

SHERWOOD PLANNING COMMISSION
AGENDA

June 5, 1979
7:30 p.m. in the LGI Room at the High School

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

1. Reading and Approval of Minutes of Meetings of May 8, May 15, & May 29, 1979.
2. Announcements and Correspondence.
3. PUBLIC HEARING-A Planning Commission initiated an amendment to section 4.15(A) of the Sherwood Zoning Ordinance redesignating required future centerline setbacks on Division Street.
4. Continuation of a request by Ladd Arnoti for approval of a Preliminary Plat for Doroti Ridge subdivision located on E. Division Street.
5. PUBLIC HEARING-A request by Keith Whitmore for a zone change for A-1 (Agricultural) to R-1 PD (Low Density Planned Unit Development) approval of a general development plan and preliminary subdivision plat located on Meinecke Road.
6. Next meeting agenda.

STAFF REPORT
April 10, 1979

SUBJECT: EAST-WEST COLLECTOR ROUTE IN THE SOUTHEAST QUADRANT OF THE
PLANNING AREA

BACKGROUND: Two preliminary subdivision plats, April Meadows III and Doroti Ridge have been submitted to the City for review and approval. April Meadows Phase I was approved by the Planning Commission on April 3 pending later Council action approving the Planned Unit Development. Doroti Ridge is scheduled to be reviewed by the Planning Commission on May 1.

April Meadows III public hearing testimony centered on the question of the future extension and improvement of Division Street as a residential collector (60' RW 36' PV). Residents living along E. Division Street gave testimony in opposition to any lot and street layout that would include the extension and improvement of Division Street from Pine Street to Murdock Road. A question was raised by residents, members of the Commission and the developers as to the appropriateness of the City's current residential collector designation on E. Division Street and the advisability of extending Division Street through to Murdock Road.

The staff has received the attached set of findings from residents who would be affected by developing and extending E. Division as a collector street. They oppose such action and propose an alternative route for an east-west collector street.

The citizens group led by George Koch submitted a petition with the signatures of affected residents which support the statement of findings and the alternative proposal. Mr. Koch has met with the developers of April Meadows and Doroti Ridge regarding the proposal and has requested that the Planning Commission decide the issue prior to final approval of either Doroti Ridge or April Meadows III.

The following are staff findings and recommendations on an east west collector street in the southeast neighborhood.

DESCRIPTION OF PROPOSED ACTION

A proposal has been made which would require a change in the street classification of Division Street from a residential collector to a local street and the identification of a general alternative collector corridor. Final action on this

matter must be taken by the City Council upon recommendation from the Planning Commission.

FINDINGS

1. E. Division Street from Pine Street to its stubbed end currently has only 40' of right of way and 15 feet of pavement. A bottleneck occurs near its intersection with Pine Street due to a section of right of way that is only 20 feet wide with 12 feet of pavement.
2. Full development of E. Division to collector standards (60' RW 36'PV) would be extremely difficult due to current building setbacks, steep slopes on the south side of the existing right of way, and in one case the need for removal of a garage.
3. The acquisition and development of E. Division as a 60' collector would be opposed by the vast majority of residents on the street.
4. Expensive condemnation proceedings and construction procedures would be required to fully improve the street to current standards.
5. The shifting of the collector street corridor to the south generally as proposed by property owners on Division Street would have the following advantages.
 - A. Most of the corridor could be built by developers of the currently undeveloped land in its path, thus costing the City little or nothing to construct.
 - B. The southerly alignment of the east-west collector would more effectively serve the property between Division and Wilsonville Road.
 - C. The southerly alignment if properly engineered may be able to avoid the 15-20% slopes which a portion of the Division Street alignment would necessarily have.

STAFF RECOMMENDATIONS

The staff recommends that the Planning Commission approve and recommend to the City Council that Division Street be redesignated as a local street; that the Sherwood zoning ordinance be amended to reflect such a redesignation; that a general residential collector corridor be established to the south of Division Street through currently undeveloped property, and that preliminary subdivision plats currently before the city be revised to show the new corridor.

THIS DOCUMENT CONTAINS: (1) A STATEMENT OF SOME OF THE CONCERNS OF THOSE PROPERTY OWNERS AND RESIDENTS, WHOSE PROPERTY IS ABUTTING DIVISION STREET AND WOULD BE DIRECTLY AFFECTED BY THE "ADDITIONAL SETBACK FROM CENTER" OF 30 FEET AS ORDAINED IN CITY OF SHERWOOD ORDINANCE #621. (2) A PRELIMINARY STUDY OF THE DIRECT AFFECT WHICH A FULLY "IMPROVED" 60 FOOT WIDE COLLECTOR STREET WOULD HAVE ON VARIOUS PARCELS OF PROPERTY ON DIVISION STREET. (3) A REQUEST FOR THE REDESIGNATION OF DIVISION STREET TO THAT OF A LOCAL STREET. (4) SIGNATURES OF RESIDENTS.

PREPARED BY

GEORGE E. KOCH	400 EAST DIVISION STREET	SHERWOOD, OR.
GRANT MC CLELLAN	470 EAST DIVISION STREET	SHERWOOD, OR.
DAN WOLOSCHUK	714 S.W. SHAMBURG DRIVE	SHERWOOD, OR.

