

SHERWOOD PLANNING COMMISSION  
AGENDA

May 15, 1979  
7:30 p.m. at City Hall

The following items will be considered by the Sherwood Planning Commission.

1. Approval of Minutes of Meetings of April 3, April 10, April 17, & May 1.
2. Announcements and Correspondence.
3. Informal Discussion with Steel Management Inc. regarding property on Wilsonville Road.
4. Staff Report on water supply.
5. Review and revision of Draft Land Use Plan Policies and Map.
6. Future meeting agenda.

**R.A.Wright**  
**engineering**  
**consulting engineers**

1308 SW. Bertha Blvd.  
Portland, Oregon 97219  
503/246-4293

FILE: 419.0

May 11, 1979

Mr. Todd Dugdale  
City Planner  
City of Sherwood  
P. O. Box 167  
Sherwood, Oregon 97140

Dear Mr. Dugdale:

Interim Report  
City of Sherwood Water Supply

At your request, the following interim report has been prepared summarizing our analysis of the city's existing water supply. The information presented in this interim report has been assembled as part of our work in updating the city's water system master plan in compliance with Goal II of the State Land Conservation and Development Commission.

When evaluating the adequacy of a city's water supply, the following factors and design criteria need to be considered:

1. Anticipated future population.
2. Future per capita water consumption.
3. Source of supply capable of meeting the city's anticipated maximum daily demand.

To establish the average daily and the maximum daily demands for the City of Sherwood, we utilized the projected future population figures as outlined in the city's land use plan plus anticipated industrial and commercial development and the following per capita design flows:

# R.A.Wright Engineering

Mr. Todd Dugdale

- 2 -

May 11, 1979

<u>Year</u>	<u>Average Consumption</u> (gpcd)	<u>Max. Daily Consumption</u> (gpcd)
1979	120	360 - 430
1985	127	380 - 455
1993	135	410 - 485
2000	143	430 - 510

Note: gpcd = gallons per capita per day

The above water consumption figures were determined based on a review of the city's current and past consumption demands. The maximum daily consumption was based on a ratio of maximum daily to average daily demand of from 3.0 to 3.6.

The results of our analysis are shown on the attached graph.

The city's existing wells are capable of supplying 1550 gallons per minute which is equivalent to 1.5 million gallons per day based on 16 hours of operation per day.

As shown on the graph, the existing supply exceeds current maximum daily demand; however, by 1981 (population of 2800), it is anticipated that maximum daily demand will equal the existing supply thereby either necessitating the expansion of the city's existing well system or, in the future, connection to an existing or proposed surface supply (i.e., Bull Run or Willamette River).

The suggestion that the city consider connecting to a surface supply is based on a review of limited existing groundwater basin data. That data indicates that the groundwater basin may be limited in the amount of additional well water that can be obtained. It appears highly unlikely that the groundwater basin will be capable of supplying all the water required by the city in the year 2000. Because of the limited data concerning the groundwater basin and because of the importance of that basin as a source of water supply for the City of Sherwood, it is extremely important that a more detailed investigation of the basin be completed in the very near future in order to enable the city to properly plan the expansion of its water system.

