

STAFF REPORT  
March 9, 1979

CASE NO.: PD-79-02A  
ZC-79-02

SUBJECT: General Development Plan and Program and Zone Change  
Request for a Low Density Planned Unit Development

LOCATION: Southwest of Murdock Road and Willamette Street

APPLICANT: Travport, Inc.

## DESCRIPTION OF PROPOSED ACTION

The applicant is proposing the development of a low density residential planned unit development on a 22.39 acre site Southwest of Murdock Road and Willamette Street. The proposal includes variety of single family detached, single family attached and duplex units to be developed in three phases. Specifically, pursuant to Article III Section 3.09 of the Sherwood Zoning Ordinance, the applicant is seeking approval for:

1. An amendment to the Sherwood Zoning Ordinance map changing the present R-1 (single family residential) zone to R-1/PD.
2. A general development plan, program, and preliminary subdivision on plat for Phase I of a proposed three phase development.
3. The general type and interrelationship of the uses in the remaining two (2) phases.

Approval of items #2 and #3 are contingent on the approval of the zone change. Site Review Board action is not required in the R-1 zone but subdivision review procedures shall be required for subsequent phases.

### APPLICABLE STANDARDS FOR REVIEW

A decision to recommend approval of a planned unit development district shall be based for PD criteria and standards for review attached to this report (see attachment A) and applicable portions of the Sherwood subdivision ordinance.

## BASIC FACTS

1. Current zoning is R-1 (single family residential)

2. Parcel Data	2S1 32 AD:200	.34 acre
	:300	19.23
	2S1 32 D:2400	2.82
	<u>TOTAL SITE</u>	<u>22.39</u>

3. Existing structures/uses Vacant

- Access: The proposed site can be served by extensions of Willamette, Roy and Division Streets supplemented by proposed local access streets. The site has approximately 1074 feet of frontage on Murdock Road.

5. Public Services:

Water The proposed site can be serviced from an existing 8" main from Roy

Street and an existing 6" line on Cochran Drive.

Sanitary Sewer The northwesterly portion of the proposed site can be serviced by existing 8" lines from Roy Street, Cochran Drive and an easement to June Court.

Drainage Natural drainage from the proposed site occurs along a swale running in a northerly course and eventually crossing Murdock Road north of the proposed site. Existing storm drains on Roy Street, Cochran Drive and June Court can serve the northwesterly corner of the proposed site.

Electrical power, telephone service and police services are available.

Parks and Recreation The nearest park (Stella Olson) is approximately one mile from the proposed site.

Schools The development would be served by the Sherwood School District 88J.

Fire Protection The development would be served by the Tualatin Rural Fire District.

#### FINDINGS

Note: The applicant has provided written evidence addressing the required findings (see Attachment A)

1. Conformance to the Sherwood Zoning and Subdivision ordinances and the Comprehensive Plan to the extent that it has been adopted.
  - A. Permitted Uses: Proposed single family uses are allowed in the R-1 zone. Proposed duplex uses are allowable upon Planning Commission approval.
  - B. Permitted Density: Section 3.09 Article II of the Sherwood Zoning Ordinance provides for two options in computing the number of allowable units in a residential planned unit development.

#### ALTERNATIVE A:

Gross Development Area -	960,498 sq. ft.
Park Site and Streets -	348,915 sq. ft.
Net Development Area -	611,583 sq. ft.
Minimum per/unit area -	7,000 sq. ft.
Units Allowable (R-1) -	87 units
10% PD Allowance -	9 units
Units Allowable (R-1/PD)	96 units

#### ALTERNATIVE B:

Under the second alternative the Planning Commission may specify a number of units in excess of Alternative A if it is found that the proposed development compensates for added units with features which alleviate density effects.

The applicant proposes to increase units allowable under Alternative A from 96 to 100. Proposed dedication of park land, development restriction within a 10 foot conservation easement, proposed large lots on sloped areas and higher density uses buffering Murdock Road have the effect of alleviating density effects. Maximum density computed on the basis of the proposed preliminary land use element would be as follows:

	VLDR	LDR	MDRL	TOTAL
Gross acres	7	9.5	5.5	22
Units per acre	4	5	8	-
Units Allowable (R-1/PD)	28	47.5	44	120

C. Lot dimensions, set backs, etc: The applicant proposes a zero lot line/commonwall concept for a portion of the units while maintaining prescribed front and rear yard setbacks. Zero lot line and duplex units are proposed at densities of 4,000 sq. ft. per dwelling unit. Common wall and duplex units are subject to approval by the Planning Commission as a part of the overall PD concept.

