



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

PUBLIC NOTICE

The Planning Commission will meet on Thursday, September 6, 1984 at 7:30 p.m. in the School District Board Room, 400 N. Sherwood Blvd.

The main agenda item will be consideration of an application for a minor partition on vacant lots 5 and 6 of Whitmore Estates located along N.W. Marshall Street.

The public is invited to attend.

Polly Blankenbaker,
Recorder

PLANNING STAFF REPORT

To: City of Sherwood
Planning Commission

Date Typed: August 28, 1984

From: Benkendorf & Associates,
Sally Rose, Consulting Planner

Hearing Date: September 6, 1984

Subject: Application for a Minor Partition

I. PROPOSAL DATA

Applicant: William P. Wahl

Request: Minor Partition in a Low Density Residential (LDR) Planning Designation Area.

Location: Vacant property identified as Lots 5 and 6, Whitmore Estates and located along N.W. Marshall Street.

II. BACKGROUND INFORMATION

Bill Wahl owns Lots 5 and 6 in Whitmore Estates (Tax Lots 4300 and 4400). Both lots together total approximately 21,377 square feet in size. He proposes to partition those two (2) lots into three (3) lots, each of which will be in excess of 7,000 square feet.

Mr. Wahl has submitted three (3) drawings to support his application. One is legal size (8½" x 14") illustrating the lots in relation to the surrounding area with colored lines to show the location of utilities. The second drawing illustrates the existing lots and the proposed new lot lines and dimensions. The last drawing is a copy of the construction drawings detailing the location and design of the utilities in the subdivision.

III. FINDINGS OF FACT

A. All proposed lots exceed 7,000 square feet.

- B. All proposed lots have at least 25 feet of frontage along N.W. Marshall Street.
- C. All proposed lots exceed 80 feet in depth.
- D. The property is located in a LDR Planning Designation Area.
- E. N.W. Marshall Street is an improved city street.
- F. The property is adequately served with water, sewer, electricity, telephone and natural gas.
- G. There is a fire hydrant located adjacent to the subject property.
- H. There is a catch basin across the street from the subject property.
- I. N.W. Marshall Street and N.W. Travis Court provide access to the subject property and adjoining lots.