JUNE 2, 1979

WE, THE UNDERSIGNED, REQUEST THE REDESIGNATION OF DIVISION STREET FROM THAT OF A "COLLECTOR STREET" WITH A SETBACK OF 30 FEET FROM CENTER AS DESCRIBED IN SHERWOOD ORDINANCE #621, TO THAT OF A LOCAL STREET WITH SETBACKS AS SHOWN ON WASHINGTON COUNTY 1/4 SECTION MAPS.

PAGES 4, 5, 6, 7, 8, & 9 ARE THE RESULTS OF A PRELIMINARY STUDY WHICH INDICATES THE IMPACT WHICH A FULLY "IMPROVED" "COLLECTOR" STREET WITH A 30 FOOT SETBACK FROM CENTER WOULD HAVE UPON EACH OF VARIOUS PARCELS OF PROPERTY ALONG DIVISION STREET. THESE PROPERTIES ARE DESCRIBED BY TAX LOT NUMBER, STREET ADDRESS AND PROPERTY OWNER.

HISTORICALLY, DIVISION STREET HAS CARRIED PRINCIPALLY THE TRAFFIC GENERATED BY THOSE RESIDENCES WHICH HAVE BEEN BUILT ON PROPERTY ALONG THE STREET. GENERALLY, DIVISION STREET IS QUITE NARROW, AND THE LOW TRAFFIC FLOW THEREON MAKES THE STREET SAFE FOR THE RESIDENTS, THEIR CHILDREN AND THEIR PETS. MOST OF THE HOMES ON DIVISION STREET WERE CONSTRUCTED WHEN THE SETBACK FROM THE CENTER OF THE STREET WAS 20 FEET. WALLS, HEDGES, LAWNS, TREES, LANDSCAPING, DRIVEWAYS AND THE ACTUAL PHYSICAL LOCATION OF THE HOMES WERE ESTABLISHED TO CONFORM TO THAT SETBACK LIMITATION.

THE CITY OF SHERWOOD ORDINANCE #621 REDESIGNATED DIVISION STREET AS A COLLECTOR STREET WITH THE SAME ADDITIONAL SETBACK FROM CENTER (30 FEET) AS SUCH STREETS AS RAILROAD STREET, SHERWOOD BLVD NORTH AND SOUTH, PARTS OF S.W.SCHOLLS-SHERWOOD ROAD AND EAST OREGON STREET WHICH IS ALSO KNOWN AS TUALITAN-SHERWOOD ROAD.

A 60 FOOT WIDE "COLLECTOR" STREET IS ALLOWED TO CARRY UP TO 5000 VEHICLES PER DAY, INCLUDING MASS TRANSIT BUSES. WE DO NOT BELIEVE THAT DIVISION STREET COULD EVER COMPARE, IN TRAFFIC VOLUME, WITH THOSE STREETS AFOREMENTIONED.

SHOULD THE FULL RIGHT-OF-WAY OF DIVISION STREET BECOME A FULLY DEVELOPED "COLLECTOR" STREET, MANY HOMES WILL FIND THE EDGE OF THE RIGHT-OF-WAY LITERALLY AT THEIR DOORSTEPS. MANY OF US WOULD LOSE LARGE, MATURE TREES AND HEDGES, SHRUBS, FRONT LAWNS AND DRIVEWAYS. THE HEDGES AND TREES CURRENTLY PROTECT OUR HOMES FROM THE WINTER WINDS OF OVER 55 M.P.H.

TELEPHONE AND/OR POWER POLES AND LINES WOULD HAVE TO BE RELOCATED, AS WOULD FIRE PROTECTION HYDRANTS, WATER METERS, WATER MAINS AND PROBABLY EVEN GAS MAINS. ALL OF THESE GREAT COSTS - IN ADDITION TO THE PAVING, CURBS AND SIDEWALKS - WOULD BE BORN BY THE RESIDENTS OF DIVISION STREET.

SHOULD DIVISION STREET REMAIN AS A 60 FOOT COLLECTOR STREET AND BE "IMPROVED" ACCORDINGLY, IT WOULD BE ONLY FOR THE ADVANTAGE OF AS YET UNBUILT SUBDIVISIONS - AT THE COST TO THE PRESENT PROPERTY OWNERS OF AN OLD ESTABLISHED NEIGHBORHOOD.

WE ARE SURE THAT THE DEVELOPMENT OF A FULLY "IMPROVED" COLLECTOR STREET WILL DESTROY THE PEACE AND TRANQUILITY OF OUR NEIGHBORHOOD.

THEREFORE - FOR THE MANY REASONS STATED ABOVE, WE THE UNDERSIGNED REQUEST THE REDESIGNATION OF DIVISION STREET TO THAT OF A LOCAL STREET.

A 60 FOOT "COLLECTOR STREET" RIGHT-OF-WAY WOULD HAVE THE FOLLOWING
IMPACT UPON THESE SPECIFIC PROPERTIES.

TAX LOT 2S 132 AC 01800

120 EAST DIVISION

MRS C.G. SANDERS

LOSS OF GARAGE, DRIVEWAY AND MATURE PROTECTIVE HEDGE. THE RIGHT-OF-WAY
WOULD END AT THE FRONT STEPS OF THE HOME.

