



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

PUBLIC NOTICE

The City of Sherwood Planning Commission will meet on Thursday, September 20, 1984 at 7:30 p.m. in the School District Board Room, 400 No. Sherwood Blvd.

The major agenda item is a request for Minor Land Partition on Meinecke Road, applicant is Rod Merserve.

The public is invited to attend.

Polly Blankenbaker,
Recorder

PLANNING STAFF REPORT

To: City of Sherwood
Planning Commission

Date Typed: September 11, 1984

From: Benkendorf & Associates,
Sally Rose, Consulting Planner

Hearing Date: September 20, 1984

Subject: Application for a Minor Partition

I. PROPOSAL DATA

Applicant: Rod Merserve

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

Location: 5.96 acre parcel with single-family residence and small barn at the northeast corner of Lee Drive and Meinecke Road.

II. BACKGROUND INFORMATION

Rod Meserve owns 5.96 acres with house and barn at 880 N.W. Meinecke Road (2S 1 13AA, TL100). He proposes to partition the site to separate the existing residence from the remainder of the property. The new parcel will be approximately 11,000 square feet, while the remaining parcel will be over 5 acres in size.

Mr. Meserve has submitted the following:

- o One 14" x 24" blueline print, prepared by DiLoreto & Associates, illustrating the existing parcel and the parcel proposed to be created with topographical information.
- o An 8-1/2" x 11" photocopy of the construction drawings prepared for the Meinecke Road improvement which illustrates the location of the existing utilities and a portion of the subject site.

- o An 8-1/2" x 11" photocopy of a tax map showing Tax Lot 100.
- o An 8-1/2" x 11" photocopy of an aerial photo illustrating the subject site and the location of the sewer line.
- o The completed application form and cover letter.

III. FINDINGS OF FACT

A. The proposed parcels:

1. Exceed 7,000 square feet.
2. Have at least 25 feet of frontage along N.W. Meinecke Road.
3. Exceed 80 feet in depth.

B. The property is located in a LDR Planning Designation Area. Some of the property also carries a Greenway designation. The proposed new parcel with the existing house falls entirely within the LDR designation.

C. N.W. Meinecke Road is an improved city street.

D. The existing residence is presently served with water, electricity and telephone. There is a septic tank and drainfield serving the residence. There is a sewer trunk line north of the site.

E. There is a fire hydrant located on the southeast corner of Lee Drive and Meinecke Road.

F. There is a catch basin across Meinecke Road from the subject property.

- G. N.W. Meinecke Road and N.W. Washington Street 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. (See Appendix A.)
- 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/Greenway Planning Designation Area 880 N.W. Meinecke Road (Map 2S 1 31AA, TL100).

- A. N.W. Meinecke Road 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 water service to support the proposal. Sewer service is available and a connection will be required to service any additional development of the parcels.
- 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.

The form, content and processing of the application shall meet the requirements of Chapter 1 Section 4.04 of this Part for minor partitions.

5. Review Body Action (Section 4.05)

a. Planning Commission Action - Sketch Plan

The Planning Commission shall review the Sketch Plan and shall take action to grant approval of the minor partition as submitted or as it may be modified or deny the application. The action of the Planning Commission shall be noted on two copies of the Sketch Plan, including references to any attached documents describing any conditions or restrictions; and one copy shall be returned to the subdivider together with the notice of decision pursuant to Chapter 1 Section 4.05 D. and one retained in the office of the City Recorder with the records of the session of the Planning Commission at which said action was taken.

→ C. Required Findings - Minor Partition

No minor partition shall be approved unless:

1. The partition requested does not require the creation of a road or street.
2. The Sketch Plan complies with the Comprehensive Plan and applicable Planning Designation Area regulations of the City then in effect.
3. There will exist adequate quantity and quality of water and an adequate sewerage disposal system to support permitted land uses.
4. Adjoining land can be developed or is provided access that will allow its development in accordance with this ordinance.

