

STAFF REPORT

January 30, 1979

CASE NO: PD-79-01A
SUBJECT: Addendum to the staff report of January 12, 1979 for the General Development Plan and Program for a High Density Residential/Commercial Planned Unit Development.
LOCATION: Highway 99W (2400 ft. southwest of Six Corners)
APPLICANT: REICO Partnership

BACKGROUND: The City staff met with the applicant and the State Highway Department on January 26, 1979 for the purpose of reviewing access and utility provision to the proposed project. Tualatin Fire District and Sherwood School District have also provided the City comments not available at your January 16 meeting. Based on this new information, the staff makes the following supplementary findings and recommendations.

SUPPLEMENTARY FINDINGS

1. Correction to Finding 2.c. "System of Ownership and Management" in the January 12 staff report .
The applicant has indicated that he will lease the recreation/day care facility to a firm which will operate and manage the facility.
2. Supplementing Finding 4, "Adequacy of Services/Service Plans"
 - A. Water: Option #1 providing water service direct from Well #4 via a 12" line under 99W. This option would be the least costly and would provide for future extensions to the area north of the highway. Adequate water service is available by this option.
 - B. Sewer: The interim service option using a tie-in to NW 12th is not feasible. Sewer service can be adequately provided by a tie in with the Sherwood Trunk when the Upper Tualatin Interceptor is completed this year or early next year. The sewer tie-in to the trunk should follow the Cedar Creek tributary north of the project site.
 - C. Drainage: Adequate drainage can be provided along the Cedar Creek tributary to the north of the site.
 - F. Fire Protection: See attached comments from Tualatin Fire District.

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3. Supplementing Finding 5, "Access Circulation and Parking"
Additional consideration of Meinecke Rd. intersection and extension options has resulted in agreement on a restricted range of designs which would achieve City transportation objectives in the area. Adequate access to the site can be provided by the major ingress and egress indicated in the general development plan, restricted temporary use of the proposed southwesterly access and provision for a future tie-in to a north south Meinecke Rd. extension. The City staff, ODOT and the applicant have reached tentative agreement on this approach which would be detailed for Site Review Board consideration.

SUPPLEMENTAL STAFF RECOMMENDATIONS

The following recommendations supplement and amend conditions on recommended approval contained in the staff report dated January 12, 1979.

- ②. Condition "2" be amended to read that site access be provided by the major ingress and egress indicated in the general development plan and restricted temporary use of the proposed southwesterly ingress and egress, and a "stubbed" street which would provide access to the project from a future Meinecke Rd. extension. That site plans be revised to reflect this approach for Site Review Board consideration.
- ③. Condition "3" be amended to read. That water service be provided by means of an oversized 12" main on easements within the City limits connecting the project to City Well No. 4. The City will assist in costs of the oversized boring under Highway 99W.
- ④. Condition 4 be supplemented to read, That the project be limited to sewer service via the Upper Tualatin Interceptor when it is complete, and that sanitary and storm sewer lines follow the Cedar Creek tributary north of the project site and be oversized in order to provide for future service extensions.



TUALATIN RURAL FIRE PROTECTION DISTRICT

P. O. BOX 286 • TUALATIN, OREGON 97062 • PHONE 638-6861 • RUSSELL WASHBURN, CHIEF

January 30, 1979

City of Sherwood
Planning Dept.
Sherwood, Oregon

Att: Todd Dugdale
Subject: Pacific Hwy. Development

Dear Todd:

I have reviewed the preliminary site plans prepared by Zarosinski-Tatone Engineers, Inc. for the above named project which is located on Pacific Hwy. North of Meinecke Rd. The site access, including road width & turning radii are adequate for fire vehicle access. The hydrant locations are also satisfactory. It also appears the Sherwood Planning Dept. and the designer have included sufficient parking so that roadways will not be blocked for fire vehicles.

Due to the large area & large number of buildings involved, this office feels that a second access to the project is very important. The secondary access shown is acceptable. If this is eliminated for any reason, we would ask for a secondary access from some other location. We would also like to see a temporary road provided to prevent the Phase I portion of the project from ending in a long dead-end road.

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

Sincerely yours,


Ken Englee
Deputy Fire Marshal

cc: Ken Meng, PE
Zarosinski-Tatone Engineers, Inc.
3737 SE 8th Ave.
Portland, Oregon 97202



Unified Sewerage Agency of Washington County

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

January 31, 1979



Zarosinski-Tatone
Engineers, Inc.
3737 S.E. 8th Avenue
Portland, OR 97202

Attn: Kenneth Meng

Gentlemen:

As you requested, this letter is confirming our telephone conversation concerning additional hookups to the Glen Eagle Pump Station in Sherwood. The Agency is not allowing further connections to this station at this time.

The latest schedule received from the contractors on the Upper Tualatin Interceptor indicated that construction will be completed in October, 1979. Connections will be allowed as soon as construction is completed on the interceptor.

Very truly yours,

Donald E. Schut
Division Engineer

DES/cb

FEB 1 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

January 30, 1979

Mr. Dean Howard, President
Enviro Investment Corporation
420 Southwest Second Avenue
Lake Oswego, Oregon 97034

Dear Mr. Howard:

This letter is in reply to the possible and/or probable impact of your proposed Sherwood Meadows 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. It will be presented to the Board on February 12. We hope to finalize District plans by the end of this school year.