## Summary Conclusions

1. The city's existing water supply is adequate for present maximum daily demand.

# R.A.Wright Engineering

Mr. Todd Dugdale

- 3 -

May 11, 1979

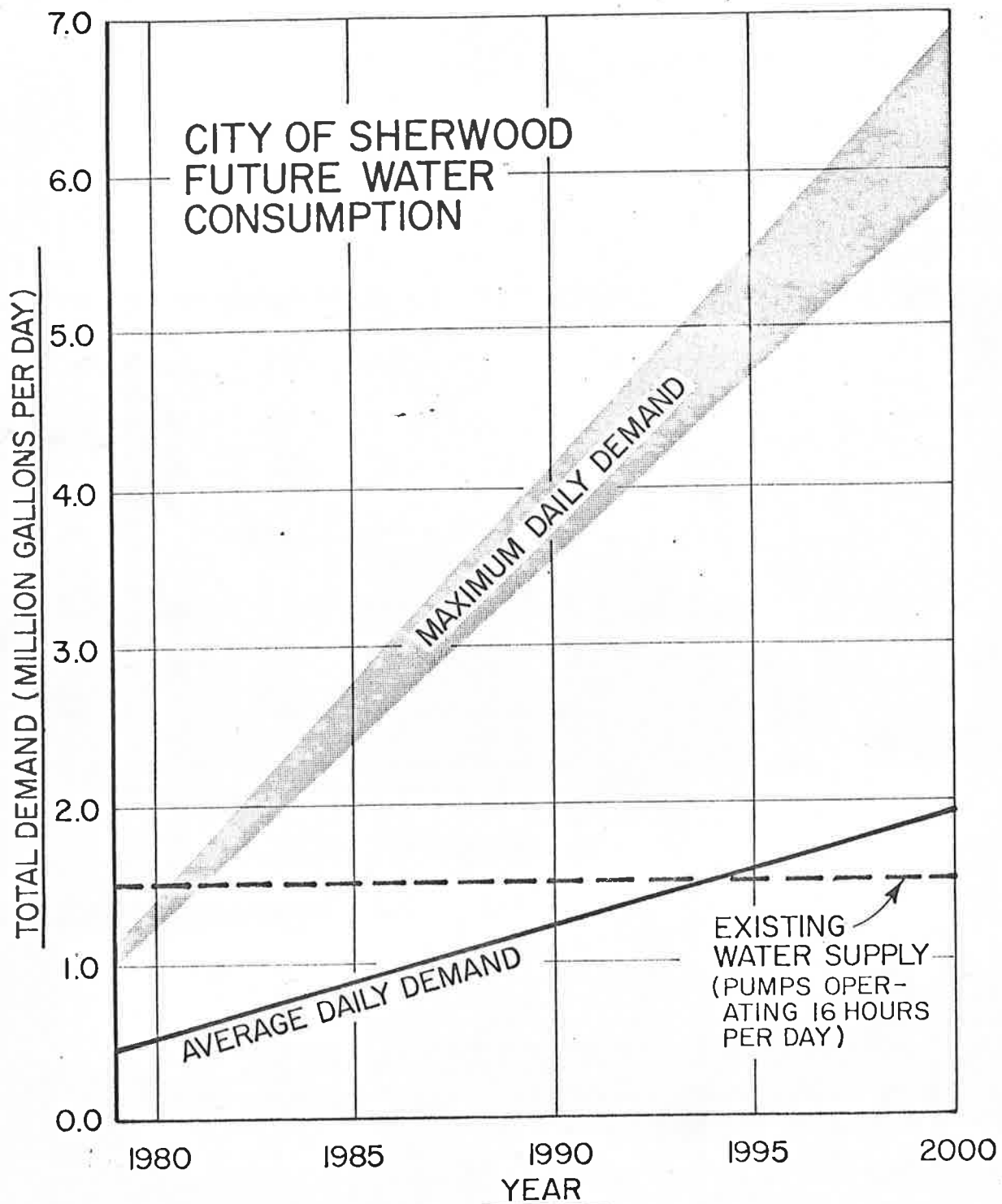
2. By the year 1981 (population of approximately 2800), the city will need to expand its existing supply in order to meet maximum daily water demand.
3. To meet the projected maximum daily demand in the year 2000, an additional source capacity of approximately 5.0 million gallons per day will be required.
4. Prior to expanding the City's existing well system, it is extremely important for the city to evaluate the capacity of the groundwater supply in order to determine whether other sources of water besides well water will be required in the future.

Sincerely,



Hal H. Reitmeier

HHR:ska  
Attachment





P.O. Box 167  
Sherwood, Oregon 97140  
625-5522 625-5523  
May 10, 1979

MEMORANDUM

TO: PLANNING COMMISSION

FROM: Todd Dugdale, Planning Director

RE: Status of Doroti Ridge Preliminary Subdivision

On May 1, 1979 the Planning Commission postponed action on the preliminary plat of Doroti Ridge Subdivision proposed for a site off of East Division. The Commission attached three conditions to the reactivation of this application (see attached notice of decision). The following is a status report on the fulfillment of those conditions.

1. Staff Report on Water Supply: R. A. Wright Engineers and the City Staff have jointly prepared a water supply update report which will be available for your review at your May 15 meeting. Mr. Hal Reitmeier of R. A. Wright engineering will be available to present the major findings and answer any technical questions.

2. School District Review and Comment: The applicant has requested written comments from the Sherwood School District which he is planning to make available at your May 15 meeting.

3. Agreement on Improvement of the proposed Division Street extension: The applicant has indicated that he has reached tentative agreement on the full improvement of Division Street with the adjoining property owner.

4. Status of action sought to redesignate E. Division as a local street: The City Council received a memorandum from the City Attorney (see attached) which explains that further action to redesignate E. Division as a local street would require that either the City Council, Planning Commission or the property owners formally initiate an ordinance amendment process which would require 10 day notice to abutting properties and newspaper notices.

On May 9, 1979 the Council indicated that they would not take action initiating the formal review process.

Two options remain if the issue is to be pursued:

- 1) The Planning Commission take action to initiate the amendment or
- 2) The residents apply for an amendment.