TAX LOT 2S 132 AC 1804

220 EAST DIVISION

MR. AND MRS AL OLSON

LOSS OF PROTECTIVE HEDGE, MOST OF DRIVEWAY AND MOST OF FRONT YARD.
RIGHT-OF-WAY WOULD BE VERY CLOSE TO FRONT OF GARAGE.

TAX LOT 2S 132 AC 01812

280 EAST DIVISION

MR. AND MRS. B. THOMSON

LOSS OF HALF OF FRONT YARD AND DRIVEWAY, LARGE MATURE CHESNUT TREE
AND ORNAMENTAL SHRUBS AND LAWN.

TAX LOT 2S 132 AC 01805

350 EAST DIVISION

MR. AND MRS. H. LENZ

LOSS OF ABOUT HALF OF FRONT YARD AND DRIVEWAY AND MATURE, LARGE TREES.
INCLUDING LAWN AND ORNAMENTAL.

TAX LOT 2S 123 AC 01814

390 EAST DIVISION

MR. AND MRS. E. WIRKLAN

LOSS OF TWO LARGE PROTECTIVE MATURE TREES, ABOUT HALF OF LANDSCAPED
FRONT YARD WITH SHRUBS AND ORNAMENTALS, AND ABOUT HALF OF THE DRIVEWAY
WHICH PERMITS TURNING A CAR AROUND WITHIN THE PROPERTY.

TAX LOT 2S 132 D 00201

585 EAST DIVISION

MR. AND MRS. C.W. KURATH

LOSS OF PART OF FRONT YARD, CYCLONE FENCE AND DRIVEWAY. GRADE CHANGE
WOULD INCREASE SLOPE OF DRIVEWAY.

TAX LOT 2S 132 D 00202

475 EAST DIVISION

MRS. J. TASKER

LOSS OF ABOUT HALF OF FENCED, LANDSCAPED FRONT YARD AND DRIVEWAY. THERE
WOULD ALSO BE AN INCREASED SLOPE TO DRIVEWAY GRADE.

TAX LOT 2S 132 D 00300

375 EAST DIVISION

MR. AND MRS. J.H. MEISSINGER

LOSS OF APPROXIMATELY 2087 SQUARE FEET OF FRONT YARD, PORTIONS OF TWO
DRIVEWAYS PLUS AN INCREASE IN GRADE OF REMAINING DRIVEWAYS.

TAX LOT 2S 132 D 00400

MR. G. SNYDER

LOSS OF APPROXIMATELY 6600 SQUARE FEET OF LAND.

TAX LOT 2S 132 D 00500

720 EAST PINE

MRS. V. SNYDER

LOSS OF EXISTING DRIVEWAY. A NEW DRIVEWAY WOULD HAVE TO BE CREATED
TO ALLOW ACCESS TO GARAGE. THIS WOULD BE A VERY STEEP GRADE. RIGHT-
OF-WAY WOULD BE WITHIN A FEW FEET OF HOUSE AND GARAGE.

TAX LOT 2S 132 AC 01806

400 EAST DIVISION

MR AND MRS G.KOCH

LOSS OF ALL OF FRONT YARD TO WITHIN ABOUT THREE FEET OF GARAGE, LOSS OF 20 EVERGREEN TREES WHICH WERE PLANTED TO BECOME PROTECTIVE BARRIER, AND MORE THAN HALF OF DRIVEWAY. THIS LOT HAS AN UNSTABLE FRONT BANK NEXT TO THE ROAD WHICH WOULD REQUIRE EITHER PILING OR "BRIDGING" BEFORE EVEN A SIDEWALK COULD BE CONSTRUCTED.

TAX LOT 2S 132 AC 01801

470 EAST DIVISION

MR. AND MRS GRANT MC CLELLAN

LOSS OF MATURE PROTECTIVE EVERGREEN HEDGE, ORNAMENTALS AND MOST OF FRONT YARD AND DRIVEWAY.

TAX LOT 2S 132 AC 01500

580 EAST DIVISION

MR. AND MRS W. HARTFORD

LOSS OF MOST OF FRONT YARD, SHADE TREES AND ORNAMENTALS, FRONTLAWN AND MOST OF DRIVEWAY. RIGHT-OF-WAY VERY CLOSE TO FRONT DOOR.

TAX LOT 2S 132 AC 01803

630 E. DIVISION

MR. AND MRS. W. KORB

LOSS OF MOST OF LANDSCAPED FRONT YARD AND DRIVEWAY. THE RIGHT-OF-WAY WOULD BE VERY CLOSE TO THE FRONT DOOR.

TAX LOT 2S 132 D 00100

615 EAST DIVISION

MR. AND MRS W.N MC KEEL

LOSS OF MOST OF DRIVEWAY AND YARD. RIGHT-OF-WAY VERY CLOSE TO GARAGE. GRADE CHANGE WOULD INCREASE SLOPE OF DRIVEWAY GREATLY. LOSS OF MATURE TREES.

Tax Lot : 2S132BD04900
Address : 610 SW Sherwood Blvd.
Owner : Noel Ferry

Loss of all but 3 feet of present driveway.
The right of way would be 3 feet from house.

