

CITY OF SHERWOOD

ORDINANCE NO. 86-848

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT (PUD) FOR A MANUFACTURED HOUSING SUBDIVISION AND MULTI-FAMILY HOUSING, ON TAX LOT 1400, WASHINGTON COUNTY ASSESSORS MAP 2S1-33, CONSISTING OF 21.87 ACRES, MORE OR LESS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Sam Gotter and Larry Jackson submitted a PUD Concept Plan, as per Section 3.03.A, Chapter 2, of the Community Development Code, for a combined Manufactured Housing subdivision and Multi-Family Housing development, and the Concept Plan was approved by the Planning Commission on December 5, 1985, with conditions. The Notice of Decision from that action is attached as "Exhibit A" and made a part of this Ordinance; and

WHEREAS, a General Development Plan was subsequently submitted and was subject to a public hearing before the Planning Commission on May 6, 1986. The staff report from that hearing, prepared by Carole W. Connell, Consulting Planner, and dated April 28, 1986, is attached as "Exhibit B" and made a part of this Ordinance; and

WHEREAS, on May 6, 1986 the Planning Commission recommended denial of the General Development Plan on the basis that lot sizes, building setbacks, and street widths were below the minimum standards for the underlying MDRL zoning of the property; and

WHEREAS, the applicant, represented by Richard E. Givens, in correspondence dated May 23, 1986 and June 6, 1986, agreed to certain modifications to the General Development Plan. The May 23 letter included changes increasing lot sizes to meet MDRL minimums; and the inclusion of conventional "stick-built" housing within individual phases, for which all setbacks would meet or exceed minimum standards. The letter of June 6 included changes increasing the width of the two project entrance roads to thirty-four (34) feet; that all housing, both manufactured and conventional, along the northern and southern boundaries of the development would have full rear yard setbacks; that approved storm drainage facilities would be constructed the full distance to Rock Creek, in the first phase of development, including drainage through property not currently owned by the development; and that off-street parking standards would be fully met, including the supplementary requirement for PUDs. These letters are attached as "Exhibits C and D", and made a part of this Ordinance; and

WHEREAS, the City Council received the staff report, application materials, and Planning Commission recommendation for the General Development Plan, and conducted a public hearing on May 28, 1986, and at the close of the public hearing, tabled the matter until June 16, 1986, at which time the Council applied certain other conditions to the development, and directed that an Ordinance approving the "Saxony Hills" PUD be prepared and placed on the Council agenda; and

WHEREAS, on July 9, 1986, the Council received and considered Ordinance 86-848 and its terms and conditions, and in consideration of public testimony, the applicants statements and commitments, both oral and written (oral comments summarized in the minutes of the May 28 and June 16 Council meetings, attached as "Exhibit E and F", and made a part of this Ordinance), and staff reports and testimony;

NOW, THEREFORE THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: Findings. That the four-phase Saxony Hills PUD, as represented on the attached site plan, "Exhibit G", which is made a part of this Ordinance, and the other Exhibits attached to this Ordinance, fully complies with the mandatory findings of fact required by Section 3.04, Chapter 2, of the Community Development Code, provided that all terms and conditions established by Section 2 of this Ordinance are met.

Section 2: Conditions. That the approval of the Saxony Hills PUD, Tax Lot 1400, 2S1-33, is subject to:

1. Full compliance with all Tualatin Rural Fire Protection District requirements, as specified in Exhibit B.
2. The dedication of the area of the development within the 100-year Rock Creek floodplain, consisting of .71 acres, more or less, to the City, with the final floodplain elevation to be determined by data provided by the developer.
3. The dedication of five (5) feet of additional right-of-way for Murdock Road, along the full length of the westerly boundary of the development, and the completion of a half street improvement, including paving, drainage, and sidewalks. Said dedication and improvements may be completed in two phases, coincident with Phase 1 and 2 of the development, with each dedication improvement being carried fully to the development phase line.

4. Execution of a non-remonstrance agreement for any future public improvements within the Murdock Road right-of-way.
5. Payment of a full Parks System Development Charge, less any credits for dedication of the Rock Creek floodplain, as per Section 4.04.B, Chapter 2 of the Community Development Code.
6. Provision of a two and one-half (2 1/2) foot high berm, topped with dense, evergreen vegetation, at least three (3) feet in height and capable of achieving a mature height of six (6) feet or greater, in a fifteen (15) foot wide buffer on private property along Murdock Road. This buffer, berm, and landscaping may be provided in the same phasing sequence as Murdock Road street improvements. Maintenance of the buffer shall be the responsibility of the development.
7. Provision of a six (6) foot high fence, or dense, evergreen vegeta-tion, at least three (3) feet in height and capable of achieving a mature height of six (6) feet or greater, along the northern and southern boundaries of the development. This screening shall be installed at the same time as the construction of the development phase in which it is located. Maintenance of the screening shall be the responsibility of the development.
8. Construction of pedestrian pathways, internal to the development, along substantially the same alignments as shown on Exhibit G. In no event shall construction of the pathways be deferred beyond the completion of the development phases in which they are located. Maintenance of the pathways shall be the responsibility of the development.
9. Submission of separate applications and compliance with the City's site plan review requirements for all phases of the development, Phases 1 through 4. Each phase shall comply with the terms and conditions of this Ordinance and shall meet all criteria and standards of the Community Development Code, except where specifically modified by this approval. The City may judge, and require, that each phase of development substantially conform to, and be physically and functionally consistent with, the other phases of development, regardless of any change of ownership, or other factor.
10. Submission and approval of a binding document of rules, covenants and restrictions, which shall be made part of the final site plan approval of Phase 1 of the development. These covenants shall be recorded, run with the land, and be binding on the entire

development, unless later modified with the consent of the City. The covenants shall include, but are not limited to, any maintenance, construction, restriction, architectural control or other element of the General Development Plan vested in the property owner(s) or succeeding homeowners association. Such covenants shall include any specific terms and conditions included in this Ordinance, any other conditions required for compliance with other City ordinances and standards, or any other conditions that are not inconsistent with the terms of this approval. Additionally, covenants shall specify and guarantee that landscaping is to be installed on individual manufactured home sites at the time of actual construction or installation of dwelling units. In no case shall covenants be required by the City that exceed, nullify or abrogate this Ordinance.

11. Construction of new cut sloping or other alteration of land shall not result in finished cut slopes exceeding one and one-half (1 1/2) feet horizontally by one (1) foot vertically, or finished fill slopes in excess of two (2) feet horizontally by one (1) foot vertically, except as specifically permitted by the City based on evidence supporting the use of other standards, as approved by the City Engineer.
12. Construction of all required public and private improvements within each phase, including those specified by this Ordinance, or otherwise specified by other City ordinances and regulations, coincident with each phase of development, except where otherwise required by this Ordinance. Storm drainage facilities serving the initial phases of development shall be constructed the full distance to Rock Creek, including through property not currently owned by the development.
13. Roadway surfaces for both development entry roads shall be a minimum of thirty-six (36) feet in width from their intersection with Murdock Road to their first intersection with a street internal to the development. Furthermore, the extension of the entry roadway in Phase 1, the northwesterly phase of development, shall be thirty-four (34) feet in width from the first intersection noted above to the third internal intersection shown on the approved site plan. All other roadways shall be a minimum of twenty-eight (28) feet in width.
14. Housing permitted in the development shall not exceed eighty (80) manufactured homes sited on individual subdivided lots and fifty (50) multi-family housing units. Multi-family units shall be located in Phase 3 and 4 of the development, and shall be subject to all

applicable site plan review requirements. Conventional, "stick-built" housing may be sited on any lot approved for manufactured housing, provided that only one form of these two types of housing may be included in any single phase, and that all dimensional requirements of the underlying MDRL zoning are met for any conventional houses constructed in the development.