D. The proposed development conforms to the Comprehensive Plan Policy goals.

E. Subdivision improvement standards (see Section 4 below)

## 2. PUD Design Concept

A. Use-Mix: The applicant proposes a 100 unit low density development including 40 single family detached units on lots of 7-10,000 sq. ft.; 42 single family attached (common wall) units on 4,000 sq. ft. lots and 18 duplex units with densities of 4,000 sq. ft. per dwelling unit. A 2.25 acre portion of the proposed development is reserved for a park site.

B. System of Ownership and Management: Single family detached and attached units are intended for individual ownership. Duplex units would be available for rent. All areas with the exception of the park site will be owned and maintained by the individual lot owner. Lots along Murdock Road would be subject to a 10 foot landscaped conservation easement.

C. Relationship to the Neighborhood: The site is located between a built up single family neighborhood and undeveloped property outside of the City limits. The development is compatible with the existing uses along the northern boundary of the proposed site. The use of increased

densities and a conservation easement along Murdock Road has the effect of mitigating impacts of future arterial street traffic on the development. Adverse impacts on the adjoining uses resulting from the increased rate of storm water run off and traffic have been addressed in the preliminary utility plan and street layout. Reverse frontage of lots on Murdock Road and the use of duplex lots across from the proposed park site serve to minimize impacts of non residential uses on the development.

- D. Exceptions from underlying zone standards including zero lot lines, 40' local streets and densities of 4,000 sq. ft. per dwelling unit are warranted based on the amenities included in the site development concept. The use of varying densities take good advantage of topographical variation and some to buffer adjoining uses. The inclusion of a site for neighborhood park development is appropriate to meet open space needs created by the development.

3. Public Need For the Kind and Location of Use Proposed

A public need for a variety of affordable home ownership and rental opportunities exist in the city based on results of a 1978 Housing Survey. Results indicate that the vast majority (95%) of Sherwood residents seek home ownership while fewer than 73% currently own their own home. The need for a more affordable single family unit is indicated by results showing that over 20% of Sherwood residents are paying excessive housing costs and less than half of the households are able to afford the average single family home(\$60,000) without paying an excessive portion of their incomes for housing.

The location of the site for single family use is favorable considering other available properties in the city.

4. Adequacy of Services/Service Plans (See preliminary Utility Plan)

- A. Water Water service is adequate. Specific design should conform to the updated water system plan currently in preparation.
- B. Sanitary Sewer Sewer service is adequate to serve units proposed in Phase 1. Remaining units in Phases 2 and 3 will require a tie-in to the Onion Flat Trunk line when complete. USA has indicated disapproval of the interim use of the Oregon Street pump station (See Attachment B)
- C. Drainage Drainage facilities proposed including storm drains and a runoff retention pond appear to be adequate to handle on-site drainage (see Attachment C). The pond proposed will also be designed to retain

runoff from the future development of approximately 81 acres of adjoining land up to 36 cu. ft. per second during a 25 year storm or approximately the same amount currently draining through the site. Off site drainage via the existing swale to the northeast to Murdock Road may require additional steps to prevent erosion if it cannot be shown that runoff rates and amounts can be maintained at existing 25 year storm levels.

- D. Police protection, electrical distribution and telephone service is available.
- E. Solid waste disposal will be provided on a unit by unit basis.
- F. Fire Protection: (See attached fire district findings Attachment B)
- B. Parks and Open Space The preliminary Environmental Resources Element includes a potential neighborhood park site within the proposed development area. The 2.25 acre area has been indicated on the proposed plan as an area to be reserved for acquisition for a park site. Based on a recommended open space per unit standard of 400 square feet per unit or the current market "money in lieu of" value, the following portion of the reserved site area should be dedicated.

TOTAL PROPOSED UNITS	100 DU
PARK/OPEN SPACE STANDARD	400 sq. ft./DU
TOTAL PARK/OPEN SPACE REQ.	40,000 sq. ft.
ESTIMATED MARKET VALUE	\$16,000
ESTIMATED PER UNIT COST	\$160

5. Schools (See attached letter in Attachment B)

6. Access, Circulation and Parking

- A. Proposed primary circulation is provided by the extension of Roy Street (60') to an extended Division Street (60') and a half street improvement of Willamette Street to Murdock.
- B. Local streets (proposed May Court and March Drive) are shown as 40' rights of way and 24' pavement. These exceptions to the subdivision standards are suggested on the basis of the purely local nature of the streets and the provision of off street parking for each unit.
- C. The collector-arterial system involving Division Street, Roy Street and Willamette Street will be adequate to serve the subdivision if the proposed half street improvement of Willamette Street be completed from Murdock Street to Cochran Drive in Phase I.

