

SHERWOOD PLANNING COMMISSION
AGENDA

Tuesday, September 15, 1981

I. Reading and Approval of Minutes of August 18, 1981.

II. Announcements and Correspondence

Introduction of New Planning Commission Secretary - Diane Kahl.
Directors Report (Attached)

III. PUBLIC HEARING

PD-81-01

A request by Ralph Cardinal for approval of a general development plan for a medium density residential commercial planned unit development and a preliminary plat for phase I on 11 acres located at Murdock Rd. and Oregon Street.

CU-81-02

A request by Marwil Homes for a conditional use permit to allow a manufactured home sales office and model display in the Sherwood Plaza Shopping Center.

IV. Next Meeting Agenda.

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION

September 15, 1981

The meeting was called to order at 7:40 p.m. by Chairman Gene Stewart. Present were Commissioners Diane Gothie, Dave Nichols, Clyde Sanders, and Norma Borchers.

I. Reading and Approval of Minutes of August 18, 1981

The minutes of August 18, 1981 were not approved or read.

II. Announcements and Correspondence

The new Planning Commission secretary, Diane Kahl, was introduced to the Commissioners.

III. Public Hearing PD-81-01: A Request by Ralph Cardinal for Approval of a General Development Plan for a Medium Density Residential Commercial Planned Unit Development Located at Murdock Road and Oregon Street.

Gil Thompson of J & J Development, the planning and construction firm hired by Ralph Cardinal to develop the site, read a report detailing the proposed three phases of the development project. Mr. Thompson stated that adequate landscape buffers and curbing would be provided on the development site.

Mr. Thompson showed a map of the proposed development to the Commissioners and explained how curbing would be constructed.

Commissioner Diane Gothie pointed out to Mr. Thompson that the individual lots were to be a minimum of 4,000 feet according to the contract and Mr. Thompson stated that they would be within 3,400 to 4,300 feet, and the streets within the development would be 30 feet wide, curb to curb.

Chairman Stewart asked Mr. Thompson whether the bottom lots would have sidewalks; Mr. Thompson answered that sidewalks would be included on the westerly side of the lots but not on the easterly side.

Commissioner Sanders asked Mr. Thompson the estimated time for completion of the development. Mr. Thompson stated that the property would be developed according to a two-year, three-stage plan. Construction of a sewerline is the goal of the first phase of development, which is to be completed by the end of 1981 or the beginning of 1982.

Norm Olson, of 130 SE Roy Street, asked whether adequate water drainage along the site adjacent to his property would be provided. Mr. Thompson and Mr. Cardinal assured Mr. Olson that J & J would attempt to level the mobile home lots in such a manner as to prevent water drainage into existing lots surrounding the development.

Raymond Merriman, of 1575 East Pacific Street, asked whether there would be an allowance for a turn in the curb. Mr. Thompson assured him that a curb turn set for city standards would be constructed which would have a turning radius allowing for easy entry and exit by motor vehicles.

Chairman Stewart asked J & J if the construction of an intersection at Murdock would cause unforeseen problems. Mr. Cardinal stated that Murdock Street will face more towards the east, causing the intersection to form a "T" rather than "Y," which would be more practical.

Mr. Cardinal stated that if Murdock Street is vacated, the development should then be allowed a right-of-way onto Oregon Street. J & J (Mr. Cardinal) reiterated that the developers definitely want access to Murdock Street.

Norm Olson asked the Commissioners when the mobile home development concept was first discussed. Chairman Stewart answered that it was first discussed by the Planning Commission one month ago for a density of 6.1 units per acre.

Mr. Olson asked the Commissioners if the development contract stipulated that the lots be owner-occupied.

Mr. Cardinal stated that the proposed mobile home units were of such sophisticated construction as to attract potential buyers rather than renters. Mr. Cardinal then clarified that it was the right of the developer and not the Planning Commission or residents to determine whether the units could be owner- or renter-occupied.

Mr. Robert Fletcher of Marwil Homes testified that finance companies generally approve of mobile home financing so most people interested in the lots would probably be potential buyers.

Mr. Olson then asked the Commissioners to confirm that the property was to be developed as a subdivision, not a mobile home court (with lots available to rent).

Mr. Cardinal answered that there is a difference between mobile home court and mobile home subdivision, and one major difference is size of lot. Mr. Cardinal then asked the Commissioners for an immediate definition of a mobile home subdivision before further

construction of the site take place. Commissioner Sanders observed that leasing the proposed lots would cause problems in obtaining FNMA and conventional loans.

Commissioner Gothie asked Mr. Cardinal how he planned to control the living standards of potential renters if he would allow the proposed lots to be leased as well as sold.