Tax Lot : 2S132BD04900
Address : 640 West Division
Owner : Noel Ferry

Loss of all but 3 feet of present drive way.
The right of way would be 3 feet from house.

Tax Lot : 2S132CA02400
Address : 730 SW Sherwood Blvd.
Owner : Ed & Ruth Whaley

Loss of driveway turn around.

Tax Lot : 2S132CA02300
Address : 595 West Division St.
Owner : Steven W. & Elizabeth Korb

Loss of half of present driveway, ornamental shrubs and mature trees. Slope of driveway would be increased.

Tax Lot : 2S132CA02200
Address : 555 West Division
Owner : Utley D. & Lena Jones

Loss of ornamental shrubs. Slope of driveway would be greatly increased, slope would rise 3 1/2 to 4 feet from paved street.

Tax Lot : 2S132BD05001
Address : 560 West Division
Owner : Robert A. & Ruth E. Stole

Loss of driveway, loss of front porch. Right of way would be 3 feet from house., Loss of ornamental shrubs and mature trees.

Tax Lot : 2S132BD03400
Address : 690 Park Row
Owner : Clyde Heater - Trustee
by Juanita E. Winters

Loss of mature tree and ornamental shrubs.
House would be 10 feet from right of way.

Tax Lot : 2S132CA02100
Address : 525 West Division
Owner : William H. & Bernice A. Dacy

Loss of part of driveway. Slope of drive way would be greatly increased, slope would rise 3 1/2 to 4 feet from street. Loss of ornamental shrubs.

Tax Lot : 2S132CA02000
Address : 485 West Division
Owner : Edward R. & Vesper B. Steele

Loss of driveway and ornamental shrubs.

Tax Lot : 2S132BD03300
Address : 480 West Division
Owner : William B Maplethorpe

Loss of driveway, fence and mature trees. Right of way would be 5 feet from house.

Tax Lot : 2S132BD03302
Address : 255 S.W. Tualatin
Owner : Ronald L. & Dorothy A. McCown

Loss of driveway, mature trees and ornamental shrubs.

Tax Lot : 2S132CAC1900
Address : 445 West Division
Owner : Joseph A. & Karen L. Bergeron

Slope of driveway would be increased.

Tax Lot : 2S132CA01800
Address : 405 West Division
Owner : Glenn R. & Polly S. Blankenbaker

Loss of trees and ornamental shrubs.

Tax Lot : 2S132BD03500
Address : 515 Washington
Owner : Gene C. Hall

Right of way would be 1 foot from house. Loss of trees and ornamental shrubs

- 9 -
Tax Lot : 2S132CA01600
Address : 315 West Division
Owner : Barbara N. Schoenbrun

Right of way would be 10 feet from house. Loss of driveway,
ornamental shrubs and paved walk.

Tax Lot : 2S132BD02701
Address : 570 Washington
Owner : Lee Franklin & Alice Gideon

Loss of driveway. Right of way would be 5 feet from house.
Loss of ornamental shrubs.

Tax Lot : 2S132CA01500
Address : 715 Schamburg Drive
Owner : Daniel C. & Kathryn A. Woloschuk

Loss of part of driveway. Slope would increase to a grade
making access to house unnegotiable.

Tax Lot : 2S132BD02800
Address : 595 Pine
Owner : Lorraine Cole

Loss of driveway. Right of way would be 5 feet from house.
House sits approx. 10 feet below road thus causing the grade
to be increased for the width of the new right of way.

Tax Lot : 2S132CA00100
Address : 715 East Pine
Owner : Lorraine Diaz

Loss of fence, mature trees and ornamental shrubs.