15. Street names proposed on the preliminary plat of subdivision shall be changed to be other than ones reflecting a "Robin Hood", or "Nottingham Forest" theme. Street names may include other terms that are "Old English" or "Anglo-Saxon" in nature.
16. Sidewalks are permitted on one side of all streets, provided that sidewalk paved widths shall equal or exceed four (4) feet.
17. In addition to buffering, landscaping, and the floodplain dedications required elsewhere in this Ordinance, 5.99 acres, more or less, shall be set aside as open space, as shown on Exhibit G. One-half (1/2) acre, more or less, of this open space shall fulfill the minimum requirements for open space serving multi-family housing, as per Section 4.04.C, Chapter 2, of the Community Development Code. As per Section 4.04.C1b, fifty percent (50%) of this area serving multi-family housing shall be improved for recreational use. The balance of the open space, 4.78 acres, more or less, shall be within the Rock Creek ravine, and shall be retained in a natural state in partial consideration of the modifications to setbacks, uses, and road widths permitted by this Ordinance. Maintenance of all open spaces, except the dedicated floodplain, shall be the responsibility of the development.
18. Setbacks for manufactured homes only may be modified to minimums of ten (10) feet for front yards, ten (10) feet for rear yards, and ten (10) feet for corner lots, except for those lots backing onto the northern and southern boundaries of the development, for which full rear-yard setbacks shall be required.
19. Full compliance with all off-street parking and loading requirements, without modification or reduction, including supplementary requirements for additional parking in PUD's. Both open and covered off-street parking areas illustrated on Exhibit G shall be installed at the same time as construction of the development phase in which they are located.

20. Full compliance of all lots and structures to the minimum area, dimensional height and other requirements of the underlying MDRL zone, without modification or reduction, except as otherwise permitted by this Ordinance.
21. Full compliance with all City engineering and construction standards for streets, utilities and other facilities, except where specifically modified by this Ordinance, provided that the development may include mountable curbing installed to City specifications.
22. Construction in Phase 3 of the development of no fewer than thirteen (13) hard-surface, off-street parking spaces for recreational vehicles, and 1875 square feet, more or less, of enclosed "mini-warehousing" type storage, for the exclusive use of development residents.
23. Full compliance with the specifications and requirements of the Community Development Code, requirements for bonding and other performance or maintenance security, and other applicable City ordinances and regulations, except where specifically modified by this Ordinance.
24. The approval by the Planning Commission of a single preliminary plat of subdivision in conformance to the General Development Plan for all four phases of the Saxony Hills PUD, and subsequent approvals of individual final plats of subdivision, coincident with each phase of development. Final plats shall conform to the preliminary plat and the approved General Development Plan, and meet all other City subdivision requirements, including all standards and requirements for manufactured home subdivisions, Section 4.00, Chapter 3, of the Community Development Code, except where specifically modified by this Ordinance. In no case shall platting approvals by the City exceed, nullify or abrogate this Ordinance.

Section 3: Approval. In consideration of the foregoing terms and conditions, the General Development Plan and Planned Unit Development (PUD) overlay zoning district, for Saxony Hills, Tax Lot 1400, Washington County Assessors Map 2S1-33, consisting of 21.87 acres, more or less, is hereby **APPROVED**.

Section 4: Effective Date. This Ordinance shall become effective thirty (30) days after approval and adoption.

Passed by majority vote of the City Council 9th day of July, 1986.

Approved by the Mayor this 9th day of July, 1986.

Mary L. Tobias
Mary L. Tobias, Mayor
City of Sherwood

Attest:

Polly Blankenbaker
Polly Blankenbaker, Recorder

	<u>AYE</u>	<u>NAY</u>
Tobias	<u>X</u>	<u>---</u>
Oyler	<u>X</u>	<u>---</u>
Berger	<u>X</u>	<u>---</u>
Manderfeld	<u>---</u>	<u>X</u>
<u> </u>	<u>---</u>	<u>---</u>



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

"Exhibit A"
ORD. 86-848

TAX LOT: 1400, 2S 1 33
CASE NO: 2271-27
DATE: 12-11-85

NOTICE OF DECISION

TO: Sam Gotter
12995 S.W. Pacific Hwy.
Tigard, Oregon 97223

The Planning Commission of the City of Sherwood, Oregon decided to approve your application for a P.U.D. Conceptual Plan of Ancient Rocks P.U.D. on December 5, 1985.

The decision was based on the following major findings:

The proposed development complies with the intent of the Sherwood Comprehensive Plan and MDRL zone, and city services are available to the site.

The following conditions were placed on approval of the application:

1. The applicant shall provide accurate information regarding the water surface elevation of Rock Creek floodplain.
2. The applicant shall comply with fire district requirements (attached).
3. The applicant shall dedicate five (5) feet to Murdock Road, and comply with City road improvement standards by agreeing to participate in a nonremonstrance agreement.
4. The applicant shall comply with the City's systems development charge requirement for parks.
5. When the Murdock Road bicycle path location is determined by the City, the applicant may be required to improve their Murdock Road frontage to City bicycle path standards.

Signed

James H. Ray Jr.

Title: City Planning Consultant.

STATUS OF PLAN COMPLIANCE REVIEW:

 Final Action

 X Additional Required Action

Review Body

Date of Meeting

 X Planning Commission

Depends on submittal date

 X City Council

 X Design Review Board



TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601

ANCIENT ROCKS VILLAGE
22100 SW MURDOCK RD WA
WASHINGTON COUNTY
SUB -532-001

December 5, 1985

16092- 1
Insp. Type : RSW

Dear Carol Connel,

This letter is to notify you that a Site Plan Review has been conducted for Ancient Rocks Village in accordance with Uniform Fire Code Article 10 to establish required fire flow, hydrant location and street access for fire apparatus.

Provide an approved water supply capable of supplying required fire flow for fire protection to all premises upon which buildings or portions of buildings are constructed.
UFC 10.301(f)

Provide fire hydrants located so that no part of a R-3 or M structure is in excess of 500 feet from a hydrant.
UFC 10.301(f)

Submit water plans to the Fire District for approval of fire hydrant location and fire flow.

Fire protection access roadways shall not exceed 15% grade.

If you desire a conference regarding this plan review or if you have questions, please feel free to contact me at (503) 682-2601.

Sincerely,

Gene Birchill
Fire Prevention Bureau



TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601

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Sincerely,

Gene Birchill
Fire Prevention Bureau

" EXHIBIT B"
ORD. 86-848

STAFF REPORT

TO: City of Sherwood
Planning Commission & City Council

DATE TYPED: April 28, 1986

FROM: Carole W. Connell, Consulting City Planner **FILE NO:** 2271-27
Benkendorf & Associates

SUBJECT: Approval Request for a General Development Plan for Saxony Hills PUD
(Ancient Rocks Village Renamed), a Residential Development
Incorporating 83 Mobile Home Lots and 50 Apartments

I. PROPOSAL DATA

Applicant: Sam Gotter and Lawrence Jackson
12995 S.W. Pacific Highway
Tigard, Oregon 97223
639-1111

Owner: Same as above

Representative: Givens, Talbot & Associates, Inc.
15800 S.W. Boones Ferry Road #103
Lake Oswego, Oregon 97034

Location: 21.87 acres on the east side of S.W. Murdock Road; Map 2S-1-33,
Tax Lot 1400.

II. BACKGROUND DATA

The Conceptual Plan for Ancient Rocks Village, renamed Saxony Hills, was approved by the Planning Commission on December 5, 1985. The proposed General Development Plan has the following revisions:

- A. There are 83 proposed mobile home lots versus the original 81 lots.
- B. The multi-family units are clustered together on the east side of the parcel, rather than the original plan locating 12 units and a meeting room near the development entry.
- C. The interior street plan has changed slightly to accommodate the mobile home units in the northwest corner of the parcel.