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.

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.

Thank you for informing me of your 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,

Elvan Pitney, Superintendent

EP:ew

cc: Todd Dugdale, City Planner, City of Sherwood

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

He...ms 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

Sherwood, Oregon

January 30, 1979

Planning Commission Member:

My husband and I own tax lot 1600, which, according to this plan being presented, is scheduled for med. low density, residential development. We feel this is poor planning logic, for this property.

We propose this amendment to the plan; that our property be changed to med. high density, for the following reasons.

Our property is one of the most desirable parcels of land, within the city limits.

This property faces Edy Road, which is one of the better roads in the county, at the present, and future plans call for widening of this road to 90 ft.

Our property should be planned for higher density than neighboring farm land, which requires a building site of at least two acres.

We are served by Sherwood City Water and, in the near future, will be connected to the new sewer line.

We are within walking distance to the new shopping center, and public transportation at Pacific Highway, a short distance from many parcels of land that are planned for office commercial, neighborhood commercial and community commercial.

It is in the best public interest that our property be designated med. high or high density, for residential development, as is all city property, on the opposite side of our road.

We feel that city property, north of Six Corners, and Highway 99 W, deserves the same opportunity for development as other areas of the City of Sherwood. We are city tax-payers, and City residents too.

Thank you,

Lorathy Houston
Byron Houston

APPROVED MINUTES

SPECIAL PLANNING COMMISSION MEETING
January 30, 1979

The meeting was called to order at 7:30 P.M. by Chairman List with members Joe Galbreath, Norma Borchers, Marsha Taylor, Al Swenson and Clyde Sanders attending. Mayor Stewart, Councilman Harper, City Administrator Tad Milburn, City Planner, Todd Dugdale and Asst. Planner Jim Kennedy were also present.

Todd stated that Thayer Rorabaugh of TPM would give a preliminary review of the Transportation Plan and that later the Environmental Resources Plan Element will be presented which will require a Public Hearing.

Mr. Rorabaugh was introduced. He said they are in the preliminary planning at this time but would show what they have done so far and what will follow. Their main goal is utilization of existing roadways, separation of traffic types, traffic safety, pedestrian and bikeways, good circulation of traffic and the financing of all of the above factors. The plan will establish which will be local streets, collectors and arterials so that traffic can be smoothly controlled.

LAND USE ELEMENT OF THE COMPREHENSIVE PLAN: PUBLIC HEARING

Todd said that in the growth management study they have been evaluating the residential mix and densities which should be allowed in areas. It is planned to have five residential zones, four commercial and two industrial. After these are established there will need to be a Zoning Ordinance with standards for each zone. Open spaces and parks system will be allocated in local neighborhood.

The Public Hearing was opened.

Todd explained that this is only one element of the Comprehensive Plan. When all are completed they will need to be overlaid to see how they fit in with all other phases and at that time some adjustment may be necessary. There will be Environmental Resources, the Transportation Element and the Community Facilities and Services Elements to coordinate.

Growth Management came first and is projected to the year 2000, outlines average densities, amount of persons or units per acre, what urban form is to be created, the residential mix of single family, duplexes and apartments. In residential there will be 5 classes, Very Low Density, Low Density, Medium High Density, Medium Low Density and High Density. Commercial will include non-retail, wholesale, retail and general business, neighborhood convenience centers and offices. Industrial will have light and general with stringent regulations and policy goals for each. The Urban Zone will have fairly sparse density. After plans are approved a zoning ordinance will need to be implemented to cover each classification.

Clyde List asked if it was desirable to have residential zoning north of 99W. Todd's answer was that they are trying to hold the line in commercial use north of 99W. The plan is to maximize use of existing facilities before going into new areas. Greenways will absorb a large amount that cannot be built on, but can allow higher density as a trade-off to developer for greenway dedication.

Mrs. Houston read a letter to the Commission in which the Houston's proposed a change of zoning for their property from Medium Low Density to Medium High Density as all property on the opposite side of the road has that zoning.

Clyde List asked if it is in the best interest of the city to have a strip of commercial zoning along the highway. Todd stated that that is where the market is and business will not locate if they do not have access and egress to arterials to stimulate sufficient income to justify their locations. Several people questioned the desirability of making it difficult to make left turns on and off the highway to get to business locations.

Todd said the school district has hired a planner to coordinate their facilities in planning and documenting the need for additional facilities and they now feel indications to show the necessity of building an elementary school within the next 3 years so they will be looking for an appropriate site in the area. City Staff will be working with the school district personnel in planning for the future.

Gene Stewart thought maybe the zoning as proposed is too specific and that more leeway should be allowed to be determined as proposals for development are presented. Todd stated that a mixed-use zoning has been used in some areas but when the plan is submitted it must have a proper mix before the Comprehensive Plan can be approved.

Gene Stewart stated that the county is allowing one to five acre lots to surround the city in the urban area and if this is annexed it could present all sorts of problems. Todd agreed since he felt there would be no way to subdivide these tracts since providing services to scattered houses on larger tracts would be impossible financially.

Marge Stewart questioned having all apartments, condominiums and all high density classifications in one area and thought it might be well to consider distributing them throughout the city.

The Public Hearing was closed.

The meeting adjourned.

Gertie Hannemann
Gertie Hannemann, Secretary