



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

PLANNING COMMISSION
AGENDA

May 1, 1979
7:30 p.m. at City Hall

1. Approval of Minutes of Meetings of April 3 and April 24.
2. PUBLIC HEARING-A request by Richard Reber and Raymond Kulback for a front yard setback variance at the corner of Washington Street and Third Street.
3. A request by Ladd C. and Dorothy Arnoti for approval of a preliminary plat for Doroti Ridge, a proposed subdivision located at the end of E. Division Street.
4. A request by Tillstrom Development for an extension of a conditional use permit for a mobile home park at Hall Street and Oregon Street.

STAFF REPORT

April 18, 1979

CASE NO: S-79-02

SUBJECT: Preliminary Plat Doroti Ridge Single Family Subdivision.

LOCATION: Southwest of April Meadows III.
Subdivision at the end of E. Division Street.

APPLICANT: Ladd C. and Dorothy Arnoti.

DESCRIPTION OF PROPOSED ACTION

The applicant is proposing the development of a 22 unit single family subdivision on a 5 acre site and requests preliminary plat approval.

APPLICABLE STANDARDS FOR REVIEW

Standards contained in the Sherwood Zoning Ordinance and in the Sherwood Subdivision Ordinance esp. Article IV "Preliminary Plat"; Article VII "Streets"; Article VIII "Blocks"; Article IX "Lots"; Article X "Public Use Areas"; and Article XI "Improvement" (See Attachment A).

BASIC FACTS

1. Current zoning is R-1(single family residential)
2. Tax Lot 2S1 32D:12600
2S1 32AC:2400 (P) = 1 Acre
2300 (P)
2500 (P) = 4 Acres
Total Site = 5 Acres
3. Existing Structures/Uses: None
4. Access: The proposed site may have access by a Division Street or Roy Street wxtension through April Meadows III. (currently in city review).
5. Public Services:
Water: 8" lines on E. Division or Roy Street.
Sewer: Pending the availability of sewer hookups an 8" line from ' April Meadows III via Willamette Street.
Drainage: A proposed storm drain to April Meadows detention facility and drainage system via a 20' east-west drainage easement.
Electrical Power, Telephone and Police Services are available.
Parks and Recreation: The nearest park (Stella Olson) is approximately one mile from the proposed site.
Schools: Sherwood School District 88J.
Fire Protection: Tualatin Rural Fire District.

APR 27 1979



REAL ESTATE DEVELOPMENT

11160 N.E. HALSEY, PORTLAND, OREGON 97220 • (503) 255-5420

April 24, 1979

Planning Commission
City of Sherwood
Sherwood, Oregon 97140

Re: Conditional Use for Mobile Home Park
Lot 12 & Lot 13, Block 3, Sherwood Acres,
City of Sherwood, Washington Co., Oregon

Gentlemen:

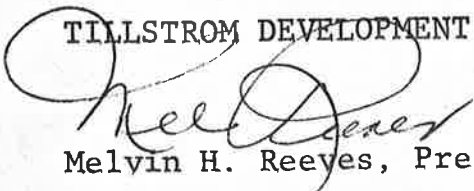
The conditional use permit for a mobile home park on the subject property will expire May 21, 1979. On November 21, 1978, we received a six month extension on the condition that the site plan would be available for review by the Site Review Board. We have submitted our plan to the Site Review Board as per your request and have a report from the Board stating the following conditions:

- (1) Action will be postponed until such time that it is known when sewer service will be available.
- (2) We revise our plan to meet the objections of the Site Review Board.

In light of the above action, we hereby request a six month extension on a conditional use for a mobile home park on the subject ground.

Sincerely,

TILLSTROM DEVELOPMENT CORPORATION


Melvin H. Reeves, President

MHR:j

STAFF REPORT

April 19, 1979

Case No: V-79-02
Subject: Zoning Variance Request
Location: Corner of Third and Washington Streets
Applicant: Richard Reber and Raymond Kulback

APPLICABLE STANDARDS FOR REVIEW

A decision to approve a zoning variance shall be based on compliance with Standards set forth in Article VII of the Sherwood Zoning Ordinance (See Attachment A)

BASIC FACTS

1. Current zoning is R-3 (high density residential)
2. Parcel data.
2S 132BB : 1101 = .22 acres
3. Existing structures/ Uses: None
4. Access: To Third Street (60' RW 26 PV) a local street; or Washington Street (60' RW 36' PV) a collector street
5. Services
Water 2" line on Third Street
Sewer 6" line via Stella Olson Park
Drainage 8" line on Washington Street
All other services are available.

FINDINGS

1. The applicant seeks a variance from the 30 foot front yard requirement in the R-3 zone to permit a 15 foot setback for a proposed single family dwelling.
2. The front yard setback in a single family zone is 15 feet. The proposed use conforms to the surrounding single family uses. Setbacks on adjoining single family uses are consistent with the setback variance request of the applicant.
3. The granting of the variance request is necessary to maintain a property right to develop the highest and best use permitted by existing zoning on the site.
4. The granting of the variance request would not be substantially detrimental to the purposes of the Sherwood Zoning Ordinance.
5. A recent lot area variance request to permit a duplex on the site was denied.