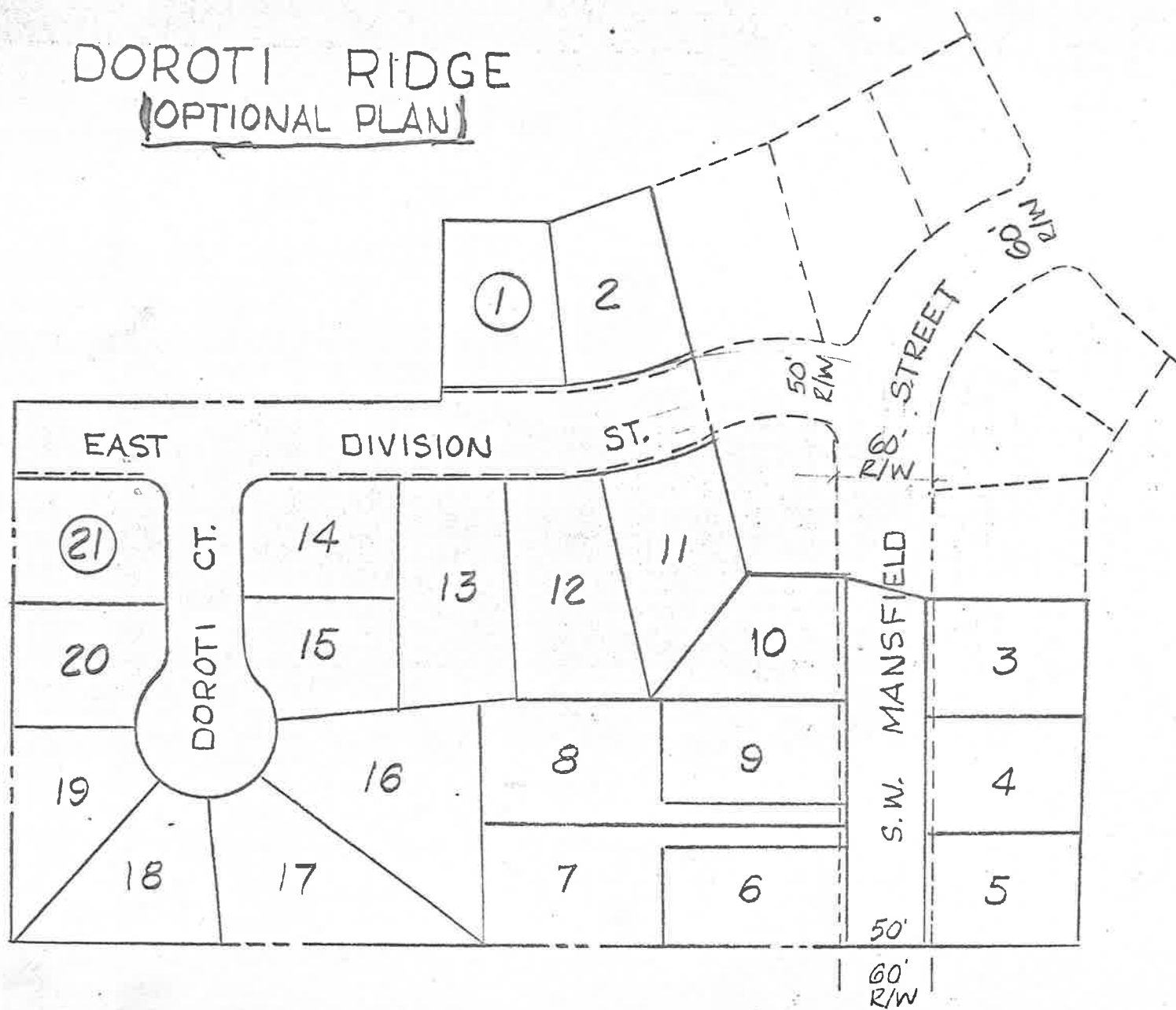
WE, THE UNDERSIGNED PROPERTY OWNERS AND RESIDENTS OF DIVISION STREET, SHERWOOD, OREGON SUPPORT THE STATEMENT OF CONCERNS AND THE REQUEST FOR THE REDESIGNATION OF DIVISION STREET AS A LOCAL STREET, AS STATED ON THE PRECEEDING PAGES.

NAME	ADDRESS	PHONE	DATE
Thos. Cole	593 Spruce St	625-6627	6/3/79
Frank Bideon	570 S.W. Washington	625-6450	6-3-79
Alice Bideon	570 S W Washington	625-6450	6-3-79
John Schumacher	315 W Division	625-7481	6-3-79
Paula Bell	515 Main St	625-6342	6-3-79
Donna R. Blum	405 SW Division	625-6435	6-3-79
David A. Stuck	485 W Division	625-7986	6-3-79
David B. Stuck	485 W. Division	625-7986	6-3-79
Wm. N. Jones	555 W Division	625-6217	
John Jones	" "	" "	" "
Orville & Helga Weese	730 - S. Sherwood Blvd.		
William B. Mapleshore	480 W. Division	625-6713	6/3/79
Bill Mapleshore	480 W. Division	" "	6/3/79
Robert Vaster	475 E. Division	625-7764	" "
La Bergeron	445 W DIVISION	625-6952	6/3/79
Karen Bergeron	" "	" "	" "
Gloria Davis	715 S Pine Sherwood	625-7470	6-3
Juanita Winters	690 S.W. Park Row Sherwood	625-6667	
Wm. M. Carr	155 S.W. Tualatin Sher	625-7931	
Wm. M. Carr	255 SW Tualatin Sherwood	" "	
Wm. Robert Stale	560 W Division Sherwood	625-3486	6-4-79
Mr & Mrs Noel M. Foney	640 West Division Sherwood	625-7908	
Angie E. Thel	400 E. Division St.	625-7020	6-4-79
Robert J. Thel	400 E. Division St.	625-7020	6-4-79

WE, THE UNDERSIGNED PROPERTY OWNERS AND RESIDENTS OF DIVISION STREET, SHERWOOD, OREGON SUPPORT THE STATEMENT OF CONCERNS AND THE REQUEST FOR THE REDESIGNATION OF DIVISION STREET AS A LOCAL STREET, AS STATED ON THE PRECEEDING PAGES.