III. SHERWOOD COMMUNITY PLAN AND CODE PROVISIONS

- A. Sherwood Community Comprehensive Plan
- B. Sherwood Community Development Code
 1. Chapter 2, Sections 4.05 and 7.00 Public Notice Requirements
 2. Chapter 2, Section 2.08 Medium-Density Residential Low, (MDRL) Planning Designation Area
 3. Chapter 2, Sections 3.00, 3.04, 3.05 and 3.06 Planned Unit Development
 4. Chapter 3, Section 4.00 Manufactured Housing Subdivision Supplementary Regulations

IV. P.U.D. REQUIREMENTS

- A. The purpose of a residential PUD is to accommodate creative and imaginative development that achieves efficiency in the use of land, energy and natural resources, and facilitates the development of difficult parcels suitable for residential use by virtue of topography or natural landscape features. Further, it is the purpose of these regulations:
 1. To permit in a PUD a variety of dwelling types, including single-family, two-family, and multi-family dwellings such as townhouses, garden

apartments and high-rise types, at the maximum density permitted in the primary planning designation area within which the PUD is proposed.

2. To permit the flexible spacing of lots and buildings in order to encourage:
 - a. The separation of pedestrian and vehicular circulation.
 - b. The conservation of natural amenities of the landscape.
 - c. The provision of readily accessible open space.
 - d. The creation of functional and interesting residential areas.
 - e. The provision of a necessary complement of community facilities.
- B. The required findings of fact to be made by the Planning Commission and City Council in approving a PUD are as follows:
1. That the proposed development is in substantial conformance with the Comprehensive Plan for the city.
 2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program.
 3. That the proposal is in harmony with the surrounding area or its potential future use, and incorporates unified or internally compatible architectural treatment.
 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 the primary planning designation area.
 6. That the proposed development, or a unit thereof, can be substantially completed within one year from date of approval.
 7. That adequate public facilities and services are available or are proposed to be made available in the construction of the project.
 8. That the general objectives of the PUD district and the applicable objectives of the various categories of planned development have been met.

A response to the required findings and purpose of the PUD are in the following section.

V. FINDINGS OF FACT

- A. The applicant is requesting approval of a PUD General Development Plan for Saxony Hills on 21.87 acres and including 83 mobile home subdivision lots and 50 multi-family dwelling units.
- B. A PUD Conceptual Plan was approved by the Planning Commission on December 5, 1986. Modifications to that plan include two (2) additional mobile home lots, relocation of several apartment units and a modified street plan.
- C. The subject property is zoned Medium-Density Residential Low (MDRL), in which a PUD is a permitted use.
- D. The Sherwood Comprehensive Plan policies were reviewed during the Conceptual Plan approval request, and findings were incorporated into the Staff Report dated November 26, 1985.
- E. The purpose of a General Development Plan review is to allow the Planning Commission to hold a public hearing and then make a recommendation to the City Council, which will also hold a public hearing, and make the final decision.
- F. The following is a response to the residential PUD purpose and the required findings of fact:
 - 1. The proposal incorporates two dwelling types: 83 single-family mobile homes and 50 multi-family garden apartments that are within the allowed maximum density of 176 dwelling units for the 22-acre parcel.
 - 2. Pedestrian and vehicular circulation have been separated to some extent. Two pedestrian pathways are proposed in Phase 3 and a sidewalk will be constructed on one side of all streets.

3. The steeply sloped and wooded area on the east side of the property which covers about 6 acres is a natural amenity and has been preserved as open space with a planned pathway.
4. The proposed pathway allows use of the steeply sloping open area. The open area also provides a natural buffer and an aesthetic view to the east. The open area is part of the Rock Creek drainage swale, but is not a part of the defined greenway.
5. The proposed plan is functional in its maximum use of space and interesting in its mixture of housing types and provision of open spaces.
6. As described in the Conceptual Plan Staff Report dated November 26, 1985, essential public services, including sewer, water and streets, are available to the site.
7. As indicated in the Conceptual Plan Staff Report, the proposed plan is in conformance with the Sherwood Comprehensive Plan for the following reasons:
 - a. The Plan encourages a variety of housing styles at higher densities and affordable prices.
 - b. The Plan allows mobile housing to comprise up to 25% of the total dwelling units. Based on the proposal and a 1985 city inventory of residential units, there will be 1,238 dwelling units of which 266, or 21.5% are mobile homes.
 - c. The proposed plan is compatible with the existing and planned residential use of the area.
8. Proposed exceptions to the standards of the MDRL zone are as follows:
 - a. Lot sizes vary in size from 4,250 to 8,500 square feet. The average lot size is 5,330 sq. ft. The minimum lot size of the MDRL zone is 5,000 square feet.
 - b. Interior lots are generally smaller than exterior lots. The applicant requests that building setbacks on interior lots be varied from the standard as follows:

	Required	Proposed
Front	20 ft.	10 ft.
Rear	20 ft.	10 ft.
Street side	15 ft.	10 ft.

9. The purpose of a PUD is to allow for a variance of dimensional standards, lot sizes and land uses in order to develop at the allowed density, but where topographic constraints may prohibit the conventional style of housing development. The subject site is restricted by the adjoining Rock Creek drainage swale. The smallest parcels proposed will require a variance from the standard setbacks in order to accommodate a typical double-wide mobile home. The topography restricts conventional home and mobile home placement, and can better accommodate apartment construction. The proposal includes the amenities of a pedestrian pathway system, RV and mini-storage units.
10. The proposal is generally in harmony with the surrounding, existing and planned residential uses. There are currently no apartments in the immediate vicinity and there is a mobile home subdivision at the intersection of Murdock and Oregon Avenues. Land to the north and west is also zoned MDRL. Land to the south is zoned LDR and land to the east is outside the UGB.
11. The system of ownership is such that the mobile home lots can be sold or leased from the overall owners of the property. The project phasing plan implies that phases may be sold to separate individuals. There is no proposed method of developing and maintaining the open space area or the pathway system.
12. The proposed development will help relieve a current shortage in mobile home sites in Washington County that could not otherwise be available for lease in the MDRL zone. Further, the MDRL zone does not permit apartment units, or the planned mixed use of apartments and mobile home spaces. The current (April 1986) housing mix of single-family/multi-family residential uses is an estimated 1,134/218, or 81/19%. The

Comprehensive Plan encourages an overall target mix of 65/35%. The proposed apartments contribute towards reaching that goal.

13. The project is planned to be completed in four phases. Phase One is planned to be completed within the first year. There is no guarantee that all four phases will be completed. Both Phases One and Two are strictly mobile home sites. The apartments and amenities are a part of Phases Three and Four.
 14. There are adequate public services available to the site.
 15. The general objectives of the residential PUD district have been met.
- G. The mobile housing subdivision regulations require conformance with the minimum standards of the underlying zone. The PUD standards subsequently supercede the underlying zone and become the basis for development standards. There are, in addition, required unit dimensions, structural and installation requirements for mobile homes that must be met.
- H. The Tualatin Fire District, Sherwood School District and Washington County have been notified of this proposal. The Fire District requirements are attached. Washington County and the School District had no comment.
- I. The site is on the eastern edge of the Sherwood UGB. The terrain is uneven with slopes ranging from 10 to over 25%. Existing land use includes a single-family residence, a garage, several outbuildings, a small orchard and some pasture. The eastern portion of the site is forested with a mixture of evergreen and deciduous trees.
- J. A 12-inch water main exists along the frontage of the site. Sanitary sewer is 200 feet north, which must be extended to the site. A developed storm sewer system is not available to the site. Drainage will occur naturally into Rock Creek through planned outlets from the project.

- K. Murdock Road, a designated minor arterial street, provides access to the site where there will be two access roads into the development. Murdock intersects with Oregon Street to the north and Wilsonville Road to the south. A portion of Murdock south of the project is not paved. However, Murdock Road is paved 28 feet wide along the site frontage. To meet the minor arterial standard, 48 feet of pavement in a 70 foot right-of-way is required. Therefore, 5 feet of additional right-of-way from the site must be dedicated for Murdock Road. In addition, Murdock Road along the site's frontage, is paved to a half-street standard. An additional ten feet of paving, a curb and sidewalk improvements are required to meet City standards.
- L. There are two proposed accesses onto Murdock Rd. The northern access aligns with the future extension of Willamette Street.
- M. A Traffic Analysis by Robert Keech, P.E., Inc. was prepared for this project. The proposed site data indicates that the completed project will generate 714 trips per day. At the intersections of the project and Murdock Road, the level of service is estimated to remain at A (little or no delay). At the intersection of Murdock and Oregon, there will be a level of service B (short traffic delays). Level of service ranges from A to F, F being Failure and extreme congestion. Based on the analysis, the project will not detrimentally affect traffic in this area.
- N. Internal streets are proposed to be privately maintained.
- O. There are no identified future park sites on the site. The Greenway Visual Corridor does not include any of the subject site. A bicycle path is planned on Murdock, probably on the opposite side of the street from the project.
- P. Of the 21.8-acre site, 5.7 acres, or 27% are to be designated open space. This area, which is the western slopes of Rock Creek, is steep and wooded.

