

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 707

AN ORDINANCE ADOPTING FINDINGS WITH RESPECT TO THE APPLICATION OF ENVIRO INVESTMENT CORPORATION FOR APPROVAL OF A CHANGE OF ZONE CLASSIFICATION FROM RU-4 (SINGLE FAMILY RESIDENTIAL, COUNTY ZONING), TO R-3 PD (HIGH DENSITY RESIDENTIAL-PLANNED UNIT DEVELOPMENT, CITY ZONING), WITH RESPECT TO TAX LOT 1000, WASHINGTON COUNTY ASSESSOR'S TAX MAP NUMBER 2S1W30D, AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR SAID LAND PURSUANT TO §3.09 OF THE CITY OF SHERWOOD ZONING ORDINANCE; GRANTING APPROVAL OF SAID APPLICATION, AND FIXING AN EFFECTIVE DATE.

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1: The Council finds that the lands hereinafter described have heretofore been and now are classified RU-4 (Single Family Residential) pursuant to the Washington County Zoning Ordinance, not having been rezoned when annexed to the City of Sherwood. The lands which are subject of the application consist of 8.67 acres and lie 2400 feet southwest of the Six Corners intersection and abut the north side of SW Pacific Highway (99W). The land is presently undeveloped, except for a single family residence and accessory outbuildings. Approval of the application would have the effect of changing the existing zoning to R-3 High Density Residential, and pursuant to §3.09 of the Sherwood Zoning Ordinance, of superimposing a special district over the new zone for this property, thereby permitting, in addition to the uses and development standards permitted in the underlying zone, uses approved by the Planning Commission as consistent with an approved development plan. The standards and criteria by which the application is to be reviewed are set forth in subsection B, 3, a of Section 3.09 and the "Fasanao" criteria. The subject property is more particularly described on Exhibit A hereto attached and by this reference incorporated herein.

Section 2: The Council further finds that pursuant to prescribed procedures, the application for the zone change and planned development classification of said land, was the subject of review and public hearing by the City Planning Commission on February 6, 1979. Subsequent to that hearing and review the Planning Commission voted to recommend that the Council approve the changes in zoning classification on February 26, 1979. The Planning Commission, as a part of that proceeding, approved, subject to conditions, site review and other requirements, the general type and interrelationships of uses for the phased development of the property.

Section 3: The Council further finds that after due and legal notice a public hearing was held on February 28, 1979, before an impartial council, and at said hearing all parties interested were afforded an opportunity to be heard and to present and rebut evidence. At said hearing the Council received in evidence, among other documents and testimony, the City staff report dated January 12, 1979 (marked Exhibit B, attached hereto and incorporated herein), the addendum or supplemental Staff Report dated January 30, 1979, (marked Exhibit C, attached hereto and by this reference incorporated herein), and the Planning Commission recommendation (marked Exhibit D, hereto attached and by this reference incorporated herein).

Section 4: After due consideration of the application, the recommendations of the Planning Commission, the staff report and evidence adduced at the hearing before the Council, the Council makes the following findings:

(a) The application, if allowed, will conform to the comprehensive plan. The application will allow substantial changes in use or development standards from those required by existing zoning, but those changes are justified by the requirements, amenities and benefits obtained by imposition of the development plan. The change applied for conforms with the Comprehensive Plan Policy goals set forth in Ordinance 689.

(b) The proposal is in harmony with the surrounding area. The development plan will make it more harmonious with surrounding property than would development under existing zoning, due to additional controls and requirements of the plan.

(c) There is a public need for the kind and location of the use proposed.

(d) The system of ownership and means of development, preserving and maintaining the open spaces are suitable. The recordation of covenants and restrictions running with the land will assure that plan requirements be carried out with respect to development and that maintenance of the plan features after the property is developed will be provided. These controls, restrictions and covenants will be imposed as a part of the site review and subdivision process required to develop the property.

(e) The first stage, phase 1 of the development can be substantially completed within one year or within any continuation which may be allowed at discretion of the Council pursuant to §3.09, subsection F.

