

AGENDA

1. Approval of minutes of meetings of August 15 and October 3.
2. PUBLIC HEARING - A Planning Commission initiated zone change of territory generally located on the Northeast edge of the city North of Tualatin-Sherwood Road including tax lots 2S 128B:100 (South 39 acres), 300, 301, and 400; 2S 129D:600.

Amendment is to change existing MA-E and MA-2 County Industrial designations to I-1 City Industrial designation.

3. PUBLIC HEARING - A request by H. R. Adams Construction Services for a conditional use permit to build high density multi-family dwellings on Tax Lots 2S 130DD: 1500, 3800, 7800, 8100, 8800, 8900, and Lot 14, Gleneagle.
4. Conditional use permit extension for Mobile Home Park Lot 12 and 13, Block 3, Sherwood Acres for Tillstrom Development Corp.
5. Presentation of petition - Randy Fuehrer, Southeast Neighborhood Association.
6. Set meeting dates for November meetings. Regular workshop meeting date will be election day.



TUALATIN RURAL FIRE PROTECTION DISTRICT

P. O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 638-6861 • RUSSELL WASHBURN, CHIEF

October 17, 1978

Todd Dugdale
City of Sherwood
City Hall
Sherwood, Oregon 97140

Subject: Gleneagle Condominiums, Proposed Site Plan

Dear Todd:

The proposed site plan does not show sufficient fire vehicle access.

Any turns should show a clear space consisting of a path with an outside radius of 50 feet and an inside radius of 26 feet.

The 20' access shown as an easement should be a minimum of 24', however, if adequate provisions were made to ensure that no vehicles would be parked along this 20' wide access, this might then be acceptable. Such provision might consist of additional on-site parking spaces. Adequate parking is a major concern since typically visitors and tenants not finding a parking space will park in such a manner as to leave sufficient access for cars, but not for emergency vehicles.

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

Sincerely yours,

Ken Fuglee
Fire Inspector

KF:dm

October 4, 1978

MEMORANDUM

TO: City Council
FROM: Todd Dugdale, City Planner *TD*
RE: September Planning Department Report

I. COMPREHENSIVE PLANNING

1. Land Use Element
A first draft land use plan and supporting text is being prepared by staff.
2. Environmental Resources Element
Montagne-Bierly Associates has submitted a tentative contract for City review and signing in October. They will begin work on this element in late October and expect completion by mid-December.
3. Transportation Element
TSM has submitted a tentative contract for review and signing. Start date for this work is late October with completion expected by February, 1979.
4. Community Facilities and Services
Water and sewer plan updates will begin as soon as R. A. Wright Engineering submits a contract for review. Tentative start up is late October with completion by January 1979.
5. SCPAC met September 14 and 28. (see minutes attached.)

II. PLANNING ADMINISTRATION

Pending Applications

Site Reviews - S. R. B. October 18

1. Stan Adkins - Office Retail PUD, Sherwood Plaza Annex Site
2. Sherwood Plaza Inc. - Continued Plan revisions on Shopping Center including Shari's Restaurant, Taco Time and Dairy Queen.

Conditional Uses - P.C. October 17
Harley Adams Const. Co. - Gleneagle II Apartments

Zone Change - P. C. October 17
Planning Commission initiated action to rezone recently
annexed MA-E and MA-2 lands to I-1.

III. GRANTS AND PROJECTS

Port Technical Assistance Project:

Work will proceed to complete utility and street layout
options for the N.E. Industrial Area recently annexed.

LCDC GRANTS

77-78 Close out expected this month
78-79 Clearance expected this month for first payment on
9,100 grant

IV. CRAG/LCDC

1. Co-ordination work on a regional solution to the
Tualatin-Sherwood Road corridor problems is proceeding
under CRAG's supervision.
2. Regional Plan Amendments to be considered by CRAG Board
in late October include attached proposal by Tualatin
to reduce their U.G.B. If the Council would like to
take an official position it could be conveyed to CRAG
in time for Board action.

The floor was then turned over to Randy Fuehrer. Randy presented a proposal-petition signed by many residents in the Southeast neighborhood.

In brief, the proposal included recommendations regarding buffers and industrial and residential limitations. Multifamily, Randy noted, should be along the highway not downtown.

However, it was voiced that stripping the highway with multifamily is not desirable.

Gene proposed a commission to represent the park concept. The following chose to be representatives:

Joe Lipska

Marji Paterson

Tom and Myrna Bashaw

Renette Meltebeke

Randy Fuehrer

SCPAC MINUTES
September 28, 1978

Gene Stewart opened the meeting at 7:30 p.m. Minutes of the September 14 meeting were corrected and approved.

Randy Fueher gave an account of recent talks with the owners of the land zoned for mobile homes. In brief, it was reported the owners do not wish to sell or consider alternatives to mobile homes. The commission on the project is deliberating its next action.

What action should be taken was discussed. It was indicated that a community owned park is desired. Legal advice was suggested to see what options are available.

Gene announced that at the next meeting election of officers would take place. Members were encouraged to participate.

Todd then gave a brief explanation of the recently zoned industrial area. Proposals for rezoning the area to City zone designations were then discussed.

The Cochran parcel was discussed first. A commercial designation that would allow for a use such as a gas station, barber shop, or store was suggested for the corner. A R-1 designation with restrictions was suggested for the remaining area of the Cochran parcel.

A PD concept was considered as an option to the R-1 designation. After lengthy discussion, 5 were in favor of a residential PD; 4 preferred the R-1 designation.