Q. Section 4.040 of the Code requires a landscaped visual corridor setback from Murdock of 15 feet. The applicant has complied with the requirement.

R. In summary, the proposed modifications to the underlying MDRL zone standards are as follows:

1. The use of private internal streets that are narrower than required and have sidewalks on one side.

	Required	Proposed
ROW	48 ft.	35 ft.
Paving	34 ft.	28 ft.
Cul-de-Sac Radius	50 ft.	40 ft.

2. Modification of building setbacks.

	Required	Proposed
Front	20 ft.	10 ft.
Rear	20 ft.	10 ft.
Street Side	15 ft.	10 ft.

3. Reduction of lot size.

	Required	Proposed
MDRL Single-Family	5,000 sq. ft.	4,250-4,950 on 28 lots
MDRH Multi-Family	161,600 sq. ft.	113,500 for 50 units

S. The proposed modification of the above standards results in the following benefits:

1. Twenty-seven percent (27%) of the site is open space and preserves the steep slopes and vegetation of the eastern portion of the site.
2. A pedestrian pathway system is planned.
3. A unique blend of housing opportunities is provided.

VI. CONCLUSION AND RECOMMENDATION

Based on the Background Data, the Comprehensive Plan Policies, the Community Development Code, the Findings of Fact and the Conceptual Plan approval of this project by the Planning Commission, staff recommends approval of the proposal, subject to the following conditions:

1. The applicant shall comply with the attached Tualatin Fire District requirements.
2. The applicant shall provide accurate information regarding the water surface level of the Rock Creek floodplain in this area.
3. The applicant shall dedicate five (5) feet of right-of-way to Murdock Road, ten feet of pavement, curbs and sidewalks to City standards the width of the site. The applicant shall also agree to participate in a non-remonstrance agreement for any future public improvements.
4. The applicant shall comply with the City's systems development charge requirement for parks.
5. The applicant shall provide a 6 foot high fence or vegetative screening on the north and south sides of the site. *in conjunction w/ phase 1 + 2.*
6. The landscape buffer along Murdock Road shall be completed as a part of Phase One.
7. The pedestrian pathway shall be built within six months from completion of Phase One or be guaranteed by a bond until it is built. A method for maintenance shall be developed and approved by the City.
8. There shall be a single, consistent and attractive plan *complementary plan for each phase of the* for all of the apartment units, ~~despite phasing and ownership.~~ *to be reviewed by the*
Planning Com.

9. There shall be an approved method of road maintenance and on-street parking requirements.
10. Unless physical conditions demonstrate the propriety of other standards, cut slopes shall not exceed one and one-half feet horizontally to one foot vertically, and fill slopes shall not exceed two feet horizontally to one foot vertically.
11. A final subdivision plat shall be submitted and approved by the City in accordance with Chapter 3 of the Community Development Code. Site plan review can occur at the same time. Each phase shall receive site plan approval.



TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601

SAXONY HILLS
22700 SW MURDOCK RD WA
WASHINGTON COUNTY
SITE -541-002

April 17, 1986
17550- 1
Insp. Type : RSW

Dear Sherwood Planning Dept. ,

This letter is to notify you that a Site Plan Review has been conducted for Saxony Hills in accordance with Uniform Fire Code Article 10 to establish required fire flow, hydrant location and street access for fire apparatus.

Dead-end Fire Department access roads that exceed 150 feet shall be extended and connected to other access roadways (streets) or be provided with a turn-around that is approved by the Fire Department. UFC 10.207(a)

Turning radius in Fire Department access roadway(s) shall be not less than 30 feet inside and 52 feet outside. UFC 10.207(a)

Grade slopes of access road, streets and driveways shall not exceed 15 percent. UFC 10.207(g)

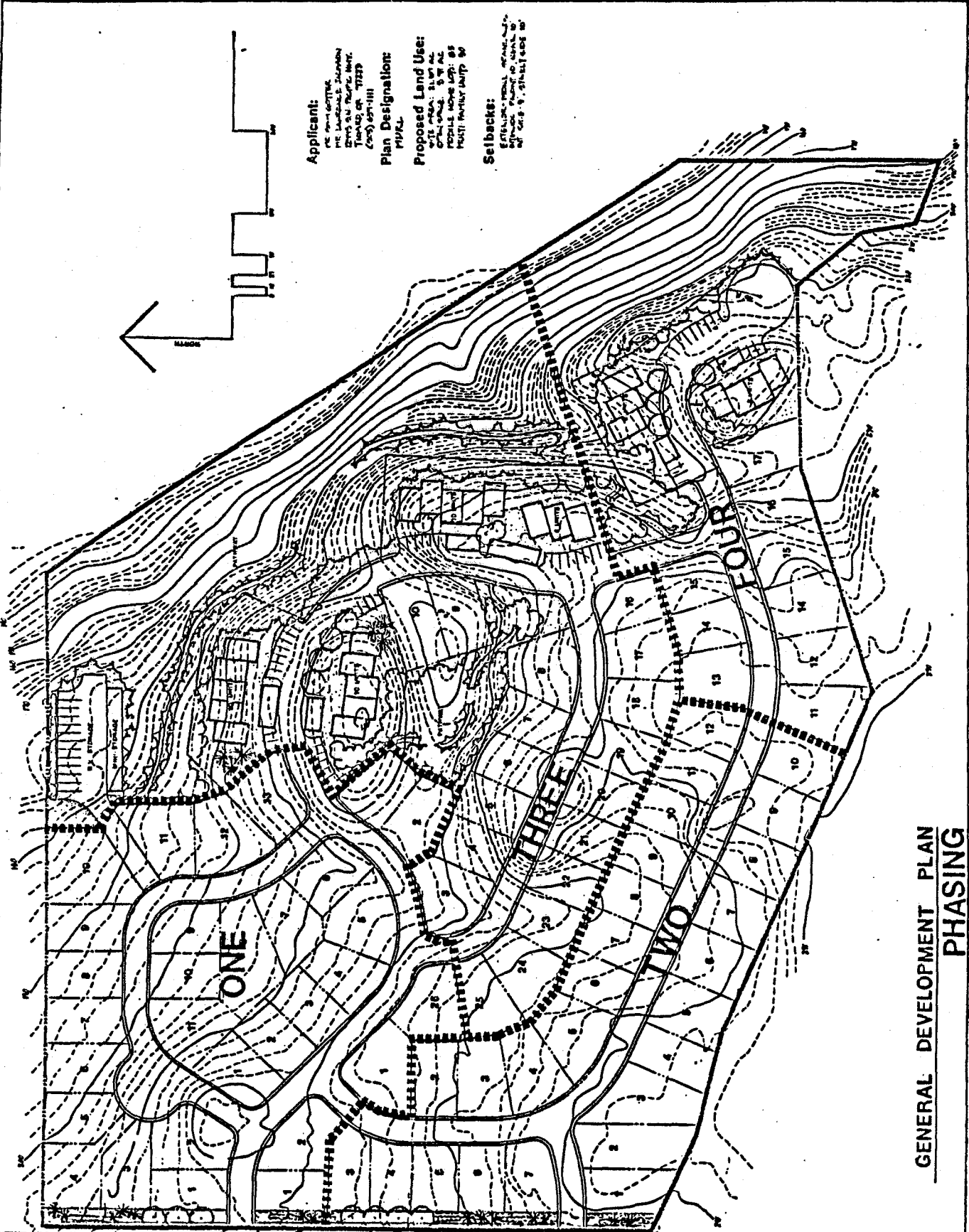
Provide fire hydrant locations so that no part of a single-family residential building is more than 500 feet from a hydrant. Multi-family building and commercial buildings shall not be further than 250 feet from a fire hydrant. UFC 10.301

Approval of submitted plans is not an approval of omissions or oversights by this office or of non-compliance with any applicable regulations of local government.