D. When Full Compliance with Subdivision Regulations Required

If the parcel of land to be partitioned exceeds two acres and within a year is being partitioned into more than two parcels, any one of which is less than one acre,

Roderick S. Meserve
880 N.W. Meinecke Rd.
Sherwood, Oregon 97140
625-7583
Map & Tax Lot - 2S131AA 00100
Zone R-1
Statement for a Minor Partition

The current property of 5.96 AC has a single family house plus a small barn. We would like to separate the house from the present parcel of land confined within a single lot. By doing so we will not impair the present utility service such as electrical, gas, sewage or Sherwood city water. The city fire hydrant is within approximately 100' of our present house. It is located on the N.E. corner of Lee Park and Meinecke Rd.

The house is on a septic tank system with drain field. This will not be impaired at this time.

The land has a natural surface water flow away from the house moving to the N.E. direction.

This partition will not alter or hinder any current building or neighboring surroundings.

Very Truly Yours,

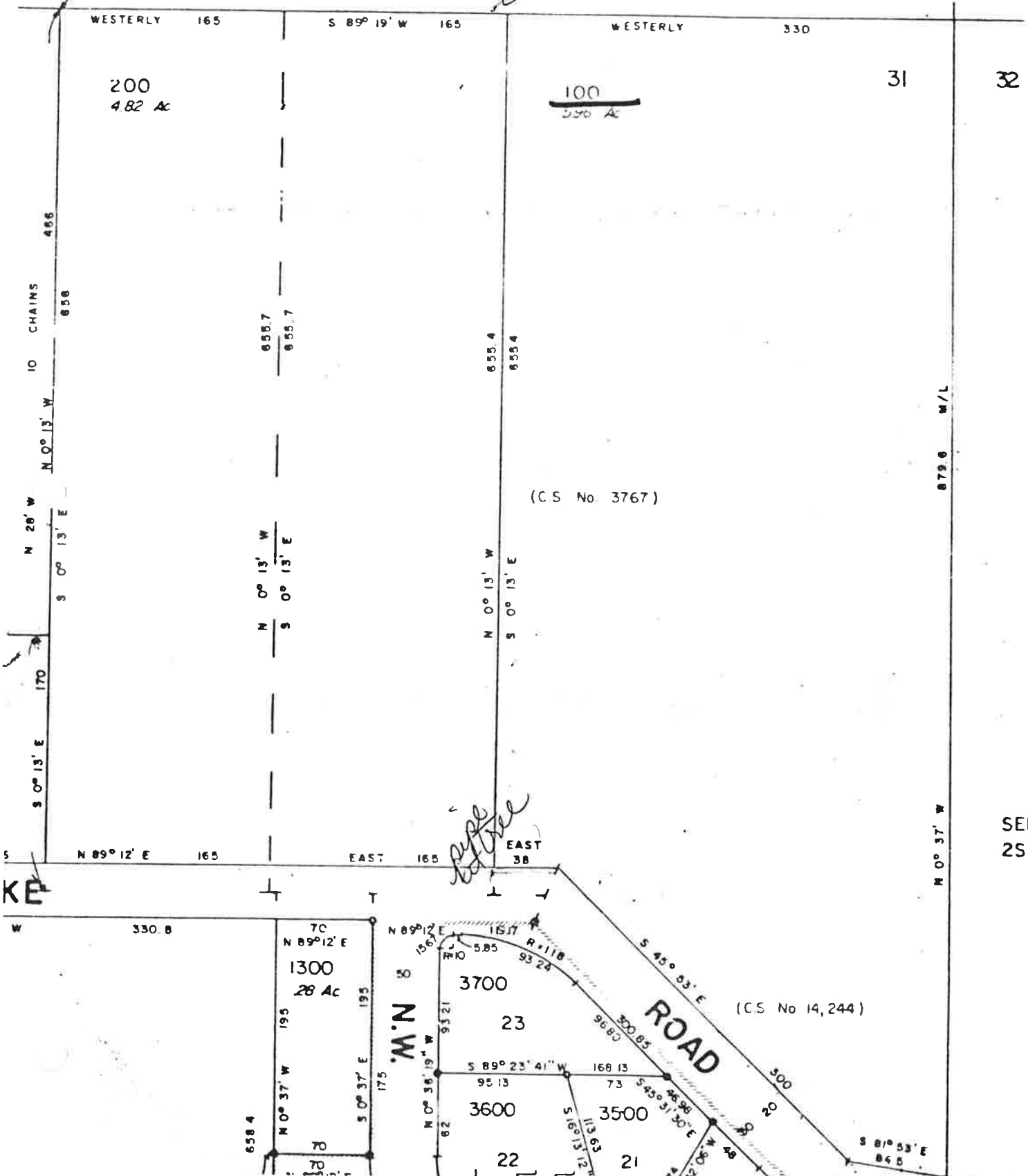
Rod Meserve

The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

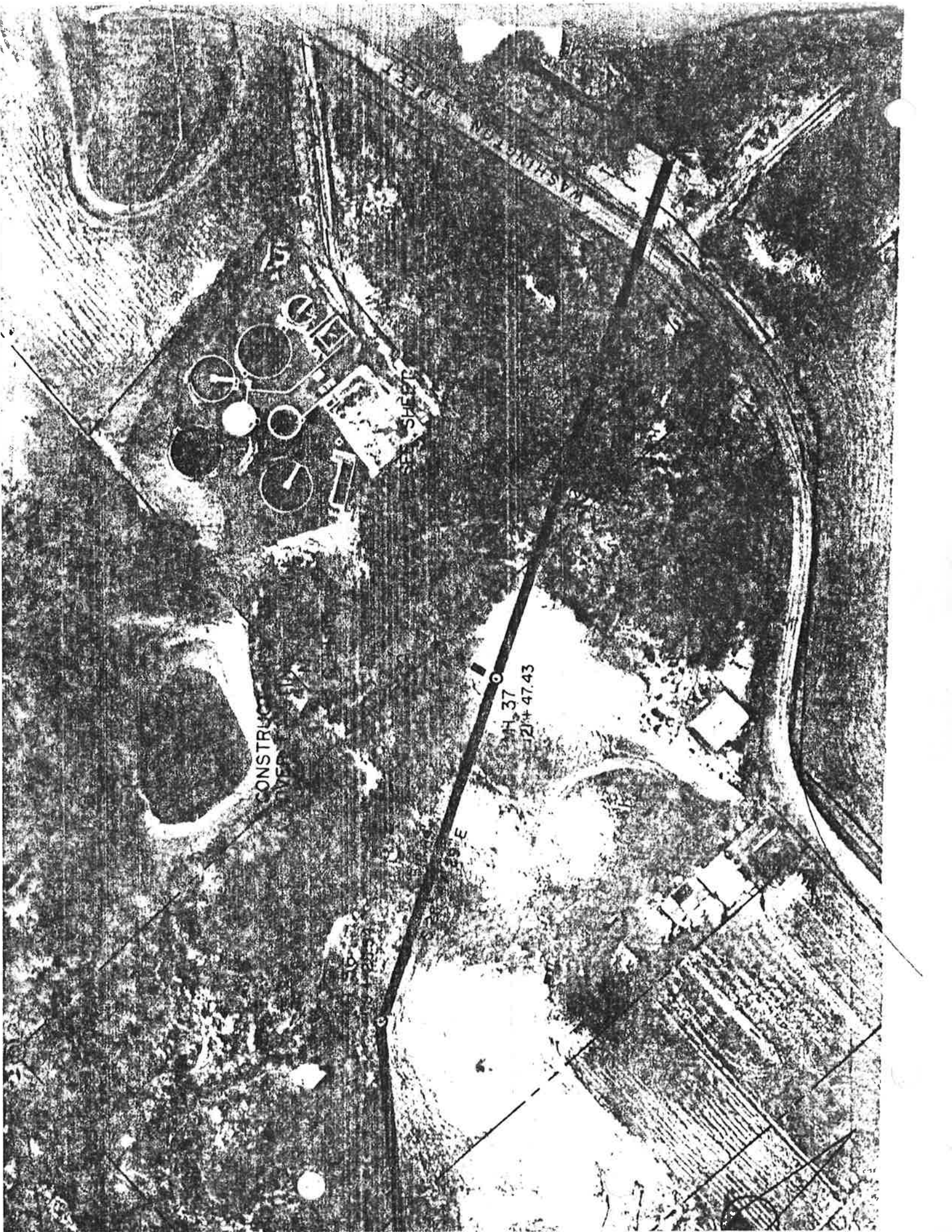
Pioneer National Title Insurance Company
Title and Trust Division

