

# **APPROVED MINUTES**

MINUTES  
SHERWOOD PLANNING COMMISSION  
September 7, 1982

The minutes of the previous meeting of August 17, 1982, were read and approved.

Announcements and Correspondence. Todd Dugdale said he had no direct correspondence to present; he brought the following matters before the meeting:

The City Council has selected the Ragland partnership to do the Old Town Revitalization Study and expects to sign a contract this week to formally begin the process. The services of Jonathan Block, planning intern, will be retained for a few extra weeks to help the City gear up and do some of the inventory work for the project. The process will begin with a public meeting and brainstorming session. In the meantime, a consultant team will be circulating among the downtown merchants, getting acquainted with them and their needs. The Planning Commission will be directly involved with the study and will have a representative from the Commission working with the Merchants Association. The progressive products of the study will be available to the Commission for review and study.

The City Council has commissioned a two month study on the new City Hall site and will select a consultant from three recommended by the City Hall Task Force. The three firms are Benninger-Krupnick, MacKenzie and BJSS; BJSS is presently designing the Tualatin City Hall.

The last County Town Hall Meeting will be September 27 for presentation of the final land use plan map. There will be a series of formal hearings before the Board before the plan is actually adopted. Mr. Dugdale said he believed that only the changes the Planning Commission had discussed and the designations identified in their plan for the unincorporated area would be in the preliminary plan. The notable exception is the 100 acre industrial area designation west of the SP tracks and south of Wilsonville Road. At a prior meeting the staff presented the Planning Commission with preliminary findings concerning the annexation and reasons for and against it. The Commission's action was to initiate a City plan amendment process so that it would result in a dovetail with the County process and consistent plan designation. The staff is in the process of preparing the formal staff report that will precede a formal hearing on the matter.

At a prior meeting the Planning Commission initiated amendments aimed at streamlining the review process, i.e., going to a one hearing process on conditional use requests and a review of planning fees based on actual cost to the City. The staff will bring the amendments back to the Commission at a future meeting.

For the Commission's information, Mr. Dugdale is on a regional solid waste transfer committee instituted by Metro for the purpose of siting a solid waste transfer station in the Beaverton/Tigard/Tualatin area. Sherwood sends its solid waste to the Newberg landfill and with the closing of that landfill in 1984 there will be only one major landfill available for the entire region and it is a matter of concern.

Case No. S-82-01. A request by Ladd C. and Dorothy Arnoti to develop a 21 unit single family home subdivision off E. Division St., entailing Tax Lot 300 in the NE 1/4 of the SE 1/4 of Section 32 and Tax Lot 302 in the SE 1/4 of the NE 1/4 of Section 32.

The Staff Report of September 2, 1982, recommends approval of the preliminary plat with the following modifications:

- 1) That the Doroti Ct. radius be adjusted to meet 50' cul-de-sac standards.
- 2) That the minimum lot widths of lots 7 and 8 be increased to at least 25' to meet the planning area standards for LDR front property line widths.

Proponent testimony by Dave Bryant of Bryant Engineering, the firm representing Ladd C. and Dorothy Arnoti. Mr. Bryant spoke first to the width of the frontage on proposed lots 7 and 8. He indicated that if the 25' frontage requirement had to be met, instead of the proposed 10' frontage, they would lose one lot on Mansfield Street due to the additional 30'. He proposed a "hammerhead" turnaround that would provide adequate backing and turning space at the end of a long driveway serving both lots. He further suggested that the two lots could be widened 5' each, making 12-1/2' frontage on each lot. The two lots would then have a total of 25' frontage with a shared driveway.

Mr. Bryant spoke on the modification concerning the radius of the cul-de-sac on Doroti Court. Mr. Bryant indicated that the 50' requirement could be met, rather than the proposed 45', but that the hillside is so steep it would require a higher fill on the low side and a larger cut on the uphill side of the area to add the additional 5'. He suggested that the 50' requirement might not be necessary in this case because it is a short cul-de-sac and large vehicles could back out easily rather than turn around in the cul-de-sac.

Discussion was held concerning the two modifications requested and whether in both instances there would be adequate access for fire trucks if the footage was not increased. Mr. Bryant said he thought the fire department would not take a fire truck up a long driveway like the one serving lots 7 and 8, but would pump from the lower street area instead, and that trucks could easily back out of the Doroti Court cul-de-sac. A question was raised about parking at lots 7 and 8 if there were more than the two cars provided for at each lot. It was not determined that there would be space for additional cars.

A question arose regarding Mansfield street and its designation as a collector street. It was indicated that Mansfield Street was designated a collector and that it would intersect Roy Street and run into Cochran Street. Roy Street is also designated collector. Discussion was held regarding the flow of traffic through the area and Mr. Bryant indicated that there will be a need for the Mansfield Street east/west route when development occurs on Murdock Road and traffic increases. Further discussion was held concerning proposed street plans in connection with the development of Murdock Road and April Meadows III and how they would affect each other and Doroti Ridge.

A question arose regarding the water pressure system for the subdivision. Doroti Ridge would be in two of the pressure zones, one requiring a booster pump system and the other using a gravity system. Bryant Engineering stated that the systems were adequate and had been tested. It was suggested that the Public Works Department could make pressure and flow tests at the ends of the systems to verify that they still met code.

Planning Commission/Design Review Board Combined Meetings.  
Diane Gothie proposed that the Planning Commission and Design Review Board combine meetings as their responsibilities overlap and a more finished proposal could be sent up to the City Council if they met together. Dennis Hille spoke on behalf of the Design Review Board. Discussion was held concerning the separate responsibilities of the two agencies. It was decided not to take action on the proposal until further review had been done.

The meeting was adjourned.

(Transcribed from tape)