- D. Off street parking is provided on a 2 space per unit basis. Since overflow parking on streets may be anticipated especially on through streets, the proposed 40' rights of way on May Court and March Drive should include 28' of pavement with 4' sidewalks.
- E. The applicant should be responsible for preliminary sub base preparation of the portion of Murdock Road along the site's boundary to prevent the impact of dust in Phases Two and Three.

7. Timing

Each of the three phases can be completed within one year contingent upon the availability of sewer service via the Onion Flat Trunk in Phases Two and Three.

STAFF RECOMMENDATIONS:

The staff recommends approval of the zone change, general development plan, program and subdivision plat for Phase 1 and the general types and inter-relationships of the uses in the remaining 2 phases with the following conditions:

1. That the development in all phases be limited to a total of 100 dwelling units.
2. That the applicant agree to dedicate a 40,000 square foot portion of the 2.25 acre proposed park site and reserve the remainder of the site for future public acquisition. The terms of the eventual purchase including the period of time the property shall be reserved and a purchase price for which the property will be available to the City shall be made a part of a binding agreement between the applicant and the City of Sherwood.
3. That the water and sewer system proposed in the preliminary utility plan not be included in the approval of the general development plan and subdivision plat and that improvements plans be revised and approved by the City as being in conformance with the city sewer and water system plan and the design of the N. E. Industrial sewer and water L.I.D. improvements.
4. That the storm drainage system be designed to limit the on site storm runoff to the equivalent of runoff from a five year storm under undeveloped conditions and limit off site upstream runoff through the site to the equivalent of a 25 year storm under developed conditions. Compliance with this condition shall be determined by the City Engineer.
5. { That the street system be redesigned so as to provide for the reverse fronting of lots on Division Street west of Roy Street.



6. That May Court and March Drive be developed with 40' rights of way, 28 feet of pavement, parking one side and two four foot sidewalks.
7. That a half street improvement of Willamette Street between Cochran Drive and Murdock Road be completed in Phase 1. - 2 -

*Phase 2 -*

# ATTACHMENT A

## APPLICABLE CRITERIA AND STANDARDS FOR REVIEW

### PLANNED UNIT DEVELOPMENT

A decision to approve a planned unit development district must be based on required findings as set forth in Article II Sec. 3.09 of the Sherwood Zoning Ordinance and "Fasano" criteria for zone changes.

#### SHERWOOD ZONING ORDINANCE ART. II SEC. 3.09:

1. That the proposed development is in substantial conformance with the Comprehensive Plan or elements thereof to the extent adopted.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.
3. That the proposal is in harmony with the surrounding area or its potential future use.
4. That the system of ownership and the means of developing, preserving and maintaining open spaces is suitable.
5. That the approval will have a beneficial effect on the area which could not be achieved under other zoning districts.
6. That the proposed development or stage thereof can be substantially completed within one year.

#### FASANO CRITERIA (Supplemental to above)

1. That a public need exists for proposed change in land use.
2. That the proposal best serves public need considering other available properties.
3. That public facilities are adequate.



# ATTACHMENT B

CITY OF SHERWOOD

Receipt # \_\_\_\_\_

## APPLICATION FOR PLANNED DEVELOPMENT REVIEW

1. Proposed Plan Name APRIL MEADOWS NO. 3
2. Name of Owner Travport Inc. Phone 620-2234  
Address 9185 SW Oleson Rd. Tigard Rd. Tigard Oregon 97223
3. Name of engineer or surveyor Waker Associates
4. Street location of plat West of SW Murdock Rd. at South City Limits
5. Legal description of property T2S, RIW, Sec. 32 AD Tax Lot 300  
Tax Lot 2400 Sec. 32 Twsp. 2S Range IW
6. Proposed Development: Total Area of tract 22.05 Acres  
Land Uses proposed Single Family 31%, Single Family Attached 24% Duplex 7%  
(Indicate percentages of total development)
7. Zoning: Existing R-1 Proposed R-1 (P.D.)
8. Proposed Phasing of Development (if any): No. of Phases 3  
Current Detailed Plan Phase 1 Area of Current Plan Phase 7.75 AC  
Uses Proposed Single Family  
(If more than one indicate percentages of plan phase area)

I am the owner/authorized agent of the owner empowered to submit this Planned Development Application and affirm that the information shown on this application and attached proposed General Development Plan and Program is correct to the best of my knowledge. I understand that approval of a General Development Plan and Program does not constitute approval to sell lots and that a final plan must be approved and recorded before such sales can be made. I further understand that the General Development Plan and Program is good for one year from date approved and that if a final Development Plan and Program has not been submitted within one year of such approval the Planned district may be removed.