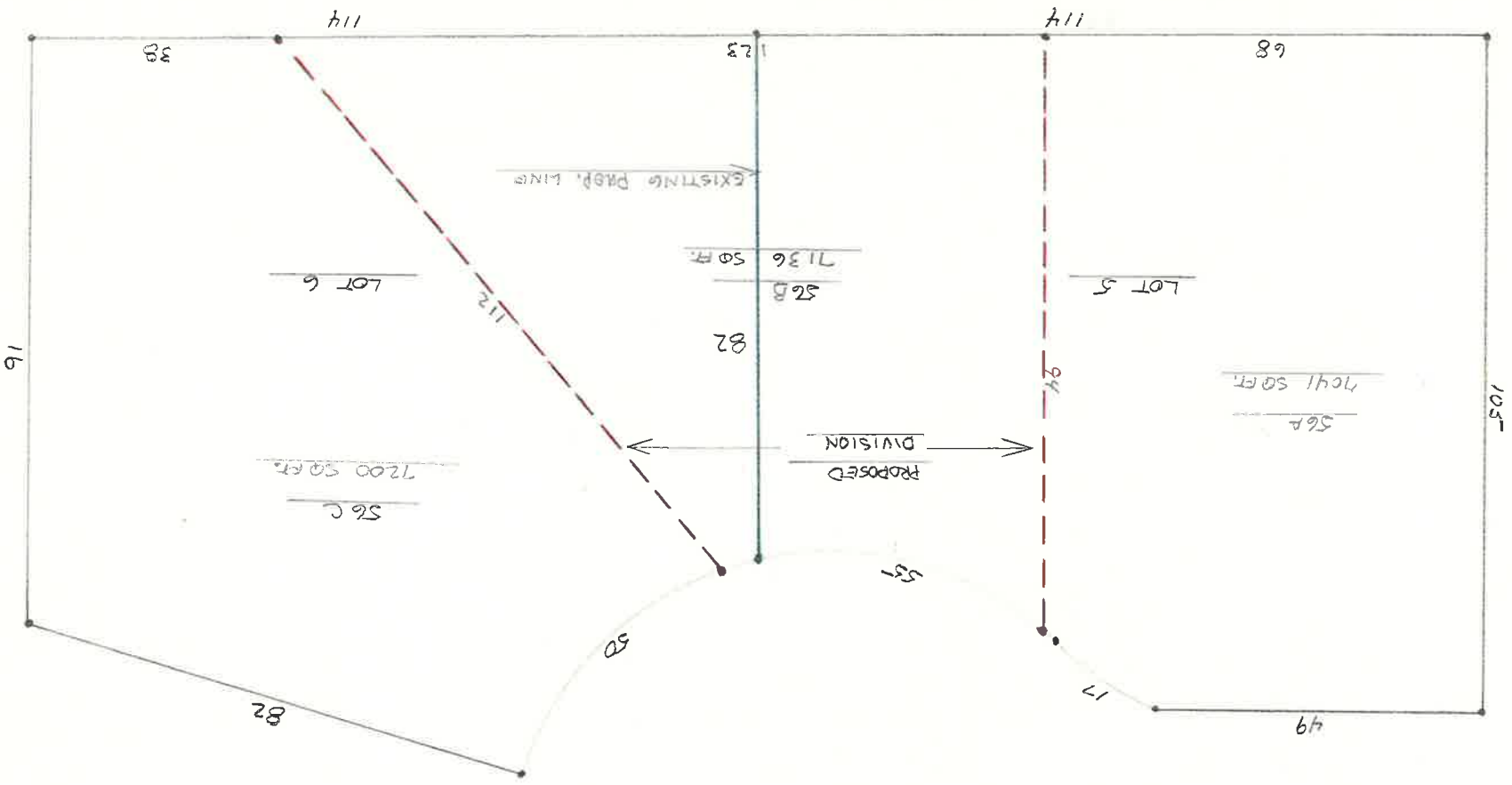
IV. REVIEW CRITERIA

- A. Chapter 3, Section 3.00D of the Community Development Code sets forth the findings the Planning Commission is to make in reviewing an application for a Minor Partition.
- B. Chapter 2, Section 2.07F sets forth the lot dimensions applicable to this proposal.

V. STAFF RECOMMENDATION AND CONCLUSIONARY FINDINGS

Based upon the Findings of Fact and Conclusionary Findings for approval set forth below, the staff recommends **approval with a condition** for a minor partition in a LDR Planning Designation Area at Lots 5 and 6, Whitmore Estates.

- A. N.W. Marshall Street serves the subject property and therefore, the partition does not require the creation of a street or road.
- B. The Sketch Plan submitted by the applicant complies with the applicable requirements of the Planning Designation Area.
- C. There is adequate sewer and water service to support the proposal.
- D. Adjoining land has adequate access and can be developed in accordance with City Ordinance provisions.
- E. The Planning Commission can attach conditions to an approval in order to assure that the purposes of the Community Development Code are met. Staff recommends the following condition be imposed.
 - 1. A survey and legal description be completed by a licensed surveyor and recorded with the Washington County Clerk's Office. A copy shall also be provided to the City.



N.W. MARSHALL

N.W. TRAVIS

625-7938

WILLIAM WAHL

MINOR PARTITION

2" CAST IRON REACH WAY OVER CROSSING CLEARANCE THAN 18"

OF MAN HOLE EL: 100.00 THIS JOB = 187.56 CITY DATUM. SEE NOTE #9

EXISTING SAN SEW. MAN HOLE FL: 100.00

INSTALL 8" GATE VALVE

MATCH EXISTING CURB & PAVEMENT

EXISTING 8" STUB

INSTALL 8"x6" REDUCER

CONST. MATCH 108.5 "8" PLANS)

FOR TRANSITION OF SIDEWALKS DETAIL, SEE SHEET 3 OF PLANS

SAW CUT ASPHALT PRIOR TO BACK FILL CLASS "D" MA RESTORE ASPH. WALK AFTER CONST.

