems development charge requirements for parks and (6) when the Murdock Road bicycle path location is determined the applicant may be required to improve their Murdock Road frontage to City bicycle path standards.

Mr. Rick Givens explained that Mr. Gotter and his partner want to develop a project that will meet the needs for mobile home living in a rural suburban setting. They are also proposing the use for multi-family housing. They tried to provide a looped private street system. Mr. Givens felt that the cul-de-sac would be private and would only need to be 40 feet. The development would be built in phases with the front being developed first.

Mr. Sandy Rome was concerned as to where the sewer would be hooked up on Murdock Road. Mr. Gotter stated that it would be in front of Dailey's property and across from the Cochran property.

Mr. Gotter explained that the mobile home lots will be for rent or sale and the apartments will be rented.

Mr. Rome stated that he lives across the street from the proposed development and is against the concept. When property owners share in the improvements and maintenance of streets the initial owners have very little upkeep but as the streets deteriorate and the property has been sold three or four times the people do not have money to take care of the problems. He did not feel that the City of Sherwood needed more things that increase the people base and not the City's income base. He did not feel they should approve more concept plans when there are so many subdivisions that are not full yet. Mr. Gotter felt that Sherwood was coming to a point where it is getting developed. They are aiming towards an adult community. Marjorie Stewart did not feel it was for them to say if the time was right for development. She felt there was room for mobile homes and a way to provide affordable housing. Mr. Rome felt there was a lot of unfinished sites in the process of being developed. He did not feel the actual need was here for this concept.

Mr. Dave Crowell felt that the lot sizes were too small. Mr. Givens explained that this is a PUD and they are allowed to transfer density and alter the standards. He felt that people looking for this type of subdivision are looking for less yard to take care of. Discussion was held as to whether lot sizes could be reduced in a PUD.

Mr. Crowell felt that the streets were substandard in width for the number of units. He felt that they should require wider streets.

Marjorie Stewart made a motion to approve the proposed Ancient Rocks PUD Conceptual Plan and accept the findings and recommendation of staff with the following conditions:

1. That the applicant provide accurate information regarding the water surface elevation of the Rock Creek floodplain.
2. The applicant will comply with fire district requirements.
3. The applicant shall dedicate 5 feet to Murdock Road and comply with City road improvement requirements.
4. The applicant shall comply with the systems development charge requirements for parks.
5. When the Murdock Road bicycle path location is determined by the City, the applicant may be required to improve their Murdock Road frontage to City bicycle path standards.
6. That the applicant sign a non-remonstance agreement on improvements on Murdock Road.

Mo Turner seconded the motion. Motion passed with 6 ayes. Dave Crowell voted no.

Approval of Request for official zoning map

Carole Connell explained that the difference in the new map is the addition of the IP zone. Mrs. Stewart was concerned

that at some time in the future there would be a problem in getting a zone change. Carole Connell stated that all property owners in the proposed IP zone had been notified and no one has objected. Discussion was held as to eliminating churches from the IP zone. Carole Connell stated that Mr. Rapp is asking that the official map be adopted and LCDC will also need to approve the language proposed for the IP zone. Mr. Crowell suggested that they use IP as identification rather than change the actual zone. Carole Connell felt that she should discuss this with Mr. Rapp and bring it back for further discussion at the next meeting.

Discussion was held as to whether to get a visual with regard to making planning decisions. There was agreement that they should go ahead with this.

Meeting adjourned at 10:35 p.m.



Mary L. Holland, Minutes Secretary