251 31AA

wood pole



SEE MAP
251 321



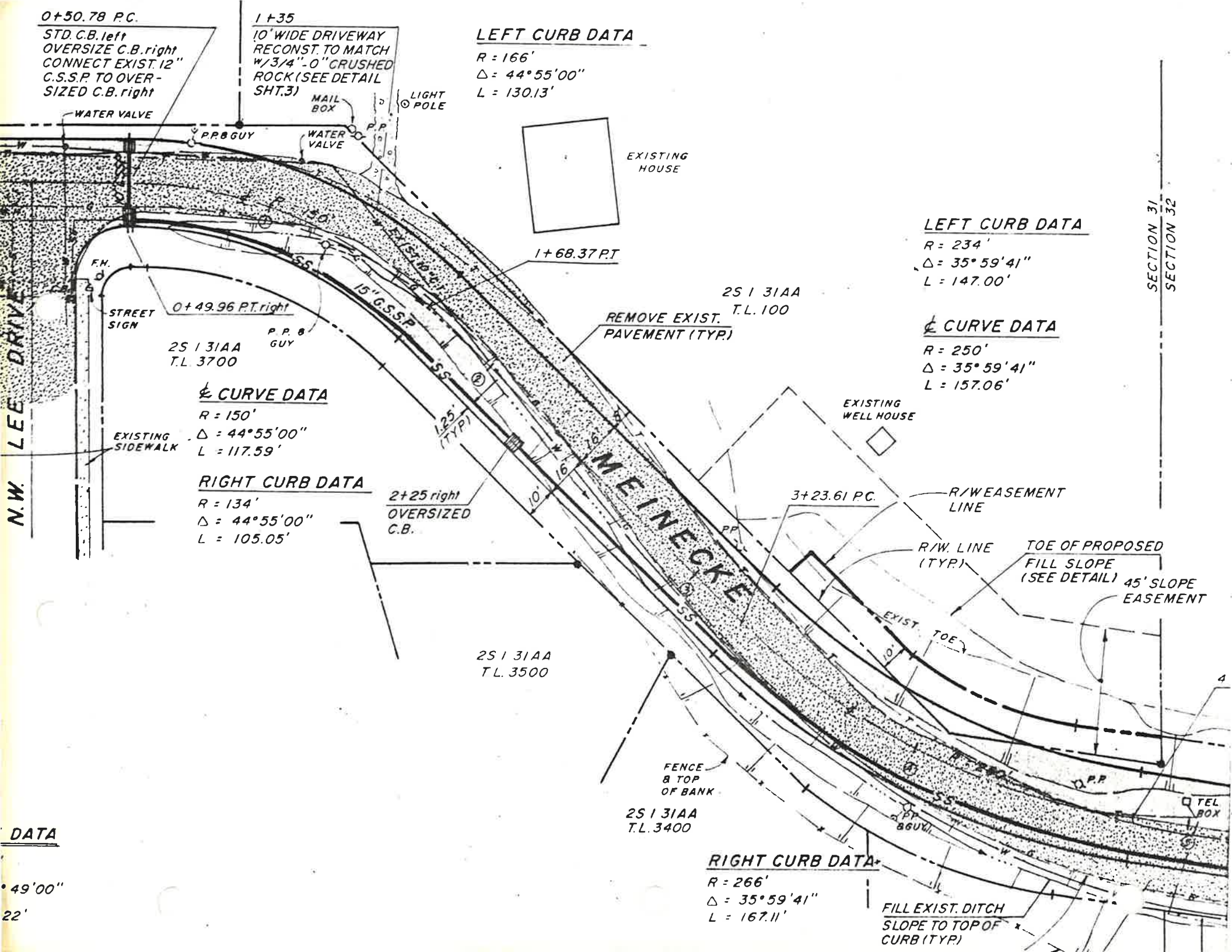
CONSTRUCTION

SEE SHEET

MH 37
+ 47.43

30' E

10' 10" 10' 10" 10' 10"



0+50.78 P.C.
 STD. C.B. left
 OVERSIZE C.B. right
 CONNECT EXIST. 12"
 C.S.S.P. TO OVER-
 SIZED C.B. right