Discussion then centered on the rezoning of present MA-2 and MA-E zoned lands in the annexed area. It was proposed that MA-E be redesignated to I-1.

The need of new industrial zone designations was then discussed. The importance of new designations was stressed. Some felt rezoning shouldn't occur until new zones are drafted. However, it was decided that for the interim, present City zoning would have to do.

The final proposal to the Planning Commission is a recommendation to designate the Cochran parcel commercial near the corner and the remaining area residential PD. The present MA-2 designation is recommended to remain MA-2 and the MA-E should be redesignated to I-1. In addition, it was recommended that a light industrial zone be drafted.

Todd concluded the night by briefly explaining recent selections for consultant work.

STAFF REPORT
October 9, 1978

CASE NO: CU-78-07
SUBJECT: CONDITIONAL USE
LOCATION: N. W. GLENEAGLE DR.
APPLICANT: ADAMS CONSTRUCTION SERVICES

I. BASIC FACTS

A. Current zoning is R-3 (High density residential)

B. Parcel data:

Combined parcels 2S 130DD: 8900 (P) 8100: 7800: 3801, 8800; 1500
and Gleneagle Subdivision
Lot 14 = 3.8 acres

C. Existing structures/ uses

Vacant - Includes a portion of existing paved parking area.

Access:

Threë 12' to 20' accesses from a proposed common parking area to
N. W. Gleneagle Drive (50' RW 34' PV)

E. Public services

Water: Existing 6" line on Gleneagle

Sewer: 8" line on Northern border of the proposed project area.
Use of an existing private lift station would be required
prior to completion of the Upper Tualatin Interceptor.

Drainage: Existing storm drain (12" CMP) to Cedar Creek.

II. FINDINGS

A. The applicant seeks a permit to construct 36 condominium units
adjacent to the existing Gleneagle Village.

B. Required findings (Ord. 688 Sec. 6.02 (5) a-f)

ADEQUACY OF SERVICES.

1. Water: Adequate

2. Sewer: The applicant has indicated that he will provide written
certification of the adequacy of the existing private

APPROVED MINUTES

WORKSHOP MEETING OF PLANNING COMMISSION
November 7, 1978

The meeting was called to order at 7:30 P. M. by Marsha Taylor. Members present were Paul Clayton, Clyde List, Norma Borchers, Al Swenson, Lloyd McFall and Jim Bareinger.

GLENEAGLE II

During discussion it was decided that water service is adequate to accommodate the additional units. In regard to sewer service it was felt that the present lift station might be inadequate and should be investigated before approval is recommended. It was decided that since the Fire Dept. has indicated there is not adequate access to property, street width could cause problems.

There was discussion regarding impact on 12th Avenue and Gleneagle Drive to and from the Shopping Center. A traffic count was provided by the developer. Jim Bareinger said that he had contacted the Army Corps of Engineers and was informed that they have not completed their study. The Commission members expressed a concern regarding statements made by various citizens at Public Hearing stating that certain areas were under water at times. It needs to be determined how much of the site is in the flood plain and how this would affect building at this location.

The zoning is in conformity. Al Swenson asked if using piling foundation would indicate weak soil conditions. The answer from staff was that this would make it more firm. Clyde List wanted to know how much additional cost would be involved for policing, schools, pedestrian ways and bike paths.

Lloyd McFall suggested that flood plain information should be verified, adequacy of lift stations, and information on impact on schools be checked out. The staff recommendations included:

1. That there be 4 structures with a total of 24 units.
2. That the proposed southernmost access to N. W. Gleneagle be eliminated, that remaining proposed accesses be widened to a minimum of 25 feet.
3. That the adequacy of the existing lift station for the proposed project be certified by a registered sanitary engineer and approved for use by the Unified Sewerage Agency in the event hookups to the existing system become available.
4. That a legal brief be submitted by the applicant and approved by the City Attorney specifying the limitations, if any, on any site plan imposed by the "Declaration of Unit Ownership" document language.

Members were advised that it would be desirable for one of them to have a motion formulated for the regular business meeting to recommend approval, approval with conditions, or denial. If a denial is recommended it is required that reasons for denial be given.

MOBILE HOME PARK PERMIT EXTENSION

Dugdale informed the Commission that they would need to decide to allow an extension with a definite time for submitting plans for approval; to deny and inform applicant that extension is denied and he would need to re-apply; and if approving an extension decide if extenuating circumstances give valid reason for the extension.

Workshop Meeting of Planning Commission
November 7, 1978
Page 2

VACANCY ON COMMISSION

Marsha Taylor asked that a formal request be made to City Council to fill the position which will be vacated when Lloyd McFall becomes a member of City Council. She will draft a letter to be submitted to Council.

ANNOUNCEMENTS

Todd urged members to attend a special Consultant Orientation meeting November 16, at City Hall with SCPAC, Park Commission, City Council and Site Review Board at which time consultants will have copies of their work programs available and it will also be an opportunity for any questions and to get acquainted with the consultants.

Todd distributed proposed site plans for a preliminary informal review of Enviro Investments, Inc. residential Planned Unit Development for the regular business meeting on November 21.

Al Swenson reported that the Kiwanis and Park Commissions intent is to finish the playground, complete with landscaping before starting on any other projects.

Marsha announced that the Site Review Board has approved the Adkins PUD.

The meeting adjourned at 9:30 P.M.



Gertie Hannemann, Secretary