If you desire a conference regarding this plan review or if you have questions, please feel free to contact me at (503) 682-2601.

Sincerely,

Marie Williams
Fire Prevention Bureau



Applicant:
 THE SONY CENTER
 THE LANDSCAPE ARCHITECT
 GIVENS-TALBOT ASSOCIATES, INC.
 15005 8th Avenue Ferry Rd. Suite 103
 Lake Oswego, Oregon 97034

Plan Designation:
 R100L

Proposed Land Use:
 OFFICE BLDG. 51,000 S.F.
 OFFICE BLDG. 50,000 S.F.
 OFFICE BLDG. 50,000 S.F.
 OFFICE BLDG. 50,000 S.F.

Setbacks:
 5' SIDE SETBACK
 10' FRONT SETBACK
 10' REAR SETBACK

GENERAL DEVELOPMENT PLAN
 PHASING

MUNROCK ROAD

LANDSCAPE ARCHITECT

GIVENS . TALBOT . ASSOCIATES . INC.
LANDSCAPE ARCHITECTS AND PLANNERS

May 23, 1986

Mr. Jim Rapp
City of Sherwood
P.O. Box 167
Sherwood, Oregon 97140

"Exhibit C"
ORD. 86-848

RE: Saxony Hills P.U.D.

Dear Jim:

Based upon Planning Commission comments at the public hearing on the proposed Saxony Hills P.U.D., we are submitting a revised site plan for the development. This plan shows three less lots than were depicted on the original submittal. The elimination of these lots permits all lots to be at least 5,000 Sq. Ft. in area on the revised lot layout.

With the provision of larger lot sizes on the revised plan, it seems reasonable that "stick built" single family homes could be located in some portions of this project. We are, therefore, requesting that our application be revised to permit either mobile homes or "stick built" units to be placed within individual phases of the project. Phase I is intended at this point to include mobile home units, however, depending upon market conditions, we would like the flexibility to install conventional housing in any of individual phase. Housing types would not be mixed within any single phase of the project.

With the exception of the changes discussed above, the rest of the project remains unchanged. Private roadways are still proposed in order to provide greater access control for security purposes and to reduce roadway areas in order to maintain open spaces. Flexible setback provisions are still proposed for the mobile home units, as permitted by the P.U.D. process. These setbacks are needed because mobile homes are rather inflexible in configuration in comparison with conventional homes. Setbacks for "stick built" units would conform to the standards of the MDRL designation area.

Thank you for your consideration of these changes. If you have any questions regarding this letter or the proposed changes, please give me a call.

Sincerely yours,


Richard Givens

cc: Sam Gotter

GIVENS . TALBOT . ASSOCIATES . INC.
LANDSCAPE ARCHITECTS AND PLANNERS

June 6, 1986

Mayor Mary Tobias and
Members of the City Council
City of Sherwood
P.O. Box 167
Sherwood, Oregon 97140

"Exhibit D"
ORD. 86-848

RE: Saxony Hills P.U.D. Development Requirements

Dear Mayor Tobias and Councilmembers:

At the conclusion of the public hearing on the General Development Plan for the Saxony Hills PUD, the Council directed the applicant to respond to the unresolved issues relating to the development requirements for the Saxony Hills PUD. This letter will address those issues which we perceive as being unresolved at this time.

1. Street Standards:

The private street system proposed in the original application shows a street 28 in feet width, with mountable curbs, and a three foot sidewalk on one side of the street (see typical street section on Utility Plan). This plan was based upon our perception that the street system is a closed network which serves the Saxony Hills neighborhood only and which will not be extended to adjoining undeveloped properties. On-street parking would be limited to one side of the street, ensuring a minimum of 20 feet of road surface for two traffic lanes. Given the amount of traffic to be generated by this development, the proposed roadway is a reasonable street standard.

Because of public testimony regarding street widths and the concerns expressed by some Councilmembers regarding these widths, we would suggest modifying this proposal, as was discussed in our testimony, to widen the entry streets to 34 feet of paving. In the case of Robin Hood Drive, we would propose that this width be used from the Murdock Road intersection to Little John Drive. The southern entry would be widened to the Friar Tuck intersection. This widening would provide a more spacious feeling at the entryways to the site and would provide more road surface at the points where site traffic is the heaviest.

We would still prefer to limit the use of sidewalks to one side of the street. Traffic volumes in the project will be low due to the fact there is no through traffic. Sidewalks on one side of the road will be adequate to meet pedestrian needs.

The use of mountable curbs is also still preferred by the applicants. These curbs are used in many jurisdictions and provide good storm drainage control. The mountable curbs have the advantage of permitting driveways to be installed at any point along the street without the removal of curbing to install a driveway approach.

2. Setbacks:

The proposal for setbacks in our application calls for exterior yards to be the same as the MDRL district standards. This would require rear yards of 20 feet for all lots in Block 4 and for those lots along the northern property line.

Interior setbacks would be as follows: Ten feet front and rear yards, maintain 5' side yards as set by the MDRL district, except reduce 15' side yard requirement adjacent to street on corner lots to 10'. These modifications would not apply to the "stick built" units which may be built in any given phase of the project. Such units would use the underlying MDRL standards. The modification of setbacks is necessary because of the relative inflexibility of mobile home configuration as compared with conventional housing and because of steep slopes in the apartment areas.

3. Storm Drainage:

The applicants propose to provide storm sewer from the project directly to Rock Creek, and not merely to let the water go at the top of the bank. Mr. Gotter has discussed obtaining an easement for this purpose with the owner of the adjoining property to the east. Concern was also expressed that the storm sewer from the first phase of the project might not provide for connection to the creek and that water might be released from this phase onto the ground until subsequent phases are built. Phase I, however, is at the low end of the site. Connection will be provided to Rock Creek in the first phase of the project.

4. Height of Berm:

Some concern was expressed regarding the proposed 2 1/2 foot high berm along the project frontage. It should be noted that a dense planting of Photinia is proposed for the top of this berm and that the combined height will provide good screening from the street. Murdock Road is not a high traffic street and the proposed buffering is adequate for the site. A higher berm would have the affect of appearing to wall the site in.

5. Murdock Road Improvements:

We propose to phase improvements to road frontage in accordance with the phasing of the project. The improvements will be completed in the first two phases of the development. The northern portion of the street will be improved in Phase I.

This is appropriate in consideration of the fact that the traffic from the site will almost exclusively be headed to the north towards Oregon Street.

6. Storage Buildings on Individual Lots:

Concern was expressed that storage buildings should be provided on mobile home lots. Although such lots will be in individual ownership, in order to ensure that adequate outdoor storage is provided, the applicants propose to include in the restrictive covenants of the project a requirement for a storage unit to be constructed within 6 months of occupancy unless a garage is built on the lot. Specifications for the design of this storage structure will be presented in the Design Review application for the first phase.

7. Off-street parking.

Since the date of the hearing an additional issue has been raised by Jim Rapp regarding a requirement in Development Code for 1/2 off-street parking space per unit for guest parking in PUD's. Although it is not clear why extra parking is more necessary in a PUD than in any other residential development, we are submitting a site plan with modifications marked in red showing extra guest parking for the apartment areas. Most mobile home driveways shown on the rendering we submitted were long enough to provide for 3 cars. We would like to maintain the option to resubmit a modified plan at the time of Design Review for additional guest parking to be provided in other areas of the site so that driveways could be reduced to two cars for most units.

I hope this letter addresses all of the concerns of the Council regarding this project. We will be available at your meeting on June 11 to address any questions you may have.

