

SPECIAL PLANNING COMMISSION MEETING
February 6, 1979

The meeting was opened at 7:30 by Chairman List. Members present were Clyde Sanders, Al Swenson, Norma Borchers, Joe Galbreath, Paul Clayton and Marsha Taylor.

APRIL MEADOWS III PRELIMINARY CONCEPT FOR PUD BY TRAVPORT, INC.

Todd Dugdale, City Planner, gave a review of the proposal which would include 100 units on a 22.14 acre site with a mix of single family residential on larger lots for less density and smaller lots in higher density. He recommended that the Commission should consider asking that one or two acres to be dedicated for future park or school location. The initial phase could use existing sewer lines and most of the project will require a tie-in to the Onion Flat line. Three separate land use designations could be achieved best by the PUD concept. The preliminary concept review will be the only phase under consideration at this meeting. Impact on schools was covered by a letter from Mr. Pitney, Superintendent of Sherwood Schools stating that they are now planning to build a new school within three years. USGS has stated that there is a sufficient water supply at least until 1985. R. A. Wright consultants are doing a water survey at present.

Dale DeHarpport spoke for Travport, Inc. and outlined the plan as consisting of 53 larger (7 to 10,000 sq. ft.) lots on steeper slopes and 43 smaller (5 to 6,000 sq. ft.) lots along major roadways. The concept includes the use of zero lot lines on the smaller lots, 40' local access streets and a 10' conservation easement on Murdock Road.

The Commission discussed the proposed development. Al Swenson moved to approve the PUD general concept as presented and Joe Galbreath seconded. Six members voted in favor of the motion with one opposed. Motion passed.

REICO INVESTMENTS PUD RESIDENTIAL-COMMERCIAL ON HIGHWAY 99W: PUBLIC HEARING

Dean Howard, President of Reico Investments outlined the proposal which would be a PUD development of a high density residential-commercial development on a 8.67 acre site, one-half mile south of Six Corners on Highway 99W. This would require:

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

Ken Meng, Engineer provided information on utilities. The Tualatin Fire Dist. has given their approval to the general layout as adequate. The sanitary sewer could be hooked into the Upper Tualatin Interceptor. The site drainage naturally follows the uniform slope down to Cedar Creek. Access from Highway 99W is adequate. There is no problem with air quality. Electricity and gas will be provided by Portland General Electric and Northwest Natural Gas.

Paul Clayton asked why the day care center would be leased out when the developer has stated that the units would be individually owned. Mr. Howard said that because of the licensing requirements a day care facility really needs to be run by people who are qualified and meet the State standards for such a center.

Dick Peters spoke on the general layout and pathways. He stated their plan was to keep the project low profile with walkways through the development away from the street used by vehicles. There will be a 25' buffer greenway between the development and the highway. Common areas would include streets, underground utilities, nine play areas and a recreation/day care center which will be maintained by a Homeowners Association. The commercial area would be owned and leased by the applicant or future purchaser. They are reducing their request from 138 to 132 dwelling units.

Mr. Howard passed out copies of a letter from Unified Sewerage Agency regarding the Upper Tualatin Interceptor in which it was indicated that construction would be completed in October, 1979. Mr. Howard felt that this would be in time for hookups for Phase I of the plan. In his summary he asked that the Commission leave Alternative #1 and #2 open for the location of the sanitary sewer hookup and the storm drains. Each of the four phases can be completed within one year and the applicant intends to complete the project within 36 months of approval. A temporary loop would be formed as each phase is completed for circulation of traffic and access for emergency vehicles. There will be a stub-out at the back to go into a Meinecke Road intersection redesign in the future if this is desired.

Chairman List asked for opposition opinions. Howard Handley wanted to know if he would be required to pay for the sewer line to his property. Also he was concerned because of the quick-sand in the creek bottom if there will be children playing in that area. Bob Rogers stated that he did not like the layout of the proposed crossings on Highway 99W. He was told they were proposed by the State Highway Department.

The Public Hearing was closed.

Paul Clayton moved to deny the zone change from RU4 to R3/PD and Marsha Taylor seconded. Voting in favor were Clayton and Taylor; opposed were Galbreath, List, Borchers, Swenson and Sanders. Motion failed.

Al Swenson moved to approve the zone change from RU4 to R-3/PD and Joe Galbreath seconded the motion. In favor of the motion were Galbreath, List, Borchers, Swenson and Sanders; opposed were Clayton and Taylor. Motion passed.

Al Swenson moved to approve the General Development plan for Phase I including proposed uses, access and general site features with an option on sewer connection and storm drain left open and the Site Review Board be instructed to work out restrictions; adding staff recommendations as amended in January 30 addendum as follows:

1. That draft covenants addressing property management concerns addressed to the above findings be prepared for review by the Site Review Board.
2. 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. That the project be limited to sewer service via the Upper Tualatin Interceptor when it is complete and be oversized in order to provide for future service extensions.
4. 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.
5. That the project be limited to 132 dwelling units.

Clyde Sanders seconded the motion. The vote was Borchers, List, Galbreath, Swenson and Sanders in favor and Clayton and Taylor opposed. Motion passed.

Clyde Sanders moved to approve the general type and inter-relationships of uses in the remaining three phases of the development, adopting the staff recommendations as amended in January 30 staff addendum, but excluding the water and sewer restrictions. Voting was 5 in favor and 2 opposed. Motion passed.

The meeting adjourned.

Gertie Hannemann
Gertie Hannemann, Secretary