NAME	ADDRESS	PHONE	DATE
John C. Long	350 E. Division	625-7484	June 3, 79
Robert K. Long	350 E. DIVISION	625-7484	6/3/79
Melinda G. Korb	630 E. Division	625-6513	6/3/79
Walter E. Korb	"	"	"
Clifford C. Korb	595 SW. DIVISION	625-6020	6-3-79
Steven Korb	595 SW DIVISION	625-6020	6-3-79
Julie Kurat	585 E. Division	625-7901	6-3-79
Craig W. Kurat	585 E. Division	625-7901	6-3-79
Nanda McEllan	470 E. Division	625-5213	6-3-79
William D. Hartford	580 E. Division	625-7875	6-3-79
Walter D. Hartford	580 E. Division	625-7875	6-3-79
William M. McKel	615 E. Division St.	625-7148	6-3-79
Virginia McKel	615 E. Division St.	625-7148	6-3-79
Frank McEllan	470 E. DIVISION ST	625-5213	6-3-79
Emil A. Warklar	390 E. Division	625-6073	6-3-79
Ingvald Warklar	390 E. Division	625-6073	6-3-79
Charles Warklar	380 E. Division	625-5251	6-3-79
John Warklar	375 E. Division	625-6243	6-4-79
Barbara H. Warklar	120 E. Division	625-4098	6-4-79
Clara R. Warklar	220 E. Division	625-7444	6-4-79
Barbara Warklar	220 E. Division	625-7444	6-4-79
William Warklar	715 Schamburg Dr.	625-7793	6-5-79
David C. Warklar	215 Schamburg Dr.	625-7793	6-5-79

DOROTI RIDGE (OPTIONAL PLAN)



1" = 100'

STAFF REPORT

May 14, 1979

CASE NO: PD-79-02
SUBJECT: General Development Plan and Program, Preliminary
Plat and Zone Change (A-1 to R-1-PD) for a Low
Density Planned Unit Development
LOCATION: Meinecke Rd.
APPLICANT: Keith Whitmore

DESCRIPTION OF PROPOSED ACTION

The applicant proposes a 24 unit low density residential planned unit development on a 4.85 acre site on Meinecke Road. The proposal includes 14 duplex units and 10 single family units. Specifically, pursuant to Article III section 3.09 in the Sherwood Zoning Ordinance, the applicant seeks approval for:

1. An amendment to the Sherwood Zoning ordinance map changing the present A-1 (agricultural) to R-1-PD (low density planned unit development.)
 2. A general development plan, program and preliminary subdivision plat.
 3. The general type and interrelationship of the uses proposed.
- Approval of items #2 and #3 are contingent on the approval of the zone change. Site review action is not required in the R-1 zone but subdivision procedures must be followed.

APPLICABLE STANDARDS FOR REVIEW

A decision to approve or recommend approval of a planned unit development district shall be based on criteria and standards in Attachment A and applicable portions of the Sherwood Subdivision Ordinance.

BASIC FACTS

1. Current zoning is A-1 (agriculture)
2. Parcel data 2S 131AA : 1200 ± 4.85 acres
3. Existing Structures/Uses:
 - Single Family home
 - Mobile Home
 - Barn
4. Access: The proposed site is served by Meinecke Rd. (40 RW 21' PV) and NW Travis Ct. (50' RW 32' PV).
5. Public Services:
 - Water: 8" main on Travis Ct. and 10" main on Meinecke Rd.
 - Sanitary Sewer: 8" line on Travis Ct. and 8" line 400' east along Meinecke Rd. at its intersection with Lee Drive

5. Storm Sewer: 24" storm sewer on school site south of site and an open ditch on Meinecke Rd.
Electrical Power, Telephone Service, Police Services are available.
Parks and Recreation: The proposed development adjoins Stella Olson Park and the Sherwood School Athletic field.
Schools: The development would be served by Sherwood School District 88J.
Fire District: The development would be served by the Tualatin Fire District.

FINDINGS

1. Conformance with the Sherwood Zoning and Subdivision Ordinances and the Comprehensive Plan to the extent that it has been adopted.
- A. Permitted uses: The proposed single family uses are allowed in the R-1 zone. The proposed duplex units allowable upon planned development approval.
- B. Permitted density: Section 3.09 Article II of the Sherwood Zoning Ordinance provides for the following dwelling unit density on the site:
- | | |
|--------------------------|-----------------|
| Gross Development Area | 211,266 sq. ft. |
| Street and Easements | 54,450 |
| Net Development Area | 156,816 |
| Minimum Per/Unit Area | 7,000 |
| Units Allowable (R-1) | 23 units |
| 10% PD allowance | 3 units |
| Units Allowable (R-1 PD) | 26 units |
- C. Subdivision design standards:
The proposed design meets ordinance requirements. Lot #16 should show frontage on the proposed street. The street should show the proposed name.
- D. The proposed conform to the Comprehensive Plan Policy Goals.
- E. Subdivision Improvement Standards (see Section 4 below)
2. PUD Design Concept
- A. Use-Mix: The applicant proposes 24 units; 14 duplex units on 10,000+ sq. ft. lots and 10 single family units on 7,000+ sq. ft. lots.
- B. System of Ownership and Management:
Single family units are intended for homeownership. Duplex units are intended to be available for rent. Lots along Meinecke Rd. should show a ten (10) foot conservation easement to be landscaped by the developer and maintained by property owners.

2. C. Relationship to the Neighborhood

The proposed development shows compatible single family uses along its common boundary with Lee Park Subdivision. Duplex uses are proposed as a buffer to the adjacent high school grounds on the western boundary of the project. The design of duplex structures should show variety and yet be compatible with the adjoining single family units.

