

SHERWOOD PLANNING COMMISSION

October 6, 1981

AGENDA

- I. Reading and Approval of the Minutes of September
- II. Announcements and Correspondence
- III. Preliminary Concept Plan Review for Gregory Park Estates,
a Proposed Manufactured Housing Planned Unit Development
Located on Sunset Blvd.
- IV. Next Meeting Agenda

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
October 6, 1981

I. Reading and Approval of the Minutes of September

The meeting was called to order at 7:50 p.m. Present were Chairman Stewart, Norma Borchers, Joe Galbreath, Dave Nichols, and Clyde Sanders. Also present was Planning Director Todd Dugdale.

The minutes of September 15, 1981 were approved as submitted.

II. Announcements and Correspondence

There were no announcements or correspondence.

III. Preliminary Concept Plan Review for Gregory Park Estates, a Proposed Manufactured Housing Planned Unit Development Located on Sunset Blvd.

Director Dugdale stated that the preliminary intent of Gregory Park Estates development has been to erect modular, rather than manufactured units. Modular units, according to Mr. Dugdale, are not subject to the 25 percent limitation that applies to manufactured homes, but must qualify under the Uniform Building Code by being built to UBC specifications.

Director Dugdale said that the Planning Commission must approve, approve with modifications, or not approve the Preliminary Concept Plan.

Chairman Stewart asked whether the structure was PUD; Director Dugdale stated that it was.

Chairman Stewart questioned what the developer would concede to the residents of Sherwood for allowing him (the developer) more units on the proposed site than originally planned.

Carl Jensen of Alpha Engineering, representing Chuck Ortiz, responded that Gregory Park Estates were proposed as a medium-high residential development with 5.6 units per acre. Mr. Jensen continued that the Sherwood City Code requires 25 percent of the proposed site to be left as open space (please refer to Item No. 1 of the Preliminary Informal Review), but that the developer was leaving 50 percent (five acres) of open space, allowing an extra 25 percent of open space on the development. In addition, Mr. Jensen indicated that the construction of a greenway

and an eight-foot-wide bike path along the creek in the open space were proposed by the developer as a concession to Sherwood residents for the additional lots on the development.

Commissioner Sanders asked if the flood plain would be developed, and Mr. Jensen responded that it would remain undeveloped. In addition, Mr. Jensen stated that the modular homes would be built on approved foundations.

There was then a discussion clarifying the distinction between modular homes and mobile homes, which was eventually defined as the lack of mobility of modular homes and also their tax status as real property.

Commissioner Sanders asked whether the modular home and lot would be sold as a unit and Chuck Ortiz answered that they would. He also mentioned that 63 units remain to be sold (allocated).

Commissioner Galbreath asked if the modular homes contained a removable frame, and Mr. Jensen said they did.

Mr. Jensen was concerned that under LID financing sewer improvements would not be made available to the site (please refer to Item No. 2 of the Preliminary Informal Review). He stated that the City must obtain an easement for the sewer and should study the economics of opening up a greenway.

Mr. Jensen stated that the preliminary site plans include lot sizes of 45 feet by 80 feet, 50 feet by 80 feet, and lot sizes of 5,000 square feet (please refer to Item No. 3 of the Preliminary Informal Review). He stated that curbs were to be built to provide easy access to the property by vehicle. In addition, the development will include four dead-end streets and one cul-de-sac of hammerhead design.

Mr. Jensen appealed to the Planning Commission to extend the longest street through (please refer to Item No. 5 of the Preliminary Informal Review).

Mr. Jensen said that he tried to minimize site grading on the property (please refer to Item No. 4 of the Preliminary Informal Review). He indicated that some grading will take place on the north end of the development and next to the Sunset Blvd., but the vegetation in that area will be retained.

Mr. Jensen reiterated Item No. 5 of the Preliminary Informal Review, and stated that Item No. 6 (stubbing out of storm and sanitary lines) would be completed with the cooperation of the staff. Mr. Jensen said that a water main on Sunset Blvd. was needed.

Item No. 7 refers to the open space (mentioned above) that the developer would give to the City in return for additional lots being built.

Chairman Stewart asked the Commission if they saw any problems with the size of the lots.