Sincerely yours,


Richard Givens

cc: Sam Gotter

City of Sherwood
Regular City Council Meeting

May 28, 1986

Synhibit E
Ord. 86-848

1. Call to Order

The regularly scheduled meeting of the City Council was called to order by Mayor Mary Tobias.

2. Roll Call

The City Recorder called the roll. Council members Norma Oyler, Bill Manderfeld, and Carl Burger were present. City Staff members present were City Manager Jim Rapp, Finance and Administrative Services Director Polly Blankenbaker, Chief of Police Larry Laws, Director of Public Works Tad Milburn and City Attorney Derryck Dittmann.

3. Announcements and Correspondence

The Planning Commission and Park Board will hold a joint meeting on June 4 at 7:30 p.m. to discuss the Greenway/floodplain policy.

Mr. Manderfeld noted that he will be late for the next City Council meeting.

The Budget Committee will have a meeting on June 2 at 8:00 p.m. A City Council workshop is scheduled for 6:00 p.m., June 11, 1986 to review the personnel rules and update the Council on the progress of the 99W waterline.

4. Oral Communications

Mayor Tobias explained this was the time when anyone can bring up an issue that is not on the public agenda. No one had any additional items to bring up.

. Consent Agenda

Mayor Tobias called for a motion to adopt the consent agenda. Mr. Manderfeld moved and Norma Oyler seconded.

- a. Resolution 86-346, A resolution authorizing the transfer of Appropriations within the General Fund, Water Fund, and Storm Drain Fund.
- b. Resolution 86-347, Resolution certifying Municipal Services
- c. Railroad crossing gates - Oregon Street - It was noted that the Southern Pacific railroad was paying \$85,000 of the \$90,000 cost of putting up the railroad crossing gates.

The Consent Agenda was approved unanimously.

6. Old Business

Nothing on the agenda.

7. New Business

a. Public Hearing - Saxony Hills PUD - Mayor Tobias outlined the format which would be used during the hearing. Jim Rapp, City Manager, will give an overview of the issue following by proponent testimony, opponent testimony and then proponent rebuttal.

Jim Rapp - The Saxony Hills PUD idea first came to the City 18 months ago. The applicant asked whether mobile home parks were allowed in the MDRL zone or could be allowed by the PUD process. The net result was Council determination that mobile home parks were not acceptable but a mobile home subdivision would be acceptable. The concept plan was presented and approved by the Planning Commission. The applicant came back for the second stage in the PUD process at which time the Planning Commission recommended denial. In the third stage the PUD comes automatically to the City Council as the Planning Commission is not the final authority. It then will go back to the Planning Commission for design review if approved by the City Council.

Mr. Rapp stated that this was an unusual case because in most cases after the first stage has been approved, the second stage is approved. However in this instance the Planning Commission had new members and they elected not to approve the second stage. He stated that he believed the City Council had 3 options:

1. Deny - with expressed findings of fact.
2. Refer the applicant back to the Planning Commission. The applicant has made some changes which were recommended by the Planning Commission. Lot sizes have been increased to 5,000 sq. ft. The applicant is also requesting stick-built houses be allowed.
3. If Council does approve the plan, terms and conditions should be identified so that they can be incorporated into an ordinance for the next meeting.

Finally he noted that this was a public hearing and Council was not obligated to decide this evening.

He also noted that a decision for denial should not be made based on previously unsuccessful PUD projects in Sherwood.

Also noted were the following variances which the applicant is requesting:

City Council
May 28, 1986

1. The use of private streets rather than public streets.
2. That they be allowed to develop apartment units.
3. Modification of the set back requirements.
4. Inclusion of stick built houses.

Mr. Rapp asked if there were any questions. There were none.

Mayor Tobias called for proponent testimony.

Rick Givens, with Givens, Talbot & Associates, 158090 SW Boones Ferry Road, Lake Oswego, Planning Consultant for Mr. Gotter, rose to speak. - He said that it should be clear to Council that the variances are not like the variances in City Codes.

Mr. Givens reiterated what the PUD general development plan was. He noted that 3 lots were removed to make the 5,000 sq. foot lots which the Planning Commission wanted changed.

Mr. Givens argued that 28 ft. wide streets with parking on one side would provide enough space for the amount of traffic expected inside this subdivision. With regard to the setbacks, he felt that 10 ft. setbacks would be sufficient for mobile homes as the side yard space was the most important because of the way the mobile homes are made.

Mr. Givens said that there would be open areas for the recreation of residents which will be cared for by the Owners Association and maintained by their fees.

He said that it was not applicable to compare previous projects that have not worked out with this project because of the poor economic situation at the time the other projects were started. Also the aesthetic attributes of this development make it more desirable for prospective mobile home renters or buyers.

He noted that Mr. Sam Gotter, the developer and his engineer, Mr. John DeJong were present this evening.

Mayor Tobias asked if anyone cared to ask any questions.

Mr. Berger said he didn't like the idea of 28 ft. wide streets. Mr. Givens noted that 28 ft. streets were up to City Standards in some instances.

Mr. Manderfeld said he didn't like the idea of metal roofing and Mr. Rapp said that metal roofs were not allowed in mobile home developments.

City Council
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Mayor Tobias asked whether this project was going to remain under Mr. Gotter's control. Mr. Givens replied that as much as it was possible it would, but of course if a builder was to build an apartment unit it would be under the builder's control.

Mayor Tobias asked how they planned to restrict the project to an adult community as they had said they would like it to be.

Mr. Gotter said that he planned to market it as an adult community, but it really was not feasible to try to legally make it an adult community. Mr. Gotter said that by the very nature of the plan, older people would be attracted to it.

Mayor Tobias asked if anyone else would like to speak in favor of the proposed development. No one rose to speak.

Mayor Tobias closed the proponent testimony. She then called for Opponent testimony.

Mr. Sanford Rome of 1780 E. Willamette Street rose to speak.

Mr. Rome said that he wanted to be real clear on one point. If this was not a substandard development he would not be against Mr. Gotter's proposal. He stated that he is the nearest neighbor to the development. He is against the flaws in the design of the project. He stated that he consulted with an engineering firm in Aloha (Smith, Carpenter & Associates). Mr. Rome said that he liked the way the applicants had stretched out the lots.

Mr. Rome said he didn't think bailing out the LID should be the basis for approving this project, that it should be done on its good merits alone.

Mr. Rome said he would like to make the following points:

1. As younger families were added to the development, children would not have a place to play. He said he would like to see for every 10-12 sites, a playground or a vacant lot for the children to play. The direct result of which would mean 6 - 7 lots which could not be built on in Phase I and Phase 2.

2. With regard to the 28 ft. substandard streets, with parking on one side, additional parking should be provided by a concrete slab for parking provided for each structure and that in one year after a structure is built a covering be put over the slab. He also asked that a storage structure be required. He said there is no storage for these units.

Mr. Rome asked if Sherwood had an ordinance restricting RV parking on the street for a length of time. He asked that there be an RV parking area designated for Phase I with

Sanitary Stations.

Mr. Rome felt that there should be mounted curbs rather than California curbs because of the amount of rainfall received in this area. He also requested that:

a. Three foot sidewalks should be required on both sides.

b. The proposed trails in the proposal be included in Phase I and be required not proposed.

c. That there be a 3 in. finished surface on the street.

3. Lot sizes: He said that today's mobile houses standard is for 28' x 50' or larger. He questioned whether more variances on the lot sizes should be allowed. He stated why not make it a standard development rather than a substandard development via the variances.

4. Murdock Road: Mr. Rome felt all of Murdock Road should be improved at one time in Phase I rather than in separate phases. He stated that the landscape buffer on the plan was in the right-of-way. He asked that the buffer and sound barrier be required to be made of brick or concrete or concrete block and be 7 - 10 feet. Estimated cost of the materials for landscaping proposed would be \$3 - 5,000.

5. He noted that within one mile of his house there are 3 rock quarries that blast continually. He said another interesting neighbor is the Tri-City Gun Club. He felt these things should be taken into consideration.