Joe Walsh  
(Signature of Applicant if other than owner)

Owner



February 23, 1979

Todd Dugdale  
City Planner  
City of Sherwood  
City Hall 90 NW Park Avenue  
Sherwood, Oregon 97140

Re: April Meadows No. 3

Dear Todd:

We are submitting an application in regards to a planned unit development called April Meadows No. 3 for our client Travport, Inc. The information being submitted includes the application, preliminary plat, General Development Plan with accompanying maps and applicants statement.

The proposal is to develop the site in three phases with single family, attached single family and duplex lots. The first phase would include 30 single family lots and would be developed this year. Phase two includes 4 single family lots, 42 attached single family lots and 4 duplex lots. This phase would be built in conjunction with the timing of the Onion Flat Sewer Truck line. Phase three includes 6 single family lots and 9 duplex lot. The entire development includes 40 single family lots, 42 single family attached lots and 9 duplex lots for a total of 100 units. This is 20 units below the maximum allowed by the zoning ordinance and Comprehensive Plan.

If there are any comments or question on this matter, please don't hesitate to call.

Yours very truly,

WAKER ASSOCIATES, INC.

A handwritten signature in cursive script that reads 'Joe Walsh'.

Joe Walsh  
Assistant Planning Director

JW/sp

## APRIL MEADOWS 3

### APPLICANT'S STATEMENT

#### A. CONFORMANCE TO COMPREHENSIVE PLAN

The City of Sherwood's proposed comprehensive plan designated the site as residential with three different densities. They are medium density low, low density and very low density, with density range of one unit per acre to eight units per acre. A maximum of 120 units would be allowed on this site under the proposed comprehensive plan. The existing zoning on the site is R-1 and with a planned development 120 units would be allowed by ordinance. The proposed plan for April Meadows #3 includes single family, single family attached and duplex lots. One hundred units are proposed in this development which is well under the maximum allowed by the Comprehensive Plan and zoning ordinance.

#### B. COMPATIBILITY WITH SURROUNDING DEVELOPMENT

The site is located south and east of the existing April Meadows #1 and #2. The city limits line is the east and most southerly boundaries of the site and is vacant beyond them. Vacant land is located to the west of the site. Single family lots are proposed adjacent to the same type of lots in the existing April Meadows. Since the remaining land around the site is vacant, compatibility to proposed future use must be compared. The planned uses for April Meadows #3 are either equal to or less intense than the uses proposed in the Comprehensive Plan for the areas to the south and west. A lower density residential use is proposed by the Comprehensive Plan to the east across S.W. Murdock Road which is outside the city limits.

#### C. SITE SUITABILITY

This site is suitable for development at this time because it has adequate public facilities, is adjacent to existing development and would make use of vacant unproducible land. It is more suitable for development than other sites this size, in the general vicinity, since it has direct access to five existing streets and can be developed under one ownership.

#### D. IMPACTS

The greatest impact this development will have on the general vicinity is traffic circulation. At the present time, there are four dead end streets abutting the site. They are East Roy Street, East Cochran Street, East Willamette Street and

East Division Street. This development plans on connecting up to these streets and also S.W. Murdock Road. These connections would not only benefit this development but would improve existing traffic circulation of the surrounding area. Two short streets are shown on the plan which line up with two existing streets 800 feet to the west. This would allow logical future development to occur on the large tracts between these streets.

Impact on the schools is approximately 95 children. This figure was derived by using formulas of area school districts which state that duplex's generate 0.3 children per unit and single family lots generate 0.67 children per unit. A park-school site is being proposed in the Comprehensive plan which would be located on the south portion of the site. This area will be reserved for future acquisition and presently used for storm water detention.

#### E. PUBLIC NEED

A good indication of public need is to compare average vacancy rates to existing data. The Office of Economic Development for P.G.E. states that as of January 31, 1979, the vacancy rate for single family units was 3.49% and multi-family units was 5.11%. Two family units are considered multi-family units in these figures. The average vacancy rate for single family units is about 3.5% where the rate for multi-family units is about 7.5%. These figures indicate that single family development is following a relatively normal pattern with no over building. The same cannot be said about multi-family units which fall well below the normal vacancy rate, which indicates a need for this type of housing.

Another indicator of public need is stated in the Comprehensive Plan which applies directly to the proposed type of development.