D. Exceptions From Underlying Zone Standards:

Duplex uses seem appropriate to the overall design and do not increase total site density beyond that permitted in an R-1 zone due to large single-family lots included in the project. Duplex uses serve a beneficial buffering effect.

E. Open Space/Landscaping:

A 10' conservation easement is suggested adjacent to the future right-of-way. The easement should be planted consistent with the Sherwood tree ordinance. Fencing and/or landscaping should be provided along the site's boundary with the school property.

3. Public Need for the Kind and Location of the 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. In addition the current vacancy rates of approximately 1% to 2% indicates the need for additional units of all prices and styles. The site is favorable for the use proposed considering other available sites.

4. Adequacy of Services/Service Plans

A. Water: Recent projections of water supply and demand indicate that Sherwood's water supply will be adequate to serve a high 1981 population growth rate level of 2800 at maximum per capita demand levels. Currently the City has existing and approved development representing an estimated 1981 population based on approved construction schedules of 2,841 persons. Water service would be adequate to serve the proposed development assuming additional supply capability was available by 1981. Issuance of building permits for approved plans should be conditioned on the availability of water service as determined by City staff based on an analysis of current information on system delivery capacity, ground water supply and the timing of the completion of necessary system improvements. An additional fire hydrant is needed at the intersection of the proposed street with Meinecke Rd.

June 5, 1979

City of Sherwood
Planning Commission

From:

John J. Gould, Jr.
550 NW Shane Ct.
Sherwood, Oregon 97140

Since I am unable to attend this public hearing of the Sherwood Planning Commission in regards to the requested zone change planned for the 4.85 acres located on Meinecke rd between the high school and Lee Park, I am against this zone change for the following reasons and wish my statement be entered into the minutes of this hearing.

I am a resident of Lee Park and feel it is important that Lee Drive turning on to Travis Ct remain a deadend street. Thru traffic would not only cause hazards to the children of families in Lee Park, but also make an impression on property values. This quiet minimum-traffic neighborhood is one of our assets.

I would request that The Planning Commission deny this zone change for the same reasons the multiple dwelling permit was denied Vance Lee. We feel the area should remain single-family dwelling residential as Meinecke Rd could not facilitate an increase in traffic if apartments were to be built on that property.

As an alternative, the design could include access and exit on Meinecke Rd.

Sincerely,

John J. Gould Jr.

APPROVED MINUTES

PLANNING COMMISSION
MINUTES

June 5, 1979

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

Mr. Sanders moved to approve the May 15, 1979 minutes. Norma Borchers seconded. Motion passed unanimously.

ANNOUNCEMENTS AND CORRESPONDENCE

Mr. List stated that he attended the City Council meeting on the 23th. The letter from the Planning Commission was read by the City Council as well as additional comments given by Mr. Milburn, City Administrator.

Mr. List also stated that the City has \$5,000 allocated for a ground water inventory.

Mr. List indicated that Mayor Marge Stewart volunteered to represent the City for a site selection of a new school facility at the Sherwood School District's request.

PUBLIC HEARING-AMENDMENT TO SECTION 4.15(A) OF THE SHERWOOD ZONING ORDINANCE

Mr. Dugdale presented a brief introduction of the action being considered. Mr. Dugdale stated that the Planning Commission under the Sherwood Zoning Ordinance initiated an amendment to the text of the Sherwood Zoning Ordinance on May 29, 1979. Majority motion.

Mr. Dugdale stated that all of West Division Street and East Division Street currently read 30 feet from center. Which implies that West Division Street and East Division Street are currently residential Collector Streets. The standard for a collector street is 60 feet of right-of-way which would need to be acquired by the City and developed to a pavement standard of 36 feet. So the amendment is to change the additional setback, hence the right-of-way requirement, from a collector's standard of a 30 feet from center to a local street standard of 25 feet from center.

Mr. Dugdale read staff findings presented in the April 10, 1979 staff report.

PROPOSANT TESTIMONY

Mr. Koch, 400 East Division, presented the Planning Commission with a document containing a statement of concern of property owners and residents directly affected by the projected widening and improvement of East Division Street. Also contained is a counter proposal for an alternative "Collector Street." (see attached). Mr. Koch stated that many of the residents on Division Street would lose their ornamental shrubs, trees, driveways, fences, and even in some cases their garage (as shown in pages 4, 5, 6, 7, 8, and 9 of document). Mr. Koch stated that the lose of such property was determined by Mr. Woloschuk and himself using section marker, and several survey markers found on various properties. Mr. Koch also stated they have the signatures of everyone, with the exception of two and they were out of town.

Mr. Woloschuk, 715 S.W. Schamburg Dr., expressed concern on the traffic problems that could be caused if the Planning Commission chose the alternative plan. He stated that if you run a collector street across Pine Street you could in affect be creating an additional collector for Pine Street which at this time is a 40 foot right-of-way.

Mrs. McClellan, 470 East Division, expressed concern about the safety of the people with regards to getting on Division Street in a safe manner when ther will be more traffic and little or no driveway.