6. Clubhouse or Activity Building - This has been deleted from the plan. He asked that it be a part of Phase 3 or 4, otherwise the development has not gone with a community idea.

7. Parking: He stated that the only additional parking area was located in Phase 3 which would probably be used for the apartment complexes. He asked that for each 10 mobile sites an additional offstreet site be allowed for parking.

8. He asked for street lights for every 5th unit.

9. Storm drainage: He asked that improvements for all the phases be bonded so that storm water is diverted to the creek and not dead ended at Phase I.

10. He said that the high area on the drawing contained substantial amounts of rock. He asked that the excavation phases of the project which require blasting be done all at one time.

He reiterated his requests:

City Council
May 28, 1986

- a. Standard streets
- b. RV parking
- c. Lighting
- d. Storm water drainage problems
- e. No California curbs

He hoped this was not a development to connect into the sewer line in order to bail the City of Sherwood out of LID problems. He hoped the developer wasn't trying to maximize profits and minimize expense.

He then read from an article written in the Oregonian by former Mayor Clyde List.

Mayor Tobias asked if there were any questions. She then asked Mr. Rome what gave him the basis for thinking the City was bailing out the LID in considering this.

Mr. Rome said that he felt sure it would be if Council approved the plan the way it is rather than with the improvements he suggested. He said it is less than substandard.

Mayor Tobias stated her question was not answered.

Mr. Rome said that it was explained to him by several members of the "committee" that they should approve this program or Mr. Gotter would have to give the property back to the City of Sherwood.

Mayor Tobias asked whether anyone from the Council or any City employees had said that.

Mr. Rome said "no."

Mayor Tobias asked if it was a private citizen.

Mr. Rome said "yes."

Mayor Tobias asked again if it was a City employee.

Mr. Rome said "no."

There was some further discussion about right-of-ways and RV parking. Mayor Tobias asked again who Mr. Rome's engineering consultants were. She asked if they were present. Mr. Rome said they were not.

Mayor Tobias then declared a short recess.

Mayor Tobias called the meeting back to order and reminded Council they were in the middle of the public hearing and in the opponent testimony. She asked if there were any other opponents.

Mr. Jim Daily of 21025 SW Murdock Road stood to speak.

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May 28, 1986

Mr. Daily said that within one and a half miles from the City limits there is a 3 phase development of 23 acres of mobile homes going in. He said that Mr. Givens said that we needed to alleviate a problem of not enough mobile home sites in Washington County, but he believed Sherwood didn't need to alleviate Washington County's problems. He said that his experience with the City of Sherwood has not been a good one. They have left things undone on his property they promised would be done. He said he didn't think the Home Owners Association idea would be workable.

He said police protection was not sufficient on Murdock Road. He said they have speeders and have had burglary problems. He felt this should be taken into consideration. He wanted a sound buffer rather than a berm in front of the development.

Mayor Tobias asked if there were questions.

Miss Oyler asked about the 23 acre development. Mr. Daily said it was Howard Angel's development on Pacific Dr. near the Tualatin River.

David Crowell of 1120 April Court stood to speak. He stated he was on the City Planning Commission. He reiterated about the setback variances. He talked about the density of the development. He stated that this project would not help the displaced mobile home owners from parks which were taken out. He read from the City Community Development Code Chap. 2 Section 2.08 and Chap. 3 Section 4.

Mr. Crowell stated that the people in the mobile subdivision needed more space than was set out in the plan. He felt that if the lots were larger it would be better for Sherwood and Mr. Gotter's lots would sell better.

Mayor Tobias thanked Mr. Crowell.

Mary Merriman, 1575 E. Pacific Street stood to speak. She was concerned that the project would not be completed as other projects had not been completed.

Mayor Tobias stated that there was no way to guarantee that the project would be completed through all phases because of financing, etc. But that performance bonds can be used to minimize risks.

Mayor Tobias asked if there was anyone else who wanted to speak.

Mr. Rome asked why an opponent cannot rebut.

Mayor Tobias said there is no opponent rebuttal because it is the rules by which the Council operates. She said that there

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would be no more comment from the floor unless it is in response to a Council question.

Mr. Rome said that there had been 30-40 points addressed here and he asked the Council to be objective and remember that if they go forward tonight with this program the 30-40 points have not been addressed or reviewed.

Mayor Tobias asked if there was further opponent testimony. There was none.

Mayor Tobias then closed the public floor. She stated that Mr. Rapp would go over the points of the testimony.

Mr. Rapp stated the following:

1. The entire site area can be used and is buildable unless property is located in the floodplain, and there is less than 1 acre in this particular property. The Code does state that there cannot be metal roofs on manufactured houses.
2. 10 ft wide buffer is required. This development has 15 feet.
3. The owner has no right to change covenants without approval of the City.
4. Development of this property will not generate any more LID payments from this property.
5. There will be two off-street parking spaces required for every unit.
6. The status of the walkway needs to be clarified, to ensure that it is required.
7. All the engineering will be continued through the site plan process with bonds and everything else.
8. 5 foot side yards are required, not 10 feet so there is no variance required here.
9. Murdock Road is not a major arterial. There is not a requirement to install sound barriers on minor arterials.

Mr. Rapp stated because I am pointing out these things to the Council does not mean that I am advocating pro or con the development.

Mayor Tobias asked for rebuttal.

Mr. Rick Givens stood to speak. In regard to Mr. Crowell's testimony he pointed out Sect. 208G and 208D of the Community Development Code, the point being made is that modifications are clearly allowed.

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Regarding Mr. Rome's comments. The plans as prepared so far are very preliminary engineering plans. We will have to take care of all the other details in a later proposal, regarding drainage etc. the City engineering staff will have to look at it.

Regarding designating one lot for every 10 for a playground, there is an area which could be used for a playground which has 30,000 sq ft.

Mr. Givens said he does not feel that the streets need to be wider because they are closed streets. They meet acceptable traffic standards. Perhaps they could widen the main entrance streets but there is not room to have 30 foot wide streets with sidewalks on each side.

We fully intended to have off-street parking.

We have provided for 14-15 RV parking spaces and a mini-storage area. I would point out that there are RV rental and storage spaces nearby.

Regarding completion of project. We will see that each phase is completed.

Regarding the berm on Murdock, a 2 1/2 ft. berm is planned and a hedge is to be put on top of that.

The clubhouse was deleted when it was made into a mobile home subdivision.

Street lights meet City requirements.

Regarding the rocks, a geologist took tests and said that the area could be dug out using large equipment. Some of the area will require blasting but it can be done safely.

Mayor Tobias asked if there were any questions.

Norma Oyler asked if storage units were planned for each unit. Mr. Givens stated that since these lots would be for sale they didn't feel erecting anything on the lots would be appropriate.

Mr. DeJong, 8835 SW Canyon Lane, Portland, 97225, engineer for the development stood for questions.

1. Lighting: Typically street lights are mandated by PGE. Location varies according to the wattage used. Standards are given by PGE.

2. We will provide drainage all the way to Rock Creek.

Mayor Tobias said if there were not further questions she would close the public hearing. She asked whether the Council would like to table it and take it up again at the June 11 meeting. Miss Oyler was opposed to the tabling.

Mayor Tobias said the meeting was open to Council discussion only.

Miss Oyler asked whether Council was leaning toward approval or not approving the project. Mayor Tobias asked with modifications or as is. Miss Oyler said she was in favor of the project with modifications.

Mr. Manderfeld said he felt the streets needed to be wider. He also did not feel the whole project was in harmony with the surrounding area.

Mayor Tobias asked Mr. Rapp if there has been a trend in recent years for smaller or larger lots. Mr. Rapp said smaller.