#### RESIDENTIAL LAND USE

*POLICY 1 Residential areas will be developed in a manner which will assure the safety, general welfare and convenience of residents.*

##### *Strategy:*

*The City will encourage the use of the planned unit development on parcels of five acres or more in all residential land use categories in order to allow flexibility and innovation in site development and land use compatibility.*



*POLICY 2 The City will insure with all means at its disposal that an adequate distribution of housing styles and tenures are provided to current and future residents of Sherwood.*

*Strategy:*

*New developments will be reviewed to assure that an adequate distribution of owner occupied and renter occupied units of all types and densities.*

*The City will allocate land to residential densities and housing types in accordance with a periodic assessment of housing needs.*

*POLICY 3 The City will ensure that availability of affordable housing and locational choice for all income groups.*

*Strategy:*

*The City will participate in the regional "fair share" housing program to provide housing opportunities for the low and moderate income, elderly, large family and handicapped household.*

*The City will reduce housing costs by allocating land for smaller lot single family uses, mobile home parks and subdivisions, by minimizing the costs associated with required public improvements, expediting the development review process, and assuring that an adequate supply of buildable land is available for all residential categories of use.*

**F. OPEN SPACE MAINTENANCE**

April Meadows #3 will be subdivided into single family, single family attached and duplex lots. This means that maintenance will be left up to each individual owner as would be the case in a regular subdivision.

**G. COMPLETION OF DEVELOPMENT WITHIN ONE YEAR**

Phase one can be completed within one year because it has the needed access and public facilities to service the proposed thirty lots at this time.

#### H. DEVELOPMENT UNDER OTHER ZONING DISTRICTS

Single family, single family attached and duplex lots are being proposed in this plan. These are allowed uses in R-1 and R-2 zones and the single family lots will be developed under the R-1 guidelines. However, the R-2 zone does not have a provision for zero lot lines which is proposed for the single family attached lots. The reason for the zero lot lines is so that each separate unit may have the option of individual ownership.

#### I. EXCEPTIONS FROM STANDARDS TO WARRANT DESIGN

The two main exceptions to standard in this plan are reduced street standards and zero lot lines. Policy 3 under residential land use in part 2 of the Community Development Plan states:

*The City will reduce housing costs by allocating land for smaller lot single family uses, mobile home parks and subdivisions, by minimizing the costs associated with required public improvements, expediting the development review process, and assuring that an adequate supply of buildable land is available for all residential categories of use.*

Short cul-de-sacs, adequate off-street parking and double frontage lots are the reasons for a reduction of the street standard from 50 feet right-of-way to 40 feet and twenty-four feet of pavement.





## Unified Sewerage Agency of Washington County

150 N. First Avenue  
Hillsboro, Oregon 97123  
503 648-8621

February 15, 1979

Joe Walsh  
Waker Associates  
10550 SW Allen, Suite 223  
Beaverton, Oregon 97005

Dear Mr. Walsh:

As you requested, this letter confirms our telephone conversation concerning the twenty additional hookups to Frontier Leather Pump Station. The Agency is not allowing any further connections to the Pump Station at this time.

At present the Pump Station is overloaded and our maintenance personnel are experiencing operational problems with it. We don't anticipate the situation to alleviate until the Onion Flat Trunk Line is built. At the present time a definite timetable for the design and construction of the Onion Flat Trunk Line is not possible.

Yours truly,

Brett Arvidson  
Design Engineer

BA:jf



FEB 22 1979

# TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601 • RUSSELL WASHBURN, CHIEF

February 21, 1979

Joe Walsh  
Waker Associates, Inc.  
11080 S.W. Allen Blvd., Suite 100  
Beaverton, Oregon 97005

Subject: April Meadows #3

Dear Mr. Walsh:

The proposed general development plan for the above project appears satisfactory with respect to street widths and turn-arounds. The paved surface at the end of June Court and May Court should be no less than 45 ft. radius. The portion of Roy Street and East Division Street passing through phase 2 and 3 should be completed at the same time as those streets in phase 1.

Some of the streets appear to have a rather steep slope. We would like to see no slope greater than 12° wherever possible, especially near intersections; cul de sac turnarounds at May Court and June Court should be as level as possible.

I would appreciate an opportunity to review the hydrant layout at whatever time it might become appropriate.

If you have any questions, feel free to contact me.