Since a change in the designation of Division Street may necessitate some minor redesign of E. Division as approved in April Meadows, action to initiate the process would need to occur this month. Surveying is underway on April Meadows III phase one, so the developer would require notice if the formal process was initiated.

ANDERSON, DITTMAN & ANDERSON  
ATTORNEYS AT LAW  
TIGARD PROFESSIONAL CENTER  
8865 S. W. CENTER STREET  
P. O. BOX 23006, TIGARD, OREGON 97223  
630-1121

FRED. A. ANDERSON  
DERRYCK H. DITTMAN  
ROGER F. ANDERSON

May 8, 1979

MEMO TO: Mayor Stewart and City Council

FROM: Derryck H. Dittman

RE: Division Street Question

A question has been raised concerning the proper procedure to be followed in connection with the request of certain persons asking that a setback requirement of the zoning ordinance for Division Street be changed.

In 1972 the City Council by Ordinance 621, adopted a traffic study and arterial and collector street plan. This plan was implemented in part by an amendment to the zoning ordinance, Ordinance No. 588, the zoning code of the city of Sherwood. The specific amendment made by Ordinance 621 to the zoning code is found in Article IV, Section 4.15(a). Since what is requested would necessarily involve a change in the land use plan as currently embodied in the city ordinances and a change to the text of the zoning ordinance, it is my opinion that such a change would have to be made by ordinance and that ordinance would have to be adopted through the same procedures required for any other change to the text of the zoning ordinance and in accordance with those procedures required where there is a specific change affecting a specific piece of property.

This would mean that the request to change the ordinance would have to be initiated by property owners, the city council or the planning commission. Once the process is initiated, there would have to be a hearing held by the planning commission with notice given as required by the zoning ordinance. Since this change would necessarily affect the use on particular pieces of property, that would mean that in addition to published notice, there would have to be notices sent to all property owners within 200 feet of the exterior boundaries of any of the parcels of property specifically affected by the proposed change. After notice and hearing, the planning commission would make its recommendation on the proposed change to the city council. The city council would then hold a public hearing after giving due and proper notice. After holding that hearing the council would make its decision based on reasoned findings. Since this necessarily involves a land use decision, the council's findings would necessarily have to



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

May 7, 1979

# NOTICE OF DECISION

Dave Bryan  
12385 SW Allen Blvd.  
Beaverton, Ore. 97005

Ladd and Dorothy Arnoti  
Cottonwood, Idaho 83522

The Planning Commission of the City of Sherwood, Oregon decided to postpone consideration of your application for Doroti Ridge Subdivision on May 1, 1979.

The decision was based on the following major findings:

1. Inadequate information was available on the City's capability to provide water without seriously affecting the water supply.
2. A letter of comment from the School District was not available.

The following conditions were placed on the reconsideration of the application:

1. The City staff prepare a report clarifying the City's water availability.
2. The Planning Commission be presented with a 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.

A handwritten signature in cursive script, appearing to read "Clyde List".

Clyde List  
Planning Commission Chairman





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May 7, 1979

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Clyde List  
Planning Commission Chairman

# **APPROVED MINUTES**

Planning Commission  
Minutes

May 15, 1979

The meeting was called to order by Chairman Clyde List. Planning Commission members present were Norma Borchers, Marsha Taylor, Clyde Sanders, Paul Clayton, and Joe Galbreath. City Planner Tod Dugdale was also present.

It was moved and seconded to approve May 1, 1979 and prior minutes. Motion passed unanimously.

ANNOUNCEMENTS AND CORRESPONDENCE

Mr. List stated that SPAC is forming a phone committee.

Mr. Dugdale stated that he included a copy of the April Planning Commission Department Report for the Planning Commission's information. Mr. Dugdale also stated that he presented graphics to put with Draft Transportation Element.

Mr. List stated that the Planning Commission did receive a memo from Mr. Dittman on Division Street questions.

INFORMAL DISCUSSION WITH STEEL MANAGEMENT INC.

Mr. Stearns representing Steel Management Inc. stated that Steel Management is at a holding pattern at this time until they find out what the City would like to have on the site. Mr. Stearns stated that Steel Management did not want to make any proposal at this time because there are no utilities available. He stated that they bought the property as industrial and spent considerable amount of money in engineering on the property. He also stated it is zoned industrial and Steel Management could probably develop the property as industrial with septic tank permits subject to availability of sewer. But if there were a zone change there's no guarantee of utilities and they could be stuck with a piece of property for years with nothing available to it.

Mr. List asked Mr. Stearns what his reaction would be to zoning it strictly residential. Mr. Stearns stated that with no sewer available Steel Management would be stuck with a piece of property that they couldn't do anything with.