(f) The following portions from the staff report, Exhibit B, are adopted as findings of the Council: Basic Facts 1 through 5, page 2 of 3 of report; Findings 1 through 6, pages 2-7.

(g) Findings of the staff as set forth in the supplemental staff report dated January 30, 1979, are adopted, except supplemental findings 2A, B and C as findings of the Council.

(h) Findings of the Planning Commission as set forth in the Commission's notice of decision dated February 12, 1979, are adopted, with the exception that Council finds the condition number 3 as recommended by the Planning Commission should be deleted. To the extent of any conflict between findings and conditions recommended by the staff and those recommended by the Planning Commission, the Council finds that the Planning Commission findings and recommendations should prevail.

(i) Phase 1 of the planned unit development is approved

subject to site review and recommendation of the Planning Commission and Council recommendations to the Site Review Board. The Council specifically makes the following recommendations with respect to site review for Phase 1 and subsequent phases of the planned unit development:

1. That fencing be considered as a buffer to adjoining single family properties.
2. That 32 foot streets with one side parking or additional off street parking (minimum of two spaces per unit) be considered.
3. That an 8 foot pedestrian bicycle path be considered.
4. That street lights be installed with contracts for power and maintenance such as to not involve the City.

(j) The following conditions to approval are appropriate conditions required to carry out the purposes and objectives of the Planned Development District classification for the subject property:

1. That draft covenants addressing property management concerns addressed in the findings in the staff report dated January 12, 1979 be prepared for review by the Site Review Board. The final draft of the covenants shall be submitted to the City Council for final approval.
2. That site access be provided by the major ingress and egress indicated in the general development plan; restricted temporary use of the proposed south westerly ingress and egress and a stubbed street which would provide access to the project from a future Meinecke Road 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 to provide for any necessary 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 32 units.

Section 5: The lands described on Exhibit A and as indicated on the plat attached to Exhibit A are hereby zoned R-3-PD respectively, for use in accordance with an approved general development plan to be completed and followed as required by Section 3.09 of the Sherwood Zoning Ordinance. This approval is granted subject to the requirements that each of the conditions approved above in Section 4 of this ordinance shall be conditions to this approval including adherence to the covenants to be drafted and approved, which covenants shall ultimately be recorded in the real property records prior to approval of the "Final Plan and Program" as called for by the zoning ordinance, and including adherence to the site plan as finally approved pursuant to the site review procedure.

Section 6: The zoning map is hereby amended with respect to the property described in Exhibit A and the recorder is hereby directed to cause a copy of the plat attached to Exhibit A or other suitable plat to be made indicating thereon the area previously zoned R-U-4 to be now zoned R3-PD, and the recorder shall keep said plat bearing the number of this ordinance on file in the book of zone map amendments, said book being kept and maintained as a part of the permanent records of the City of Sherwood.

Section 7: This ordinance shall become effective on the 31st day after its enactment by the City Council.

PASSED:

By the Council, by Majority vote of all Council members present, after being read by caption three times this 9 day of May, 1979.

Polly Blankenbaker
Polly Blankenbaker
Recorder - City of Sherwood

APPROVED:

By the Mayor this 10 day of May, 1979.

Marjorie Stewart
Marjorie Stewart
Mayor - City of Sherwood

EXHIBIT "A"

A tract of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being a portion of that property described in deed to Lloyd W. McFall and Irene K. McFall, husband and wife, dated August 1, 1955, recorded August 8, 1955 in Book 372, Page 240, Records of Washington County, Oregon, and more particularly described as follows:

Beginning at the point of intersection of the Westerly line of the said McFall tract and the Northwestern right of way of State Highway 99W, as relocated, being a point on 14,253.94 foot radius curve to the left, the radius point of which bears Northwesternly; running thence along said Northwesternly right of way on the arc of said curve (the long chord of which bears North 44°48'58" East 71.50 feet) 71.50 feet; thence North 44°40'21" East 115.50 feet, North 44°13'29" East 283.77 feet, and North 44°05'15" East 407.90 feet to a point that bears South 44°05'15" West 4.70 feet from the P.T. at Engineer's Centerline Station No. 433+03.26; thence North 02°48'45" West 232.59 feet, North 55°20'24" West 128.85 feet, South 52°58'20" West 63.18 feet, South 46°24'35" West 118.52 feet, North 39°30'14" West 200.89 feet, North 79°11'21" West 126.13 feet, and North 80°40'28" West 114.15 feet to a point on the Westerly line of said McFall tract; thence along said Westerly line South 00°15'54" East 1,012.19 feet to the point of beginning.