Commissioner Galbreath asked whether a potential owner could reduce the lot size.

Director Dugdale answered that the lots were designed as single family units of either 5,000 square feet or 4,000 square feet with common wall on one unit.

Mr. Jensen clarified the common wall unit plan as a structure with a common wall between two garages.

Commissioner Galbreath asked whether the sidewalks would be cement or gravel. Mr. Jensen stated that they would be concrete, and would be constructed on one side only of the street, and that a 12-foot lane for traffic would allow for parking on both sides of the street.

Commissioner Sanders asked Mr. Jensen whether plans for a less dense development were considered. Mr. Jensen answered that the present economy and all other constraints were considered.

Director Dugdale remarked that the developer was allowed 11 units per acre maximum for a medium-high density development, and are only using two-thirds of the available area to develop.

Chairman Stewart stated that any lots scheduled to be developed on the flood plain were useless. Mr. Jensen answered that there was no intention of developing the flood plain, although the developer would be within the Code if he did so.

There was then a discussion on what would constitute an acceptable lot size for the development. Mr. Jensen announced that he would turn the matter of lot and street sizes to the City Council.

The sidewalk construction was then discussed. No consensus was reached on whether one or two sidewalks would be built along the roadways.

Mr. Jensen informed the Commission that a loop in the water system around Sunset Blvd. and one to the east would be constructed.

A discussion ensued on the impact of the development upon the existing traffic flow in Sherwood. Director Dugdale said that a traffic impact analysis from the development would have to be undertaken in the future to determine the need for road improvements.

Chairman Stewart asked whether a buffer would be provided against the railroad, since the new housing would butt up against the tracks. Mr. Jensen answered that open space could be left along that area, and a berm could be constructed. No consensus was reached on the type of buffer to be used.

Compliance of the street size layout with the Fire District codes was discussed. Director Dugdale said that a recorded statement relating to the matter from the Fire District would be issued at a later time.

City maintenance of the proposed open space was then discussed. Director Dugdale stated that the area can be maintained in its operational state. He also stated that liabilities of public use of the open space must be considered. Commissioner Galbreath affirmed that the flood plain must definitely be maintained or problems would develop from it. Director Dugdale concluded that costs versus benefits must be carefully weighed.

The width of the roads and sidewalks was discussed, as well as placement of mail boxes within the proposed site. A five-foot sidewalk and 28-foot wide roadway was proposed by Mr. Jensen. Chairman Stewart and Commissioners Galbreath and Nichols did not agree to a five-foot wide sidewalk, stating that it was too wide to be practical and would cause problems to residents trying to erect mail boxes. Mr. Jensen answered that extending the width of the road would cost an extra \$30,000 to the development costs, and that the purpose of the subdivision was to offer \$40,000 to \$50,000 homes to residents of the middle income bracket. Director Dugdale added that standards for sidewalk widths were flexible under PD.

A discussion followed concerning subsequent costs to the City of attracting more people to the area via new developments like

Gregory Park Estates, such as the establishment of more schools, etc. Mr. Jensen answered that the saturation point for Sherwood according to their Comprehensive Plan is 18,000.

It was finally agreed between the Commissioners and Mr. Jensen that 32-foot wide streets with 4-foot wide sidewalks would be acceptable for the development.

Director Dugdale added that wider streets were not necessary because there would be no through traffic in the area.

There was a consensus that the mean lot size of the development be 4,000 square feet with mixed lot siting options.

It was agreed that a noise barrier in the development be shrubs.


Director Dugdale stated that either 33rd, 34th, 35th or 38th Street should be stubbed out to be used as a through street and that storm sewer lines will be hooked up from adjoining property lines. Also, Mr. Dugdale mentioned that service going to the proposed site to the east for utilities is needed.

Motion: Commissioner Sanders moved for preliminary acceptance of the first five conditions stated in the Preliminary Informal Review of the Ortiz Manufactured Home Planned Unit Development as modified during this meeting. Commissioner Borchers seconded the motion. Motion was passed.

IV. Next Meeting Agenda

There will be no meeting on Tuesday, October 20, 1981.

Respectfully submitted,



Diane D. Kahl
Recording Secretary