STAFF RECOMMENDATIONS

The staff recommends approval of the request with the following condition:
That the applicant install a sidewalk to City specifications along the site's Washington Street frontage.

APPROVED MINUTES

Planning Commission
Minutes

May 1, 1979

The meeting was called to order by Chairman Clyde List. Planning Commission members present were Paul Clayton, Al Swenson, Clyde Sanders, Jr., and Norma Borchers. Asst. Planner Jim Kennedy was also present.

It was moved and seconded to dispense with the minutes. Motion passed unanimously.

1. REBER AND KULBACK VARIANCE

Mr. Kennedy presented the staff report.

Mr Kulback stated that he needed the extra 15 feet to fit the house on the corner of Washington Street and Third Street.

Mr. List called for persons in opposition to the application. No one was in opposition.

Al Swenson moved to grant the zoning variance request to Richard Reber and Raymond Kulback for the property at the corner of Washington and Third with the findings and conditions proposed by the staff. Mr. Sanders seconded. Motion carried.

2. DOROTI RIDGE SUBDIVISION

Mr. Kennedy presented the staff report. Mr Kennedy also presented a letter from School District 88J regarding impact from April Meadows III development.

It was noted that the City Council, on the 25th of April made a decision that Division Street should be a collector street which means a 60' right-of-way. The Council also made a decision that Dale Deharport's preliminary plat and general development plan was approved.

Mr. Sanders requested the following information:

1. What the water table is doing.
2. What our pumping capacity is.
3. Average useage per dwelling.
4. Whether it can be proven that there will exist adequate quantity and quality of water.

Mr. Milburn, City Administrator, said there is a valid report made up by Robert E. Meyer Engineers, Inc., entitled Water System Improvements, May 1971.

Mr List read from the report in the Water System Improvements Report. A discussion followed on the existing water situation. It was agreed that the staff will get the information needed for the Planning Commission. Mr. List also asked if the staff could include a brief history within the last 5 years of the problems that we've had.

Mr. Clayton wanted to know if these subdivision's were built what would happen about the overfilling of the schools. Staff stated there is a possibility of portable builings being used. Discussion followed.

There was discussion on renaming of the subdivision streets.

Mr. List asked for report of the City Council minutes.

Mr. List refers to page 2 item 2 of staff report. Mr. List requests that the City Council furnish the Planning Commission with their reasons as to why the Planning Commission decision was overturned and that each of the findings be addressed along with any additional information. Marge Stewart, Mayor, said she would not give a verbal report but will ask that a written report be made.

Mr. Bryan representing the applicants Ladd C. and Dorothy Arnoti stated that the development of the property is totally dependent upon phase I of April Meadows III. Mr. Bryan also stated that two different water systems will be used to serve the property because of the difference in elevation, the lower portion of the property will be served by gravity and the few lots on the cul-de-sac will be served by the pressure system.

Mr. List asked Mr. Bryan if he meant they would not start construction until April Meadows III was completed. Mr. Bryan stated it would start when April Meadows III was under construction as if it were a phase II of April Meadows.

Mr. Bryan stated that the developer has no objection to the contribution toward the purchase of the park, but the donation of land becomes impractical for this development.

Mr. Bryan presented a plan to keep Division Street as a collector street as it's presently designated. Division Street would be a 50 foot street up to where there will be new developments on each side of the road, and where there's inadequate right-of-way on the north side there would be a 50 foot right-of-way and a half street improvement.

Mr. List asked Mr. Bryan if they were planning to make any streets private streets. Mr. Bryan stated they would be public streets.

Staff indicated they were concerned with the applicants proposal of a half street along 280 feet of East Division abutting the Meyers property.

Mr. Myers, 670 E. Division, stated that they have an easement of access 20 foot wide on 280 feet of the applicant's proposed E. Division Street.

Mr. Feuher expressed concern that if East Division Street is a through street there will be a great impact of traffic on Willamette and Roy Streets.

Discussion followed on the issue of the school situation and East Division Street.

Mr. List asked Mr. Bryan if the Citizen's Group on the existing Division Street went to court and had the Council ruling reversed would Mr. Bryan still be satisfied with that plat. Mr. Bryan stated that they would still be satisfied with that plat.

Hearing Closed.

Mr. Swenson moved that the decision on Doroti Ridge be postponed until the following information can be compiled and presented to the Planning Commission:

1. Availability of water
2. Statement from the School District regarding Doroti Ridge.
3. The applicant and Richard and Virginia Myers reach a consensus on the frontage and improvement of the proposed East Division Street.

Mr. Clayton seconded. The motion carried.

3. TILLSTROM DEVELOPMENT CONDITIONAL USE EXTENSION

Mr. Thompson representing Tillstrom Development explained the need for an extension of conditional use permit for a mobile home park at Hall Street and Oregon Street.

Mr. Swenson moved that a 6 month extension of a conditional use permit be granted. Norma Borchers seconded. Motion carried.