STAFF REPORT
January 12, 1978

CASE NO: PD-79-01A
SUBJECT: 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
D. Dean Howard, President

DESCRIPTION OF PROPOSED ACTION

The applicant is proposing the development of a high density residential-commercial planned unit development on a 8.67 acre site, one-half mile south of Six Corners on Highway 99W. The proposal includes a variety of multi-family building types, a recreation-day care facility and a small commercial building to be developed in four phases.

Specifically, pursuant to Article III Sec. 3.09 of the Sherwood Zoning Ordinance, 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 for 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.

APPLICABLE STANDARDS FOR REVIEW

A decision to recommend approval of a planned unit development district shall be based on required findings as set forth in Article III Sec. 3.09 of the Sherwood Zoning Ordinance and "Fasano" criteria for zone changes.

SHERWOOD ZONING ORDINANCE ART. III SEC. 3.09:

1. That the proposed development is in substantial conformance with the Comprehensive Plan or elements thereof to the extent adopted.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.
3. That the proposal is in harmony with the surrounding area or its potential future use.

4. That the system of ownership and the means of developing, preserving and maintaining open spaces is suitable.
5. That the approval will have a beneficial effect on the area which could not be achieved under other zoning districts.
6. That the proposed development or stage thereof can be substantially completed within one year.

FASANO CRITERIA (Supplemental to above)

1. That a public need exists for proposed change in land use.
2. That the proposal best serves public need considering other available properties.
3. That public facilities are adequate.

BASIC FACTS

1. Current zoning is RU-4 (single family residential)
2. Parcel data: 2S1 30D:1000 = 8.67 acres
3. Existing structures/uses: 2S1 30D:1000
Single family dwelling and barn
4. Access: Property has approximately 880 feet of frontage on Highway 99W with an existing unrestricted 35 foot state highway access to the existing single family use. Two existing highway cross overs are located in or near the site; one in alignment with the existing driveway access and the other near the southwestern corner of the property.
5. Public Services:
Water: Existing service to the site is by a 2" line crossing under highway 99W and along Meinecke Road to City Well #4. The nearest main (8") is located across highway 99W at City Well #4 approximately 1,000 feet from the site. The next nearest main (6") is located across Highway 99W at its intersection with N. W. 12th Street approximately 1,500 feet from the site.
Sanitary Sewer: There is no existing sewer service to the site. The 24" Sherwood Trunk line runs along the east side of Cedar Creek approximately 250 feet from the site. The trunk will not be available for service to the site until the completion of the Upper Tualatin Interceptor. The nearest lateral is located approximately 1,500 feet across highway 99W near its intersection with N. W. 12th.
Drainage: No existing drainage facilities serve the site. The site drainage naturally follows the site's uniform slope down to Cedar Creek approximately 250 feet from the site.

Electrical Power, Telephone and Public Safety is adequate (See comments attached).

Parks and Recreation: No city parks and recreation facilities are available to the portion of the City north of Highway 99W.

Schools: The development would be served by Sherwood School District 88J. (See comments attached).

FINDINGS

1. Conformance to the Sherwood Zoning Ordinance and the Comprehensive Plan to the extent that it has been adopted.

A. Permitted uses: Proposed residential uses are allowable in the R-3 zone. Non residential uses including a neighborhood commercial building, recreation/day care center, and recreational vehicle storage area is proposed. These non residential uses are permitted upon Planning Commission approval. The nature of commercial uses permitted should be limited by covenant provisions running with the land.