14

0+68 CONST. SAN SEW. M.H.

16+28 LT. CONST. SINGLE C.B. FL: 107.10 (SEE DETAIL "A" SHEET 3 OF PLANS)

16+20 FT. CONST. SSC OVERSIZE C.B. FL: 106.80 (SEE DETAIL "B" SHEET 3 OF PLANS)

CONST. ST. SEW. M.H. FL: 37.8

NO. 2 SSC

CONST. CONC. CURBS

15+23 CONST. SAN SEW. MAN HOLE NO. 1

MARSHALL STREET

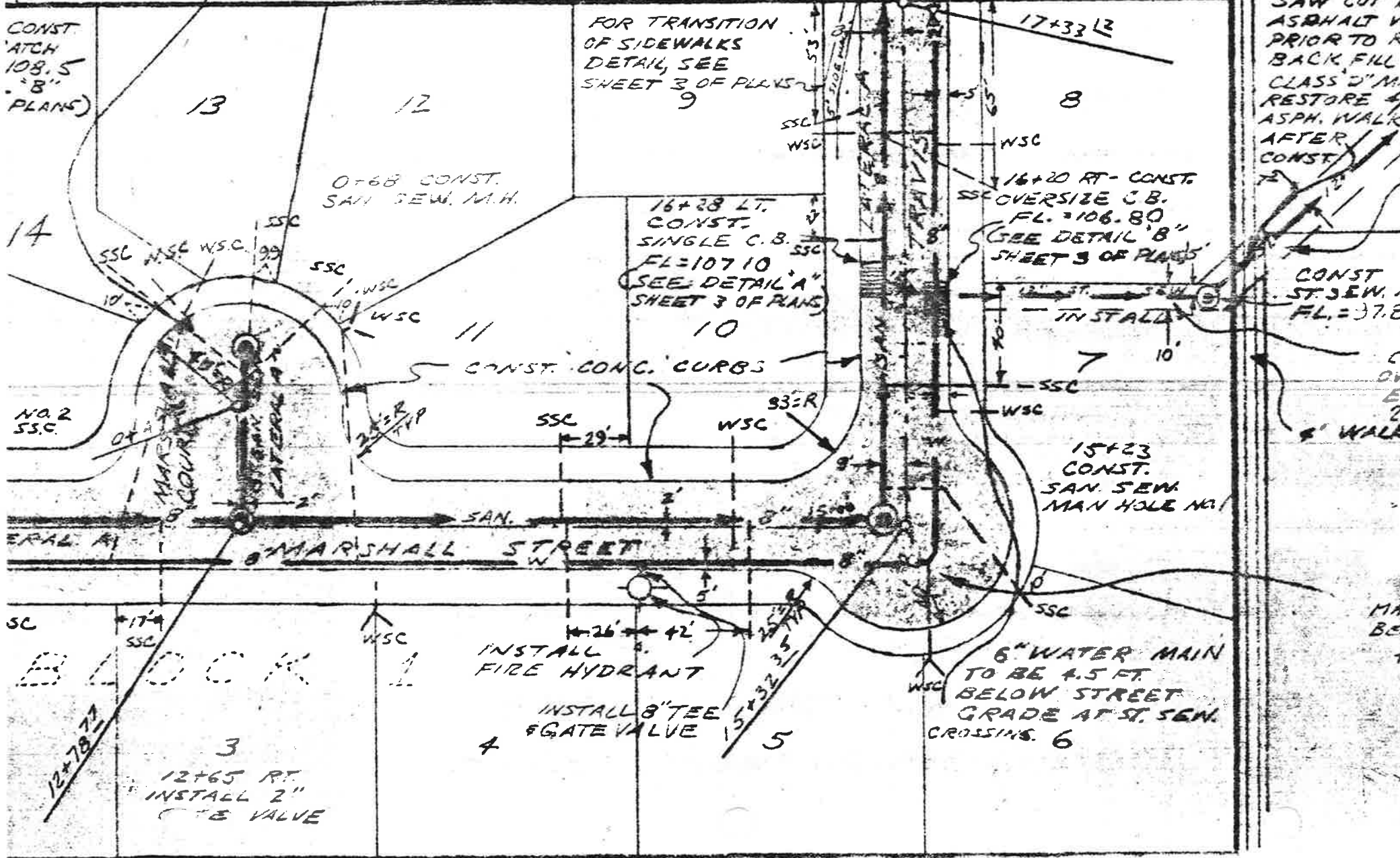
INSTALL FIRE HYDRANT

INSTALL 8" TEE & GATE VALVE

6" WATER MAIN TO BE 4.5 FT. BELOW STREET GRADE AT ST. SEW. CROSSING. 6

BLOCK

12+65 RT. INSTALL 2" TEE VALVE



APPROVED MINUTES

Sherwood Planning Commission
Minutes
September 6, 1984

The meeting of the Sherwood Planning Commission was called to order by Sally Howard in the absence of the Chairman and Vice Chairman. Present were Dwight Minthorne, Cathy Navarra, Clarence Langer and Mo Turner.

Sally Howard then opened the meeting for consideration of an application for a minor partition on vacant lots 5 and 6 of Whitmore Estates being made by William P. Wahl. Sally Rose advised the commission that the application was for a minor partition asking for the creation of lots that does not require the creation of a street. Ms. Rose explained that the two lots are large in size and there are houses all around the vacant property. The low density residential zone in that area allows for 7,000 sq ft lots. She explained that it is Mr. Wahl's intention to create three lots out of the two and he meets all the requirements to do this. Sally Rose stated that the staff recommendation is for approval with the condition that Mr. Wahl have the properties surveyed and that said survey be recorded.

Mr. Minthorne was concerned about the number of sewer and utility stub-outs. Mr. Wahl explained that he will have to take care of the additional hook-ups. Mr. Wahl then reviewed his application with the commission. Discussion was held as to what uses were allowed in a low density residential zone.