Mr. Cardinal assured her that the same covenants for residential upkeep governing the mobile home owners would be applied to renters; if renters did not observe these covenants, their lease would be terminated.

Mr. Merriman asked what specific living standards are required by the developers for the lots.

Chairman Stewart answered that the standards were equal to those used by the mobile home lots at Six Corners.

Mr. Merriman asked whether a homeowners' association would be organized for the development and Mr. Cardinal responded that one would be formed to assure proper maintenance of the lots.

Chairman Stewart defined a mobile home park as a single piece of property (subdivided into lots) owned by as little as one individual.

Commissioner Sanders said the term SUBDIVISION implies one owner per individual lot; therefore, a specific amendment stating that the lots can be leased or rented must be added to the builder's contract if the developer plans to rent or lease the lots.

Commissioner Sanders asked J & J to describe the proposed landscape buffers for the development and Mr. Cardinal stated that a landscape expert was being hired to plant fast-growing shrubs.

Chairman Stewart read the conditions for staff approval of Phase I of the PD general development plan.

Motion No. 1: Commissioner Sanders moved approval, adopting staff findings and conditions except that the Planning Commission change Condition No. 2 on Page 5 of the PD-81-01 from "That a landscaping plan for the common areas, and the required 10' visual corridor along Oregon Street be submitted to the Design Review Board...." to "That a landscaping plan for the common areas, the required 10' visual corridor along Oregon Street, including 10' sight barrier on west side of said development, be submitted to the Design Review Board...." The motion was seconded by Commissioner Borchers.

Motion No. 2; Commissioner Nichols moved that the Planning Commission break action and go before the City Attorney for a legal interpretation of a mobile home subdivision. Mr. Cardinal asked if the proposed development could be approved with the contingency that a legal interpretation of SUBDIVISION be determined. Some discussion ensued on how the term SUBDIVISION would be interpreted in practice to prevent or allow leasing of the lots. The motion failed for lack of a second.

Amendment to Motion No. 1: Commissioner Sanders moved that if approved, the proposed subdivision would require sale of individual lots conditional to legal interpretation that the lots sold be owner-occupied.

The amended motion was seconded by Norma Borchers and passed.

Public Hearing CU-81-02: Conditional Use for a Manufactured Housing Sales Office and Display.

Mr. Larry Sumner of Marwil Homes requested property in the Sherwood Plaza Shopping Center for conditional use for a mobile home sales office and display from the Commission.

Commissioner Sanders asked what considerations needed to be discussed, and Commissioner Gothie asked Mr. Sumner whether this office would be for the manufacturing or sales of mobile home units; Mr. Sumner assured her that the office would be organized for sales only. He also stated that a Marwil Homes representative would appear before the Architectural Review Board before building the display models.

Commissioner Sanders reminded Mr. Sumner that the Planning Commission was only interested in authorizing the Conditional Use Permit to Marwil Homes, and that Marwil Homes would have to obtain a building permit from the City Council.

Chairman Stewart stated that the Commission had no objection to an annual review of the Conditional Use Permit issued to Marwil Homes.

Mr. Sumner described the display model as being a 1200 to 1300 square-foot mobile home with three bedrooms, wood foundations, and skirts supported by concrete blocks.

Commissioner Gothie then asked Mr. Sumner what the average price and interest rate for financing of the mobile homes will be; he indicated a price range of around \$20,000 and an interest rate of 17 percent.

Mr. Norm Olson, of 130 SE Roy Street, asked if varied setbacks of the mobile homes would be constructed and Mr. Sumner said they would be allowed. Commissioner Gothie voiced concern that the establishment of the mobile home sales office would set a precedent for permanent establishment of other offices in Sherwood. Other Commissioners assured her that the permit to be authorized for the office is **CONDITIONAL** only.

Mr. Sumner informed the Commissioners that he would only need an installation permit for electrical wiring, not for water and sewer.

Motion No. 1: Commissioner Borchers moved approval, adopting staff findings and conditions except that the following change be made in the staff recommendations on Page 3 of CU-81-02:

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Revise "That the applicant submit landscaping plans and architectural sketches of the next two display units for approval by the Design Review Board and further that all subsequent units, etc.," to "That the applicant submit landscaping plans and sketches of the next two display units for approval by the Design Review Board."

The motion was seconded by Commissioner Sanders and passed.

IV. Adjournment and Next Meeting Agenda

Chairman Stewart adjourned the meeting at 9:00 p.m.

The next Planning Commission meeting will be held Tuesday, October 6 at 7:30 p.m. No meeting agenda was discussed.

Respectfully submitted,

Diane Kahl
Recorder