B. Permitted Density: The PD ordinance provides for two options for computing the number of allowable units.

ALTERNATIVE A:

Gross Development Area	377,665 sq. ft.
- Non Residential Areas	76,360 sq. ft.
Net Development Area	301,305 sq. ft.
+ Minimum area per unit in R-3 Zone	3,000 sq. ft./DU
Units allowable on R-3 site	100
+ 10% "PD" allowance	10
Units allowable in R-3/PD	110

ALTERNATIVE B:

Under the second alternative the Planning Commission may specify a number of units in excess of Alternative A if it is found that the proposed development compensates for added units with the features which alleviate density effects. Proposed features such as a large recreation center, vehicle storage area and 54% open space and landscaped areas on the site share the effect of alleviation of the impact of increased density. The applicant proposes to increase units allowable from 110 units(Alternative A) to 138 units. In addition, the Planning Commission is considering a preliminary land use plan

which recommends that the site be designated for densities up to 16 dwelling units per acre. Density computed on the basis of the maximum dwelling units allowed under the preliminary plan recommendation would be as follows:

Gross Development Area	377,665 sq. ft.
- Commercial Area	19,000 sq. ft.
Gross Residential Area	358,665 sq. ft.
Recommended Gross Density	2,723 sq. ft./DU
Units allowable on R-3/PD Site	132

C. Accessory Uses:

Signs A project sign is shown near the proposed main entrance.

Signs are subject to approval at Site Review phase.

Recreational Vehicle Storage A vehicle storage area is shown. This use is subject to approval at Site Review phase.

D. Parking and Loading: (See access circulation and parking below.)

E. Lot dimensions, setbacks, etc. Applicable requirements are met. The proposed plan shows a 25 foot green belt strip on Highway 99W frontage.

F. The plan conforms to the Comprehensive Plan Policy Goals.

2. PUD Design Concept

A. Use-Mix: The applicant proposes 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.

B. Building Design: Three basic concepts are proposed including attached garden apartments, row townhouses and apartments. Variations on these basic concepts are shown. Phase I consists of 42 units; 12 apartment flats; 12 attached garden units and 18 row townhouses.

C. System of Ownership and Management: The applicant proposes to develop all units for owner occupancy with garden units retaining ownership of a small lot and the row townhouses employing a zero lot line concept. Common areas are to be managed and maintained by a Homeowners Association. Common areas include streets, underground utilities, open areas and recreation/day care center. The commercial area would be owned and leased by the applicant or future purchaser.

Covenant provisions should include requirements assuring the maintenance of common areas, architectural compatibility, building upkeep and accessory uses. The applicant indicated he will submit the detailed

covenants at the Site Review phase.

D. Relationship to the neighborhood: The site is essentially isolated from existing urban uses being bounded on the west by an unincorporated vacant parcel, on the north and east by the Cedar Creek greenway. A single family use on the east is buffered by a grove of existing evergreen trees. 20-25' setbacks are proposed along the sites outer periphery. Effects of highway 99W are reduced by a 25 foot landscaped buffer strip and the inter position of non residential uses to buffer residential uses. Good use of existing and proposed landscaping features can assure compatibility with future surrounding uses. Site features are to be reviewed at site review phase.

E. The proposed amenities, size of site, and general site development concept take beneficial advantage of the planned development concept. The site could not be as appropriately developed under other zoning districts. Exceptions from the underlying district standards are warranted based on the amenities provided as a result of unitary design and development.

3. Public need for the kind and location of use proposed: A public need for for a variety of affordable home ownership opportunities exist in the City based on results of a 1978 Housing Survey. The survey indicated that approximately 20% of Sherwood households are paying over twenty-five percent of their incomes for housing. Current multi-family vacancy rates are 2-3% and survey results also indicate that 95% of residents prefer to own their home while 73% currently do. The preliminary land use plan assumes a desired single family multi-family split of 65/35. The current split is 74/26.

The location of site is favorable for multi-family uses considering other available sites due to access, the benefits to be derived by unitary development and existing site features.

