

JANUARY 23, 1973

PLANNING COMMISSION HEARING FOR ZONE CHANGE BY EQUITY ACQUISITIONS
PROPERTY LOCATED 2S 1 31B (SHERWOOD PACIFIC P. U. D.)

The hearing was opened at 7:30 p.m. by Planning Commission Chairman Huebner. Members present were; Huitt, Edwards, Dickey, Reber, Gruver, Fosner and Mayor Harper. Also present-Councilmen Turner, Parr, and Hartford, Recorder Stewart acting as secretary pro-tem, Mr. Branton, Mr. Latourette, Mr. Coffield representing Equity Acquisitions, Mr. Powell of Robert E. Meyer Engrs. Inc. Reporter Betsy Korb and interested citizens.

Huebner explained the zone change request (from A-1 agricultural to P. U. D.-Planned Unit Development) and also defined the area involved.

Harry Coffield of Mega, Coffield, Kazanjian Inc., Planners of the development, stated that the project would contain 120 units. That there would be access from the Pacific Highway with additional access when area is developed. The units would be condominium apartment type of one, two, three and four units. They are designed in cluster type living areas with open space. The road follows contours. There is trailer and boat storage. The units will be of rough cut cedar or redwood, have cathedral type ceilings and be in the \$22,000-25,000. price range. Two parking spaces per unit is planned. An easement will be given for a future street in the back of the property. The filbert orchard will be used in the landscaping.

Mr. Latourette added that the management will be taken care of by Equity Acquisitions and later sub-let to a management firm.

Donald Branton, President of Acquity Equisitions stated that they owned 2/3 of the project. On site improvements will be put in as developed and off site improvements will be set up by the City as an Improvement District.

Huebner explained that the City has a very strict ordinance on planned unit developments that must be met before this sort of building can be done. Equity Acquisitions has adequately met all steps of the ordinance so far. Mr. Huebner also explained that the Planning Commission does not grant the zone change but recommends to the Council that the zone change be granted or denied.

Bill Berry stated that he opposed the zone change because the developers are trying to acquire property from Salisbury and that the development would not enhance the area.

Charles Gribble asked the the chairman to define the area on the map.

Mr Huitt outlined the area for him.

Ken Hosler asked about highway access. He felt that 120 units would make a great amount of traffic(Mr Branton replied that they had contacted the State and that access would be granted) Mr. Hosler also inquired as to how the drainage would be handled. Mr. Branton stated that a 24 inch storm drain on a 3% grade will handle the drainage. Frontage road for property has been allowed for. Mr. Huebner stated that eventually the main entrance will be from Meinecke Road and from the back of the property.

Bob Salisbury stated that the Pacific Highway is supposed to be limited access and that there must be Federal approval also in addition to the State Highway Department approval. Mr. Latourette said there are no deed restrictions and the State has stated this would be permissable.

Engineer Powell outlined the area of a preliminary plan authorized by the Council for extension of sewer lines. Unified Sewerage Agency will build the line from the Tualatin to a point just South of the present sewer plant. The City would form a sewer assessment district to extend the line from the point where the Unified Sewerage Agency responsibility ended. This would follow Cedar Creek to a point North of Sunset Blvd. then go South East to Sunset and follow Sunset to the outer city limits

to the east. The line will also be extended as far as Middleton ^{when} ~~if~~ required. West Villa Road also needs sewerage for properties in their area. Total cost is estimated to be 350,000. It is hoped that part of this will be Federally funded.

Salisbury asked how soon this sewer line would be built. The answer was two years. In answer to the question as to need of pumping station or would high school pump station handle? Probably no need for pumping station because the main plant will be done in 1975. The high school pump station would not be big enough.

Huebner Where will storm drain go?? This will go North to existing culvert.

Branton stated that the property purchase began one year ago and that they are asking for a zone change now because of the time it takes to get all plans approved.

Parr asked how many families would this area house. The answer was 120 units. They are not designed for families and it will be in the covenant agreements for families only.

Jim Wear Traffic over the hill on Pacific ^{makes} ~~it~~ impossible to walk across the highway from the time one car comes over the hill until it reaches place of crossing. Entry should be planned in another place than where access road is now. He stated he was not against the zone change but is favorable.

Salisbury stated that he opposed the zone change because he was not ~~too~~ happy to see this many people in his back yard and would not want to become part of the city.