Sincerely yours,

*Ken Fuglee*  
Ken Fuglee  
Deputy Fire Marshal

KF:dm

cc: Todd Dugdale, Sherwood City Planner

FEB 28 1979



## Sherwood School District 88 J

400 No. Sherwood Blvd. Sherwood, Oregon 97140

Elvan M. Pitney, Superintendent  
Barbara J. Maplethorpe, Deputy Clerk  
Phone 625-6137

February 26, 1979

Joe Walsh, Assistant Planning Director  
Waker Associates, Inc.  
11080 SW Allen Blvd., Suite 100  
Beaverton, Oregon 97005

Dear Mr. Walsh:

This letter is in reply to the possible and/or probable impact of your proposed April Meadows No. 3 Planned Development upon the Sherwood School District.

The Sherwood Elementary and High Schools are full now. The Intermediate School (grades 6-8) has capacity for approximately 75 additional students.

The District is just completing the initial phase of a short and long range planning study for buildings and facilities. We hope to finalize District plans by the end of this school year.

It is obvious that any single housing development of 100 units has a significant impact on school facilities. A combination of more than one development plus the single family homes being constructed outside of the city urban area compounds the impact. We do not have facilities available and therefore the School Districts ability to provide for additional children is dependent upon the willingness of the people, as voters, to approve funds to provide additional facilities and operational costs.

Finding suitable land for the location of new schools, particularly elementary schools, to best serve housing areas is of concern to the School District. We would hope that land developers, the City of Sherwood, and the School District will work together with equal responsibility to provide appropriate locations for additional schools to serve the children and the community.

I anticipate that the Board will present a bond issue to the voters of the District for additional buildings and facilities as soon as is feasible. If the bond issue is successful, I believe the earliest date that new facilities could be brought into operation would be the 1981-82 school year. Between now and that date our buildings will become crowded, based upon our current rate of growth which is about 2.5 to 3% per year.

Curriculum Director: C. A. Mann, Phone 625-6137

Jopkins Elementary School  
John Wood, Principal  
Phone 625-6183

Intermediate School  
Richard Zahler, Principal  
Phone 625-6169

High School  
William Willey, Principal  
Richard Pratt, Ass't Principal  
Phone 625-6171

Rapid growth in the Sherwood area will continue to cause serious problems for our School District. In developing plans for future growth and consequent need for school facilities the District is anticipating that the Sherwood urban area will be able to maintain a controlled growth pattern as planned. Any significant change from that growth pattern would in turn have significant impact on School District plans.

I will maintain contact with the City of Sherwood concerning this and other housing developments as they effect general and student population.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Elvan Pitney".

Elvan Pitney, Superintendent

EP:ew

cc: Todd Dugdale, City Planner, City of Sherwood

## ATTACHMENT C

### APRIL MEADOWS - STORM WATER MANAGEMENT

The project consists of 22 acres. Water flow is northerly to Rock Creek. There is a basin to the south, consisting of approximately 81 acres whose water flows northerly to and through the project area.

The outflow from the combined areas, undeveloped, or as is, appears to be approximately 36 cubic feet per second during a 25 year storm. Calculations indicate that by detaining about 38,000 cubic feet of water, the outflow from the combined areas, after development of the project, will be the same as presently exists.

Underground storage looks impractical because of lack of space as well as being too far downstream to be truly effective.

The best solution would appear to be to construct a storage pond of approximately 0.35 acre in the 2.5 acre park area at the south of the project.

The storm drainage system within the project will be designed along conventional lines.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

R. 2 W. R. 1 W.

511 000m E.

512

PORTLAND 14 MI.  
TIGARD 5.3 MI.

50'

514

1676 IV NE  
(BLAVERTON)





## APRIL MEADOWS III

2-23-79

						UNDEVELOPED										DEVELOPED											
AREA	A <sub>c</sub>	HIGH PT.	LOW PT.	L'	S %	C	CA	K	T <sub>MIN.</sub>	I <sub>5</sub>	I <sub>25</sub>	I <sub>100</sub>	Q <sub>5</sub>	Q <sub>25</sub>	Q <sub>100</sub>	C	CA	K	T <sub>MIN.</sub>	I <sub>5</sub>	I <sub>25</sub>	I <sub>100</sub>	Q <sub>5</sub>	Q <sub>25</sub>	Q <sub>100</sub>		
PLAT	22	335	204	1500	8.7	.3	6.6	2.7	26	1	1.52	2.1	6.6	10	13.9	.5	11	2.2	21	1.2	1.73	2.4	13.2	19	26.4	Q <sub>100</sub> - Q <sub>5</sub>	
																										$(26.4 - 6.6)(21)(60) = 2505$	
																										Q <sub>25</sub> - Q <sub>5</sub>	
																										$(19 - 6.6)(21)(60) = 15,600$	
ASIN CL. LAT	81	420	260	2400	6.7	.3	24	2.7	33	.9	1.35	1.85	21.6	32.4	44.4											Q <sub>25</sub> - Q <sub>5</sub>	
																										$(44.4 - 21.6)(33)(60) = 45,216$	
ASIN CL. LAT	103	420	204	3500	6	.3	31	2.7	39	.8	1.16	1.6	24.8	36	50	.34	35	2.6	37	.85	1.2	1.65	29.8	42	58	Q <sub>25</sub> - Q <sub>5</sub>	
																										$(42 - 24.8)(37)(60) = 38,016$	