4. Adequacy of Services/Service Plans
(Refer to offsite vicinity map)

A. Water: The applicant proposes three options for providing water service; two alignments to Well #4 south of Highway 99W and one alignment using a tie-in to the N. W. 12th Street. Any option would necessarily involve obtaining approval for crossing Highway 99W and provisions for future extensions. The selected option should have the

effect of minimizing the future need to cross Highway 99W with additional service lines.

Option #1 Direct line to Well #4:

The shortest distance is required but the option is dependent on easement acquisition.

Option #2 Via Meinecke Rd. to Well #4:

A longer distance is required but would permit future service line to follow Meinecke Road.

An extra territorial water line extension approval from the boundary commission would be required.

Option #3 To N. W. 12th Street Line:

A long extension of 6" line and a highway crossing is required. Future service extensions would be limited due to size of line.

- B. Sanitary Sewer: The applicant proposes a temporary service option using a pump station to the N. W. 12th Street lateral until the Sherwood Trunk is operational. Approvals of the pump station and highway crossing would be required to determine the feasibility of this interim option. If interim service is not feasible a one to two year delay in project start up must be anticipated.
- C. Drainage: The applicant proposes a storm drain outfall to Cedar Creek via an easement. Natural west to east drainage is favorable.
- D. Internal site security should be addressed by the applicant. Public police protection is adequate.
- E. Parks and Recreation: Amenities proposed including a recreation/day care center, pool and open space will be adequate to serve project needs. The proximity of the greenway proposed for public acquisition would augment recreation availability in the area.
- F. Fire Protection: (See attached fire district findings)
- G. On site solid waste receptacles are indicated.
- H. Preliminary utility system plans are complete and adequate subject to recommended changes.

5. Access, Circulation and Parking

- A. The number of direct accesses to 99W should be minimized. A city decision on a Meinecke Road intersection redesign and north-south extension alignment is necessary before a general access and circulation plan for the site can be finalized and approved.

A two access option has been developed by the applicant in consultation with the State Highway Department. Meinecke Road extension options are crucial to a decision as to the number and location of 99W access points and their design as well as the internal street network, for phases 2-4. The option chosen should conform to the Meinecke Road extension alternative developed by the City.

- B. Parking is shown on a 1.75 spaces per unit basis. Parking would be approved in each planning phase by the Site Review Board.
- C. Internal street circulation is shown with 24' private right of way. An exception to the 50 foot local street standard is requested.
- D. Internal pedestrian circulation is not clearly indicated. A walkway plan should be submitted for site review phase.
- E. A recreational vehicle parking area is proposed.

6. Timing

Each of the four phases can be completed within one year. The applicant intends to complete the project within 36 months of approval.

STAFF RECOMMENDATIONS

The staff recommends approval of the zone change, general development plan and program for Phase 1 and the general type and inter-relationships of the uses in the remaining 3 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 inch 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.

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 recreational day care facility to a firm which will operate and manage the facility.
2. Supplementing Finding 4, "Adequacy of Services, Service Plan."
 - 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.

Jan. 30, 1979

PD-79-01A

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.

1. 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.

2. 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.

3. 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.



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

February 12, 1979

NOTICE OF DECISION

REICO
420 SW. 2nd
Lake Oswego, Oregon 97034

The Planning Commission of the City of Sherwood, Oregon decided to recommend approval of your application for a residential planned unit development on February 6, 1979. The decision was based on the following major findings.

The Commission adopted staff findings contained in the attached staff report dated January 12, 1979 as supplemented and amended by the attached staff report addendum dated January 30, 1979 with the following exceptions. That references to specific recommended water, sewer and storm drainage design options referred to in the addendum report (Supplementary findings 2A, B, and C) be deleted. Specific alignments are to be determined during Site Review with the benefit of the recommendations from the water and sewer system plan study currently underway.

The following conditions were placed on recommended approval of the application .

1. That draft covenants addressing property management concerns addressed in the ~~above~~ findings be prepared for review by the Site Review Board. *Staff* *(in Staff report dated January 12)*
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 provision for future linkage with the Cedar Creek Greenway be made.

EXHIBIT D

Feb. 12, 1979

4. 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.
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.



Clyde List
Chairman
Planning Commission