Marian Hosler stated that she had opposed the original plan for 85 homes because they were modular homes and were not of a very good quality and that the density had now been increased to 120 and this was worse.

Parr asked if the \$22,000 per unit included the lot. The price does include the lot but only the ground under the unit.

Marian Hosler stated that there were too many units for the amount of space. A member of equity Acquisitions explained that covered area (housing units) covered 2.19 acres, parking-7 acres, roads-1.19 acres, boat storage-.25 acres and open space-11.8 acres and this represents 70% open space.

Mrs. Richen was concerned about being annexed to the City and wondered who would determine this. Also if annexed would she be required to have sewerage for her farm. Mr. Powell stated that the City has the authority to establish a local sewer improvement district, all are notified of a public hearing and invited to be heard. It is up to the Council to determine if it is in the best interest of the people for their health, safety and welfare. It was also stated that it was up to the people to request annexation if they desired. Sewer Improvement Districts may also be set up outside the city limits if it is in the interest of public health. Mrs. Richen was opposed to zone change.

Mr. Dickey asked what guarantee do we have that this will stay an adult community. The answer was that this is set up as an adult community and would not attract families with children. It would be possible for all the owners to vote otherwise but this would be unlikely. Mr. Dickey wondered what type of citizenry this would add to the city.

Mr. Hartford asked why the units had one to three bedrooms if plans are for an adult community. The developers stated that there are no one bedroom units planned and that plans are for two not three.

Jim Wear asked what it would cost him to have the storm sewer across his property and the answer was nothing.

Mr. Whitmore stated that he was against the zone change because the area is too spread out from the City.

Charles Griek stated that he was in favor of the zone change because it will increase the tax base and help to lower taxes by making it possible to develop a greatly undeveloped area.

Ken Hosler stated he was against the zone change because of the density.

Mrs. Gribble opposed the zonexchange because she would like to see the area remain free and uncluttered.

Leo Volk speaking as an interested person who hoped to become a part of the community remarked that the 120 housing units proposed for this 17 acres would be spread over approximately 30 acres under normal R-1 zoning. This Zone Change would create more open space.

Betsy Korb asked how the area would be policed. This would be by the City Police department.

The area has been approved by the Tualatin Rural Fire Protection District.

Dan Reber asked if Stan Adkins had a financial interest in the project. Mr. Latourette stated that he did not but that he was interested in the Sherwood area.

There being no further remarks from the floor, the hearing was adjourned.

PLANNING COMMISSION ACTION ON ZONE CHANGE REQUEST

Planning Commissioner Huebner asked for opinions of the members of the Planning Commission on the zone change.

Dan Reber stated that he was against the change as this should be agricultural.

Glen Huitt was not for nor against but felt this was the best plan that had been presented and it would be the beginning of a good sewer and water extension project.

Wilton Turner felt that the people are interested and the City will not lose a thing. The building can not go ahead until the services are provided. The builders must carry out the plan or the property will revert to the original zoning.

Bob Dickey-legally, there is no way the City can dictate who lives there. Will the City have the funds to finance their needs. There is a problem in getting community involvement now and this plan excludes them from involvement.

Jack Gruver-That kind of community would be less costly to the City and would create less problems. School expences, depending on anticipated legislation, should not enter into the problem.

Glen Huitt-Building is extending into Sherwood from the South and there is a question of the City being in control.

Bob Dickey-If the people are semi-retired and able to have time, they could be a large plus to the City.

Vernon Edwards-likes idea of plan. Less land is used but there is more open space.

Harley Huebner-The trend is to smaller lots so there is less upkeep.

Harper-Easements are needed for sewer and water. Area is isolated and street access might be a problem.

Dickey - Travel will be to the Highway. It was stated that this will be blocked off eventually.

Harper-How about Tualatin Rural Fire District? There is no problem with them.

There being no further questions or remarks, the Chairman entertained a motion for or against the zone change. Huitt moved to recommend to the City Council that the zone change be approved. The motion was seconded by Vernon Edwards.

The Commission was polled and voted as follows: Huitt-yes, Edwards-yes, Dickey-yes, Reber-no, Gruver-yes, Fosner and Harper-non-voting members.

The motion carried.

There being no further business, the meeting was adjourned.

Marjorie Stewart

Marjorie Stewart-Secretary Pro-Tem.