Dwight Minthorne made a motion to approve the proposed minor land partition of Mr. Wahl as conditioned with the additional condition that the cost of bringing the sewer and water to the property line of the third lot be the responsibility of the applicant. Sally Howard seconded the motion. Motion passed unanimously.

Sally Rose asked the Planning Commission members to bring her up to date on the clear vision area requirements and their thoughts on how to proceed. Mr. Turner stated he had checked back in the old files and Mr. Garand was notified at the first meeting that he would have to trim his hedge. Mr. Turner felt that they should stick with the rule that they have now.

Mr. Minthorne felt that most people do not have a problem with the standard the way it is. The Garand problem was an unusual circumstance. He felt that the 30 x 30 triangle was not appropriate when coming onto a busy street. He felt that the real problem was with the older developments.

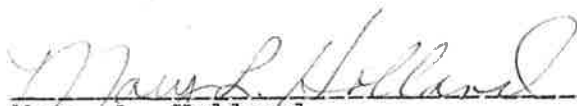
It was the consensus of the Planning Commission that the existing problem was still a problem and should be resolved and that a difference should be made between controlled and

uncontrolled intersections.

Sally Rose stated that she would check further into the Garand matter to see if an appeal had been made and check around City Hall to see if she could get an idea of how to proceed. She also stated that at the next meeting she would bring samples of other jurisdictions triangles and some proposed language changes to regulate controlled and uncontrolled intersections.

Discussion was held as to what procedures need to be followed to make a code change.

Meeting adjourned at 8:45 p.m.



Mary L. Holland,
Minutes Secretary