# **APPROVED MINUTES**

REGULAR PLANNING COMMISSION MEETING  
March 20, 1979

At 7:30 P.M. Clyde List called the meeting to order with members Norma Borchers, Clyde Sanders and Joe Galbreath present. Clyde Sanders moved to approve the minutes of February 20 and March 6 as read, Joe Galbreath seconded and motion passed unanimously.

ANNOUNCEMENTS

Todd Dugdale, City Planner stated that a tentative schedule for completion of the Comprehensive Plan and Implementing Ordinances has been given to members and will try to follow it as closely as possible. Also the schedule on applications and information to members of Planning Commission will be on a better timing schedule.

At the meeting of April 3 there will be a concept review of a PUD by Whitmore on Meinecke Road between High School and Lee Park.

March 29 there will be a special meeting of the Planning Commission to review and revise the Land Use Element of the Comprehensive Plan.

TRAVPORT, INC.

Todd explained that the applicant desires to change the zoning from R-1 to R-1/PD on a 22.39 acre site southwest of Murdock Road and Willamette Street including a variety of single family detached, single family attached and duplex units to be developed in three phases.

Access: proposed site can be served by extensions of Willamette, Roy and Division Streets, supplemented by proposed local access streets.

Public Services:

Water: The proposed site can be serviced from an existing 8" main from Roy St. and an existing 6" line on Cochran Drive.

Sanitary Sewer: The northwestern portion of the proposed site can be serviced by existing 8" lines from Roy Street, Cochran Drive and an easement to June Court.

Drainage: Natural drainage occurs along a swale running in a northerly course and eventually crossing Murdock Road north of the proposed site. Existing storm drains on Roy St., Cochran Drive and June Court can serve the northwestern corner of the proposed site.

Electrical power, telephone service and police services are available.

Parks and Recreation: The nearest park is approximately 1 mile from proposed site.

Schools: Would be served by Sherwood School Dist. 88J.

Fire Protection: The development would be served by Tualatin Rural Fire Dist.

Staff recommends approval of the zone change, general development plan, program and subdivision plat for Phase 1 and the general types and inter-relationships of the uses in the remaining 2 phases with the following conditions.

1. That the development in all phases be limited to a total of 100 dwelling units.
2. That the applicant agree to dedicate 40,000 sq. ft. portion of the 2.25 acre proposed park site and reserve the remainder of the site for future public acquisition. The terms of the eventual purchase including the period of time the property shall be reserved and a purchase price for which the property will be available to the City shall be made a part of a binding agreement between the applicant and the City of Sherwood.
3. That the water and sewer system proposed in the preliminary utility plan not be included in the approval of the general development plan and subdivision plat and that improvements plans be revised and approved by the City as being

in conformance with the city sewer and water system plan and the design of the N.E. Industrial sewer and water L.I.D. improvements.

4. That the storm drainage system be designed to limit the on site storm runoff to the equivalent of runoff from a five year storm under undeveloped conditions and limit off site upstream runoff through the site to the equivalent of a 25 year storm under developed conditions. Compliance with this condition shall be determined by the City Engineer.
5. That the street system be redesigned so as to provide for the reverse fronting of lots on Division Street west of Roy St.
6. That May Court and March Drive be developed with 40' rights of way, 28 feet of pavement, parking one side and two four foot sidewalks.
7. That a half street improvement of Willamette Street between Cochran Drive and Murdock Road be completed in Phase 1.

List asked why USA says we have no hookups and staff says Phase 1 could be serviced. Todd explained that meant no more hookups to the pump station and this project would be gravity flow and no problem.

Sanders said we are being asked for approval of 100 new homes and yet we have no idea what our water situation is. Todd said the water situation is not critical and adding 100 new units should not cause a problem. Within one month he expects to have a water survey result which would indicate what future projections can be.

List wanted to know if the City Engineer is qualified to enforce runoff restrictions and Galbreath added that he felt runoff could be a major concern in this development because there is considerable runoff in that area.

#### PUBLIC HEARING FOR TRAVPORT, INC.

The chairman opened the Public Hearing and asked the proponent to speak.