1+35
 10' WIDE DRIVEWAY
 RECONST. TO MATCH
 W/3/4"-0" CRUSHED
 ROCK (SEE DETAIL
 SHT.3)

LEFT CURB DATA
 R = 166'
 $\Delta = 44^\circ 55' 00''$
 L = 130.13'

LEFT CURB DATA
 R = 234'
 $\Delta = 35^\circ 59' 41''$
 L = 147.00'

CURVE DATA
 R = 250'
 $\Delta = 35^\circ 59' 41''$
 L = 157.06'

CURVE DATA
 R = 150'
 $\Delta = 44^\circ 55' 00''$
 L = 117.59'

RIGHT CURB DATA
 R = 134'
 $\Delta = 44^\circ 55' 00''$
 L = 105.05'

2+25 right
 OVERSIZED
 C.B.

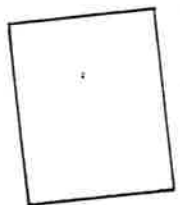
RIGHT CURB DATA
 R = 266'
 $\Delta = 35^\circ 59' 41''$
 L = 167.11'

SECTION 31
 SECTION 32

DATA

49'00"
 22'

N.W. LEE DRIVE



1+68.37 P.T.

2S 1 31AA
 T.L. 100

0+49.96 P.T. right

2S 1 31AA
 T.L. 3700

2S 1 31AA
 T.L. 3500

2S 1 31AA
 T.L. 3400

3+23.61 P.C.

R/W EASEMENT
 LINE

R/W LINE
 (TYR)

TOE OF PROPOSED
 FILL SLOPE
 (SEE DETAIL) 45' SLOPE
 EASEMENT

EXIST. TOE

FENCE
 @ TOP
 OF BANK

FILL EXIST. DITCH
 SLOPE TO TOP OF
 CURB (TYR)

REMOVE EXIST.
 PAVEMENT (TYR)

MEINECKE

EXISTING
 SIDEWALK

STREET
 SIGN

P.P. 8
 GUY

MAIL
 BOX

WATER
 VALVE

LIGHT
 POLE

P.P. 8
 GUY

WATER
 VALVE

F.M.

125'
 (TYR)

P.P.
 86UV

TEL
 BOX

APPROVED MINUTES

PLANNING COMMISSION

September 20, 1984

Vice Chairman David Crowell called the meeting to order. Planning Commission members Clarence Langer, Jr., Sally Ann Howard, and Dwight Minthorne were present. Chairman Arthur J. Horne arrived late. Ms. Sally Rose, Consulting Planner, of Benkendorf & Assoc. was also present.

MINOR LAND PARTITION - Rod Meserve

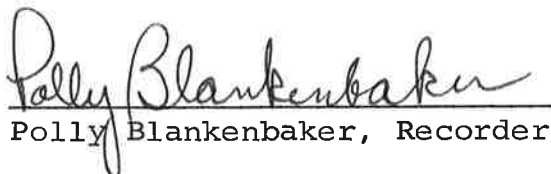
Mr. Meserve informed the Commission they have approximately six acres on Meinecke Rd. and are requesting a minor land partition to separate the existing residence from the remainder of the property. Mr. Meserve displayed a map showing the size and shape of the parcel on Meinecke Rd. Mr. Meserve said they have no immediate plans to develop the parcel. The purpose of the partition is to allow them to secure financing on the residence to allow remodeling without encumbering the entire 6 acres. All major utilities are available. The existing driveway will continue to be utilized.

Ms. Rose said the application meets all the ordinance requirements of parcel size and future access. The flood plain in the large parcel will have to be addressed when development occurs.

Mr. Langer moved the application for minor land partition be approved with staff findings and the condition that a survey and legal description be completed by a licensed surveyor and recorded with the Washington County Clerk's Office, and that a copy be provided to the City. Mrs. Howard seconded the motion. The motion passed unanimously.

Mr. Crowell informed the Commission the Design Review Board approved a plan for Protein Products for a plant on Cipole Rd. Mr. Crowell explained they want to build a freezer plant and meat processing plant in the back of the property and in the front, mini storage buildings. The Board had concerns about odors. Mr. Crowell said there was an ambiguity in the code regarding animal by products.

The meeting was adjourned at 8:05 p.m.


Polly Blankenbaker, Recorder