Mr. Dugdale stated that Mr. Stearns representing Steel Management Inc. did submit a preliminary plat for a Cedar Creek Industrial Park last month and it became apparent that sewer service really isn't available since sanitary sewer service to the site will require the extension of the Sherwood trunk south to Sunset Blvd. A sewer LID would be required prior to the approval of a final plat for the industrial park.

Mr. Dugdale also pointed out that this LID would not only service this site but a large portion of the area within the city limits. Mr. Sanders stated that he disagrees with the idea that Steel Management Inc. would have to wait for a sewer just because you want to service an area surrounding the site.

Mayor Marge Stewart stated that Steel Management Inc. does not have to wait for sewer that they could initiate an LID at this time.

Mr. Dugdale stated that there is a interim Conditional Use Procedure requiring an availability of services. It would have to be indicated either by an LID that is initiated by the applicant, the Council, or the Planning Commission, or by the willingness of the applicant to extend the line himself.

Mr. Stearns stated that if he went out and initiated an LID and did not get the majority that is required to put the sewer through, then he'd be sitting there with 19 acres of property that was zoned industrial that couldn't be developed or sold. If zoned residential, he would have a piece of property without the availability of utilities for a undetermined amount of time.

Mr. Dugdale stated that it would probably be most feasible to check with the neighbors to see what kind of support Steel Management Inc. can get to bring the utilities in now.

Mr. Dugdale indicated that if down zoning were the option that was considered and ultimately chosen. The City would need to be aware of the economical return to the applicant, recognizing the investment he's already made and try to compensate him within the confines of the ordinance.

Mr. Stearns stated that what Steel Management Inc. was concerned about was if it isn't zoned industrial what assurance do they have that they'll get a sewer.

Mr. Dugdale stated he would supply Steel Management with a list of the property owners names and address in what technically looks like the service area.

#### STAFF REPORT ON WATER SUPPLY

Mr. Reitmeier representing R. A. Wright Engineering presented an Interim Report on the water supply. (see attached)

Mr. Reitmeier stated that the city has 3 wells. 2 downtown and one out Meinecke Road. The capacity for those pumps right now are 1550 gals. per minute.

Mr. Reitmeier presented the Planning Commission with some hydrograph's of the wells. The hydrograph is basically a graph showing the elevation of the water in the ground water system. The graph was done in 1976 and showed that Kimberly well and well #3 were holding steady from 1962 up to 1969 then they took a 10 to 12 foot drop in the water surface level. They have held constant since. He also pointed out that well #4 was drilled in 1969 so it tends to indicate that the system is tied together.

Mr. Reitmeier stated that he felt the report indicated Sherwood was getting close to a time when water may become a problem.

Mr. Reitmeier indicated that he contacted the State to see if they had any recent water studies available and they stated they did not.

Discussion followed on how the water problem could be corrected.

Mr. Bryan, representing Doroti Ridge Subdivision, stated that to get additional water out of a ground water basin, you would have to drop down further.

Mr. Sanders stated he still wanted to know where the water table is and what it's been doing.

Mr. Reitmeier stated he could check with USGS and State and see if they have any further information.

Mr. Sanders moved that the report by R. A. Wright Engineers Inc. be referred to the City Council with a recommendation that the City start the necessary procedure to find out where the water situation is and what their going to do to supplement it. Norma Borchers seconded. All in favor. Motion carried.

#### DIVISION STREET

Mr. Dugdale stated that the Planning Commission received a memo from Derryck Dittman. Mr. Dittman stated that if a decision is to be made on formal redesignation of Division from a residential street the ordinance amendment procedure requires formal notice to property owners and notice in the paper 10 days prior to a meeting. Public hearings would be before the Planning Commission and City Council. See memo attached.

Mr. Dugdale stated that the matter will not be taken up formally unless an amendment process is initiated by either the Planning Commission or by the property owners upon application and payment of fees.

Mayor Marge Stewart stated that she felt the citizens of East Division Street representing a Special Interest Group should ask for an amendment.

Mr. List stated that he felt the citizens were not informed on the necessary procedure for an amendment to the zoning ordinance.

Norma Borchers motioned to initiate a change to the Sherwood Zoning Ordinance which designates Division Street as a collector. The vote was Clayton, Borchers, Taylor, and List in favor and Galbreath and Sanders opposed. Motion passed.

Mr. List stated he approved initiating this zone change because previous procedural requirements were not met.

Hearing has been set for June 5th, 1979.

#### REVIEW AND REVISION OF DRAFT LAND USE PLAN POLICIES AND MAPS

Marsha Taylor moved to have a meeting on May 29, 1979 specificity and only to discuss the Land Use Plan. It was moved and seconded. All in favor. Motion carried.

Meeting adjourned.

Cheryl Henderson  
Cheryl Henderson, Secretary