

REGULAR PLANNING COMMISSION MEETING
January 16, 1979

The regular meeting of the Planning Commission was called to order at 7:30 P.M. by Chairman List with members Clyde Sanders, Marsha Taylor, Joe Galbreath, Paul Clayton and Norma Borchers present. Al Swenson was absent.

N. E. INDUSTRIAL TECHNICAL ASSISTANCE PROGRESS REPORT

Bob Corbett, Port of Portland, presented a summary of progress on this study. With a link on the Sherwood-Tualatin Road through Tualatin to I-5 and access to 99W is good for circulation of traffic. Sanitary sewer, water lines and storm drains need to be adequate. They are suggesting 12" lines with 8" loops on the water lines so that if there is a problem, service reduction would be minimal. He estimated total cost of the project at present would be approximately \$3 million but could be done in phases according to priority. There is a planned right of way of 90' on Sherwood-Tualatin Road and Edy Road and that the industrial zone could be serviced.

GENERAL DEVELOPMENT PLAN FOR HIGH DENSITY RESIDENTIAL-COMMERCIAL PUD ON HWY. 99W

Todd Dugdale, Planner, outlined the application and options open to the Planning Commission. The applicant is seeking approval for:

1. An amendment to the Sherwood Zoning Ordinance map changing the present RU-4 (single family residential) to R-3/PD.
2. A general development plan and program including proposed uses access and general site features of Phase I of the proposed four (4) phase development.
3. The general type and inter-relationship of uses in the remaining three phases of the development.

Approval of items #2 and #3 above are contingent on the approval of the zone change. A general development plan and program is subject to review and approval by the Site Review Board in each plan phase.

The staff recommends approval of the zone change, general development plan and program for Phase I and the general type and inter-relationships of the uses in the remaining three phases with the following conditions:

1. That draft covenants addressing property management concerns addressed to the above findings be prepared for review by the Site Review Board.
2. That the site access, street alignment and widths in phases 2-4 conform to the city selected Meinecke Road intersection redesign and north-south extension option in a manner which will minimize direct accesses onto Highway 99W and that access and circulation for those phases not be approved as a part of the concept plan until its relationships to the selected Meinecke Road intersection design and extension option is determined.
3. That the off site water service alignment tie into Well #4 with a 12' line at a crossing point on Highway 99W which will eliminate the necessity for further future water crossings serving the northwest quadrant of the urban growth area.
4. That the project be limited to sewer service via the Upper Tualatin Interceptor when it is complete.

5. That a pedestrian plan be submitted to the Site Review Board which will justify the lack of sidewalks on internal streets and the requested street width exceptions.
6. That the project be limited to 132 dwelling units.

The Public Hearing was opened and Dick Peters, representing the applicant outlined the proposal. This is a 8.67 acre parcel on which the applicant wishes to have a 138 unit residential development with a proposed 5,000 sq. ft. neighborhood commercial building, a 5,000 sq. ft. recreation/day care facility and recreational vehicle storage area. Phase I consists of 42 units; 12 apartment flats, 12 attached garden units and 18 row townhouses. These will be two and three bedroom units and they will be encouraging private ownership with common areas managed and maintained by a Homeowners Association. The commercial area would be owned and leased by the applicant or future purchaser. At present costs they will probably sell for about \$50,000 per DU. On the question regarding sanitary sewer service, a pump station on N. W. 12th Street lateral was mentioned as a possibility. Staff stated that this would not be feasible and that the project be limited to the time when the Upper Tualatin Interception is available for hookups.

Mr. Peters was questioned about impact on schools and fire protection on streets with a width of 24'. He said their engineer has contacted these agencies and has the information but apologized because the engineer did not come to the meeting as he was expected to do.

The Public Hearing was closed and commission members discussed the proposal. Marsha Taylor made a motion for denial of the application on the basis of incomplete information regarding water, sanitary sewer, fire protection and impact on schools. Paul Clayton seconded the motion. The vote was tied with Taylor, Clayton and List voting in favor and Borchers, Galbreath and Sanders opposed. There was discussion with each member stated why they voted as they did.

Taylor moved and Clayton seconded a motion to postpone the decision until the water, sanitary sewer, fire protection and school situations are clarified. The motion passed unanimously and the Public Hearing will continue at Feb. 6 meeting.

SCPAC AND CITY COUNCIL REPRESENTATIVES

List chose to represent the Planning Commission at SCPAC and it was decided to rotate representatives at council meetings. Marsha Taylor will attend the next council meeting. The meeting adjourned.

Gertie
Gertie Hannemann, Secretary