Mr. Demings, 845 S. Pine, expressed seeing much concern about the liveability of the area.

Mrs. Clyde Sanders Sr., corner of Division and Pine, stated she did not intend to give up her trees, hedge, and garage.

Mr. Sanders, feeling that the road would never change, asked Mr. Koch what benefit they were going to gain from merely changing the designation. Mr. Koch stated they are concerned with the long term protection of their property.

Mr. Sanders stated that he wanted to impress upon the citizens that even if it is designated a local street there will still be a possibility of the taking of a great extent of property from the citizens who are presently located on Division Street.

Mr. Koch stated that there is a deed at Hillsboro that stated that Division Street can not be regraded at the top.

Mr. Wolchuck wanted to know why a collector street is needed between Hillsonville Road, Sherwood-Tualatin Road and Railroad. Mr. Dugdale stated that a collector will be needed because of expected future traffic volumes in the area.

Mr. Sanders asked if it is possible that we may again change the designation back to a collector. Mr. Dugdale stated it is conceivable. Hearing Closed.

Marsha Taylor moved to recommend to the City Council that section 4.15(A) of the Sherwood Zoning Ordiance #588 be amended to specify additional setbacks on East and West Division Streets be changed from 30 feet to 25 feet. Motion was based on staff findings contained in staff report dated April 10, 1979 except that staff findings #1 and #2 be deleted. Mr. Swenson seconded. Motion carries with Mr. Sanders abstaining.

REQUEST BY LADD ARNOTI FOR APPROVAL OF A PRELIMINARY PLAT FOR DOROTI RIDGE SUBDIVISION

Mr. Dugdale stated that the Planning Commission postponed the request May 1, 1979 by Ladd Arnoti until the following information had been presented to the Planning Commission. 1. Availability of water. 2. Letter from School District. 3. Applicant and Richard and Virginia Myers reach an agreement concerning the right-of-way on East Division Street.

Mr. Dugdale stated that the staff did present a summary report May 15, 1979 based on what information could be gathered. Planning Commission was also presented with a letter from school district at their last meeting. Also verbal assurance was given to Mr. Dugdale that the applicant and Myers have come to an agreement.

Mr. Bryan, representing the applicants Ladd C. and Dorothy Arnoti, presented the Planning Commission with additional information on water supply.

Mr. Bryan stated that based on the additional information he has gathered he does not feel that the city has a current water problem. But he does feel that the city should fill out an application to the state to apply for additional ground water rights.

Mr. List asked Mr. Sanders whether his previous question on the water situation have been answered by the evidence presented. Mr. Sanders stated that all his questions have been answered at this time.

Mr. Sanders moved to put the request by Ladd Arnoti for approval of a preliminary plat for Doroti Ridge back into consideration. Norma Borchert seconded. Motion carried.

Mr. Dugdale asked to dispense with staff report since he's available for questioning and to continue with public testimony.

Mr. Bryan presented the Planning Commission with an optional plan showing the renaming of Roy Street to S.W. Mansfield as requested by the Planning Commission. Mr. Bryan stated that the only change that would occur if Division Street is redesignated to a 50 foot right-of-way is lots 12 and 13 would be 5 feet deeper. (see attached map).

Mr. Dugdale stated that if the City Council does redesignate Division Street as a local street then the "optional plan" with a 50 foot Division Street would be appropriate. But if the City Council opts to keep Division Street as a collector street then the original plat showing a "T" intersection of a 60 foot Division Street with Roy Street should be approved.

Mr. Sanders moved to accept the applicants request for approval of a preliminary optional plat for Doroti Ridge Subdivision. The motion was seconded by Norma Borchert. The motion passed unanimously.

PUBLIC HEARING-REQUEST BY KEITH WHITMORE FOR A ZONE CHANGE FOR A A-1 (AGRI-CULTURE) TO A R-1 PD (LOW DENSITY PLANNED UNIT DEVELOPMENT)

Mr. Dugdale presented the staff report. Mr. Dugdale stated that the staff has added on more requirement which is that the applicant extend the water line to Meinecke Road and put a manhole on Meinecke Road.

Mr. Whitmore stated that the staff report was adequate and that he had nothing more to add.

REBUTAL

Mr. Dugdale read letter presented to him from John J. Gould, Jr., 550 N.W. Shane Ct., who was unable to attend the meeting. Mr. Gould, Jr. expressed concern that thru traffic would not only cause hazards to the children of families in Lee Park, but also make an impression on property values.

Mr. Sasse, 890 N.W. Travis Ct., expressed concern that extending the street through would threaten the safety of the children who play in the street.

Discussion followed on why the street should be extended.

Mr. Dugdale stated that if the street was continued through the fire department and other emergency vehicles would have better access in an emergency situation.

Marsha Taylor moved to approve the request for a zone change and preliminary plat adopting the conditions set by the staff with the exceptions of:

1. That condition #1 of the staff report dated May 14, 1979 be changed to read that the applicant revise the plat to show proposed lots #16 and 17 be merged.
2. That condition #10 be added to recommendations stating that the applicant extend the sewer line to Meinecke Road.

Motion carried unanimously.

Meeting adjourned.

Cheryl L. Henderson
Cheryl Henderson, Secretary