Dale DeHarpport explained the proposed development which would consist of 40 single family detached units on lots of 7-10,000 sq. ft; 42 single family attached (common wall) units on 4,000 sq. ft. lots and 18 duplex units with densities of 4,000 sq. ft. per dwelling unit. A 2.25 acre portion to be reserved for a park site. They are proposing this use mix to comply with the Comprehensive Plan. In order to have affordable housing smaller lots will be needed with common wall and two home owners. The single family detached and attached units are intended for individual ownership, while the duplex units would be available for rent.

Sandy Rome asked if they cul-de-sac Division St. from each end, would the project then use Roy St. and Willamette as main streets to serve the development. Answer: yes.

DeHarpport stated that drainage facilities would include storm drains and a runoff retention pond which will be designed to retain runoff from the future development of approximately 81 acres of adjoining land up to 36 cu. ft. per second during a 25 year storm. Off site drainage via the existing swale to the northeast to Murdock Road may require additional steps to prevent erosion. They intend to save all the trees they possibly can. Phase I will be completed within one year after approval. No other property in the area could be utilized for this type of development. Public facilities are adequate for Phase I but the Onion Flat line will be needed for Phases 2 and 3 sewer service. An LID in the N. E. Industrial area will affect the water and sewer systems in the development.

DeHarpport stated that he objects to reverse fronting on Division St. but there is a possibility this could be worked out. It was suggested that the half-street be changed to Phase 2. Dugdale said it would not make sense to pave, put in water lines, etc., and then tear them up again.

Rome stated that the half-street would be a detriment to his property and his neighbors. He stated there is rock in that area and if blasting is to be done during construction, any damage to new houses, old houses or any other damage be covered by the applicant. He does not feel the retention pond would be situated in such a way that it would collect runoff from roofs, lawns that slope away from houses and storm drains. He proposed that Willamette when improved, be not a half street but a full street with curbs and sidewalks at the expense of the developer and if Rome develops his property at a future date he would then reimburse DeHarpport for this cost for his share.

Marge Stewart started to speak but was challenged by Rome who protested that as mayor she did not have the right to voice opinions. She stated that she was speaking as a citizen and a taxpayer and not as mayor. Chairman List ruled that she be allowed to speak. Stewart pointed out that Murdock Road is a county road and that the City has no jurisdiction over it.

Virginia Myers wanted to know what is going to be done with Division St. as she felt it should not be designated as a collector street. Dugdale answered that no decision has been made as yet. If it is a collector street it will have 30' setbacks from the center on Division St.

In a discussion regarding the proposed 40,000 sq. ft. park dedication, Dugdale brought out the fact that the city ordinance requires that the city have a reasonable time frame would have a one and a half year contract with the developer stating a purchase price per acre specifying how long this land is to be reserved.

Staff recommended that there be a 45' dedication on Murdock Road in Phase 1.

#### Opponents

Dave Bryan who is applying for a single family residential subdivision of 5 acres on Division St. stated that this DeHarpport development, if completed as laid out would not give him access to water and sewer for possibly two years. He stated that if Roy St. is developed through to Division in Phase 1 he could go ahead with his development when and if it is approved.

Rome gave a summation of his objections. He wants a full development of Willamette St. with curbs and sidewalks and not a half-street. He is objecting to the layout because he has a small parcel of land which will be unusable. Also feels that the drainage from this development will have an adverse effect on his property.

#### Rebuttal

DeHarpport stated that the drainage problem will be taken care of and that Rome will not have any more drainage on his property than he is getting now. If there is a full improvement of Willamette St. that Rome should pay his fair share but is willing to get together with him and work it out.

Regarding the small parcel of land which Rome owns, DeHarpport stated that Rome bought that property and if it is not usable that should be his problem to work out.



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Regarding Bryan's proposed project, DeHarpport stated he would be willing to give him an easement for sewer and water lines in order to give him service and will try to work it out so as not to impede his progress.

Sanders moved to postpone action on this application until workshop meeting, April 3, on the grounds that there appear to be too many conflicts and that more time is needed to make this decision and that the people involved get together in the meantime and work out their differences. Galbreath seconded and the motion passed unanimously.

HOUSTON'S REQUEST FOR MHD DESIGNATION

Mrs. Houston stated that they felt they should have Medium High Density rather than Medium Low Density designation for their property since all property around them has that designation in the Comprehensive Plan.

There was a discussion on this matter and it was decided to make a decision at the special meeting on March 29.

The meeting adjourned.

Gertie

Gertie Hannemann, Secretary