

SHERWOOD PLANNING COMMISSION

May 20, 1980

AGENDA

- I. Reading and Approval of Minutes of May 6.
- II. Correspondence and Announcements
- III. PUBLIC HEARING

Extension of Validity for PD-78-02

A request by Enviro Investment for a one year extension on approval for a multi-family residential planned unit development, Sherwood Meadows, located on Highway 99W Southeast of Six Corners.

- IV. PUBLIC HEARING

Triple Majority Annexation Request - AN-80-01

A request by Charles Mansfield for annexation of 19.51 acres (Tax Lot 2S 132D : 1001) located on Wilsonville Road.

- V. Next Meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION MINUTES

May 20, 1980

Chairman Clyde List called the meeting to order at 7:30 p.m. Planning Commissioners Paul Clayton, Clyde Sanders Jr., Norma Borchers, Joe Galbreath, Rick Demings, and Gene Stewart were present.

I. READING AND APPROVAL OF MINUTES OF MAY 6

Chairman List requested the Recorder read a portion of the Minutes of May 6 dealing with the Doroti Ridge time extension request. Mr. Sanders moved and Mr. Stewart seconded that the minutes of May 6 be approved. The motion carried.

II. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. List reported on the seminar many of the members attended on Saturday. He said it was an interesting and productive seminar. Some of the items discussed were the role of the Planning Commission, findings, and assessing costs. Mr. List said the staff should not make a recommendation as the burden of proof is on the applicant to connect the facts with the request. There was an emphasis on what findings are.

The Recorder announced that anyone wishing to file for Council or Mayor positions for the November election would have to do so by August 1.

III. PUBLIC HEARING - TRIPLE MAJORITY ANNEXATION REQUEST - AN-80-01 A REQUEST BY CHARLES MANSFIELD FOR ANNEXATION OF 19.51 ACRES (TAX LOT 2S 132D : 1001) LOCATED ON WILSONVILLE ROAD

Mr. List read the applicable standards for review, basic facts and findings from the staff report.

Mr. List invited proponent testimony.

Mrs. Becky Mansfield explained that the land is within the immediate urban growth boundary. Sewer can be serviced by the Willamette St. sewer which is available through Doroti Ridge. Mansfield St. will be extended south to the Wilsonville Rd. There would be an east-west extension eventually between Pine and Murdock. Mrs. Mansfield said if it's part of the City of Sherwood, Sherwood have the control. The County is not in control of making decisions. The main interest is that it would be under the control of the City of Sherwood so that there could be an orderly plan for the extension of the roads from April Meadows.

Dr. Mansfield said they purchased the property in 1964. The land has a natural beauty and view that is unequalled in the City.

Mr. List invited opponent testimony. There was none.

Mr. Sanders asked if the Mansfields had tested the attitudes of the County. He wondered what the County reaction was going to be.

Mrs. Mansfield said she didn't know there was any need and couldn't see any reason for going to the County. She understood the first step would be to get City support. Mr. Stewart agreed City support was the first step. Mr. Stewart commented on the fine well the property has. Dr. Mansfield said it is a shallow well and hasn't been tested for the quantity of water. It has been used in the past to augment the City's supply.

Mr. Demings said he was curious about the timing. Mrs. Mansfield said Todd indicated that by December of this year Washington County would have their Comprehensive Plan and we would rather work with Sherwood; it's closer and we know the people. Mr. Demings said the staff's basic facts referred to the need for more land to meet growth needs to 1985. Dr. Mansfield said much of the land in the City is not buildable because of unpopular LID's or lack of water and sewer. Mrs. Mansfield said you will need residential lots available when the industrial land develops.

Mr. Demings said he was concerned about school siting. He said there was a problem with having available land. He asked have you been approached by the school district. Mrs. Mansfield said there was a large flat area east of their property. Mr. List said this property was not one of the ones considered for a school site.

Mr. List asked if utility lines would have to go through Gordon Snyder's place. Mrs. Mansfield said utility lines will run through Doroti Ridge.

Mr. Stewart asked if the City of Sherwood had anything to present. Mr. Milburn said only the staff report.

Mr. Sanders moved that annexation of 2S 132D : 1001 be approved based on staff findings 1, 2, 3, 4, and 5, and an additional findings that there is a developed well on the property that may be available for future City water supply. Mr. Clayton seconded.

Mr. Galbreath comment this is one of the only pieces around here that can be watered and sewerred.

The motion passed unanimously.

IV. PUBLIC HEARING - EXTENSION OF VALIDITY FOR PD-78-02, A REQUEST BY ENVIRO INVESTMENT FOR A ONE YEAR EXTENSION ON APPROVAL OF A MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, SHERWOOD MEADOWS, LOCATED ON HIGHWAY 99W SOUTHEAST OF SIX CORNERS

Mr. List opened the hearing. Mr. List read section F. of the PD ordinance which covered terms of expiration. Mr. List also read the Council conditions of approval from the Notice of Decision dated May 10, 1979.

Mr. List invited proponent testimony.

Mr. Dave Jensen, representing Enviro Investment said they were surprised that we needed to reappear. He said the conditions for approval were acceptable to them. He said they thought the time would not start ticking off until they submitted a site plan for approval. He said they had not submitted a site development plan because the Tualatin interceptor was not completed, and they are still endeavoring to get financing. He said the reason for having a PUD was economy of land development. He said federal financing is not available until services are available. They felt they were in a "Catch 22" situation. The delay of the sewer interceptor has delayed FHA approval which has delayed site review. The original architectural plans would not meet FHA requirements. He said the draft covenants have been prepared and only need some "window dressing."

Mr. List asked opponents of the project to speak. No one spoke.

Mr. Stewart commented that what they had done so far might be considered substantial development. They have gone as far as they can go.

Mr. Milburn was asked the status of the sewer trunk. Mr. Milburn said the last he heard, a section of line needed to be replaced. Mr. Jensen said the last correspondence he had said the line would be ready by June or July.

Mr. Clayton questioned the availability of water. Mr. Jensen said the property is presently served by a 1" line under the highway. They would extend a large bore under the highway.

Access to the property from the highway was questioned. Mr. Jensen explained they had met with the State Dept. of Transportation and they had agreed to the traffic signal on 99W and for a second access on the south end of the property that would only turn south onto 99W.

The position of the berm was question. Mr. Jensen said the berm would be on their property not the State right of way.


Mr. Sanders moved that the extension be approved to May 10, 1980. He said the developer through no fault of his own has been delayed by the Tualatin Interceptor. Mr. Stewart seconded. The motion carried with List, Sanders, Galbreath, Borchers, and Stewart voting yes, Clayton voting no, and Demings abstaining.

Mr. Demings said he abstained because he felt at a loss for adequate information. Mr. Sanders said he felt that this is leap frogging at its worst and the Planning Commission and City Council did not give it enough attention when it was approved. Mr. Galbreath said you can't hold up a piece of property that is ready to develop just because the guy next to him isn't.

Mrs. Lyla Salsbury commented on the increase in traffic volume on 99W recently.

June 3 was announced as the next Planning Commission meeting.

The meeting was adjourned at 9:15 p.m.


Polly Blankenbaker, Recorder