Mayor Tobias felt there was not time to discuss the project as needed because it was late. She asked for a motion to table. Norma Oyler moved to table the decision to June 11; that the developer respond to the concerns of the neighbors and council and that Mr. Rapp begin the discussion with the main points. Carl Berger seconded the motion and motion carried.

b. Ordinance No. 86-844, Approving Participation in State Revenue Sharing Program

Miss Oyler moved Ordinance 86-844 be read in caption and adopted. Mr. Berger seconded the motion. The Recorder read Ordinance 86-844 in Caption. The Council was poled. All voted aye.

c. Appointment to the Budget Committee

Mayor Tobias asked Council confirm the appointment of Don Sasse to the Budget Committee to fill the unexpired term of Jack Whisman until January, 1988. Miss Oyler moved and Mr. Berger seconded, Don Sasse be appointed to the Budget Committee.

Mayor Tobias announced that pursuant to ORS 192.660 (1)(h), to consult with Counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed", Council will go into executive session to consult with legal counsel regarding threatened litigation.

City Council
May 28, 1986

At the conclusion of the executive session, there being no further business, the meeting was adjourned.

Rebecca Burns,
Minutes Secretary

SPECIAL CITY COUNCIL MEETING
JUNE 16, 1986

Mayor Mary Tobias called the meeting to order at 7:30
Councilors Carl Berger and William Manderfeld were pre
Councilor Norma Oyler arrived late. City Staff present were
Manager Jim Rapp, Director of Finance & Administrative Serv
Polly Blankenbaker, Director of Public Works Tad Milburn
Chief of Police Larry Laws.

3. Announcements and Correspondence

Mr. Rapp announced Harriet Hikade Appreciation night woul
held on June 26 from 7-9 p.m. in the Library.

As a result of Mayor Tobias being unable to attend
Council meeting of June 25, the City Manager's evalua
executive session planned for 6:30 p.m. has been cancel
A July date for the executive session will be selected
June 25.

Mr. Rapp announced the study of Old Town prepared by
students will be presented at 6:30 p.m. June 25. Old
merchants and Chamber of Commerce members will be invited

Mr. Rapp will attend the Oregon Transportation Commis
meeting in Salem on the 17th. The Commission will be ma
it's decision on the 6 Year Transportation Plan. It is h
Sherwood-Tualatin Road will be upgraded to Develop
stason the plan.

4. Oral Communications

Mrs. Marjorie Stewart inquired about the Robin Hood Fest
parade. Mr. Rapp said he had heard a group of citi
planned to hold a parade but to date the City had
received a parade permit application. Mrs. Stewart info
the Council the Sherwood post office might need the Ci
help in retaining the current routes. She indicated Tual
is trying to get some of the Sherwood mailing area. Mr.
will contact the postmaster.

Joan Zachary asked if upgrading one road on the Sta
Transportation Plan will hurt the chances for the Western
pass road. Mr. Rapp explained the By-pass is not curre
on the transportation plan. Ms. Zachary was also conce
about the planned post office move to 6-Corners. She a
if diagonal parking on Railroad St. would eliminate some
the problems.

5. Consent Agenda

The consent agenda consists of May 14, May 27, and May
minutes; Resolution No. 86-348, Group Self-Insur
Resolution; Resolution No. 86-349, Canvassing Returns

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June 16, 1986

May 20 Election ; and Bills and Vouchers.

Mr. Manderfeld moved and Mr. Berger seconded the items on the Consent Agenda be approved. Mrs. Oyler requested the Minutes of 5/28 item 5.c. be clarified to indicate Southern Pacific Railroad. The motion carried.

6. Old Business

a. Appointments to Boards and Commissions

Mayor Tobias said no applications were received by the deadline. This item was moved to the June 25 agenda. (note: later in the meeting, as a result of the expected absence of the Mayor on June 25, appointments were moved to the July 9 meeting).

b. Saxony Hills PUD

Mr. Rapp reviewed his June 3 memo which summarized the main comments made on the Saxony Hills PUD at the May 28 public hearing. Mr. Rapp also referred to Mr. Givens June 6 memo indicating the changes the developer is willing to make based on public testimony and Council concerns. Mr. Rapp reported City Consulting Engineering Dave Gould had reviewed the public improvement issues raised. Mr. Gould felt 1) roll curbs were acceptable, 2) in a close-end development, 28' wide streets would be adequate, 3) the two entrance roads should be 36' wide, 4) there was no issue with the phasing of the Murdock Rd. improvements if the improvements were carried to the phase line 5) one side sidewalks is O.K. but should be standard 4' wide.

Mayor Tobias said she did not feel that phasing of the development was a problem. Mayor Tobias felt the Council was considering a master plan for this property. Mr. Berger asked Mr. Gotter what would stop Mr. Gotter from putting sidewalks on both sides. Mr. Gotter said cost mainly. Mr. Gotter said he didn't think with the the nature of the development there would be many children. Mr. Scott Talbot, Mr. Given's partner, said sidewalks would also effect the slope of the lots to the street. The slope could be more gradual. In answer to a question by Mr. Manderfeld, Council was informed the pedestrian pathways are not proposed until phase 3. Mr. Gotter agreed to 36' wide entrance streets.

Mr. Berger inquired about foundations under the mobile homes. Mr. Talbot said concrete strips 18" to 2' wide will be placed under the homes as required by Ore. Dept. of Commerce.

Mayor Tobias was concerned about the variance request for 10' front yard setbacks and landscaping. Mr. Gotter said

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immediate landscaping would be a covenant requirement. Mayor Tobias asked what the standard mobile home width and length is. Mr. Talbot said the standard is 24'-28' wide and 56' long. There are larger units. Mr. Talbot pointed out that no lot is smaller than 5,000 sq. ft.

Mr. Manderfeld felt this development was not in substantial compliance with our code, and that too many variances were being asked for. He questioned the necessity of the codes if they weren't followed. Mr. Manderfeld said no single variance is major, but there was a preponderance of variances. Manufactured housing is permitted, but 28' streets and sidewalks on one side are not. Mayor Tobias asked if Mr. Manderfeld felt a PUD is inappropriate. Mr. Manderfeld said no, not a PUD, but with all these changes, he didn't feel this was a good development. Mr. Rapp felt the issue of including multi-family housing in the development was a greater deviation than any other variance requested.

In response to a question by Ms. Oyler whether the development would be about adult or family oriented, Mr. Gotter said he favored adult housing but didn't want to commit for fear it would eliminate financing possibilities.

Ms. Oyler asked is a separate motion would be needed for the multifamily use. Mr. Rapp answered no, and pointed out any motion to approve will have to be brought back in ordinance form.

Ms. Oyler moved staff prepare an ordinance approving Saxony Hills PUD with the following variances and conditions: 1) Entry streets to be 36' wide, 2) 4' sidewalk permitted on one side, 3) multifamily use permitted in phases 3 and 4, 4) roll curbs permitted, 5) 28' interior streets permitted except 34' required from the 36' wide entrance street to the intersection of Maid Marion and Little John Dr., 6) 1/2 of the improvements to Murdock Rd. be required with Phase 1 and 1/2 to be required with Phase 2, 7) minimum lot size shall be 5,000 sq. ft., 8) a 15' wide buffer along Murdock Rd., 9) a 2 1/2' high earthen berm topped by plantings along Murdock Rd., 10) any other concessions agreed to by developer by previous memos or testimony, i.e., between phases the developer may switch housing types from manufactured and stick built; no modification to setback requirement if conventional housing, no setback variance for north and south perimeters, storm drainage will be extended to the creek, street names will be changed to preserve the Robin Hood theme for Old Town. Mr. Berger seconded the motion.

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Mr. Gotter said the exact treatment of the open space area will depend on the grading and treatment of surrounding lots. Mr. Gotter said he planned to leave all the trees possible.

The motion carried 3 to 1, Mr. Manderfeld voted no.

8. Staff Reports

a. Planning

Mr. Rapp reported the joint Planning Commission and Park Board meeting was poorly attended. Those in attendance agreed the acquisition of the greenway should be a continuing policy of the City. Council requested the greenway/floodplain issue be placed on a July agenda for continued consideration.

b. Public Works - Council reviewed the written report. Mr. Milburn had nothing additional to report.

c. Police Department - Chief Laws reported on the BPST class he attended this month. He discussed the driving school.

d. Library - The Librarian's written report was reviewed.

e. Legal Counsel - Nothing to report.

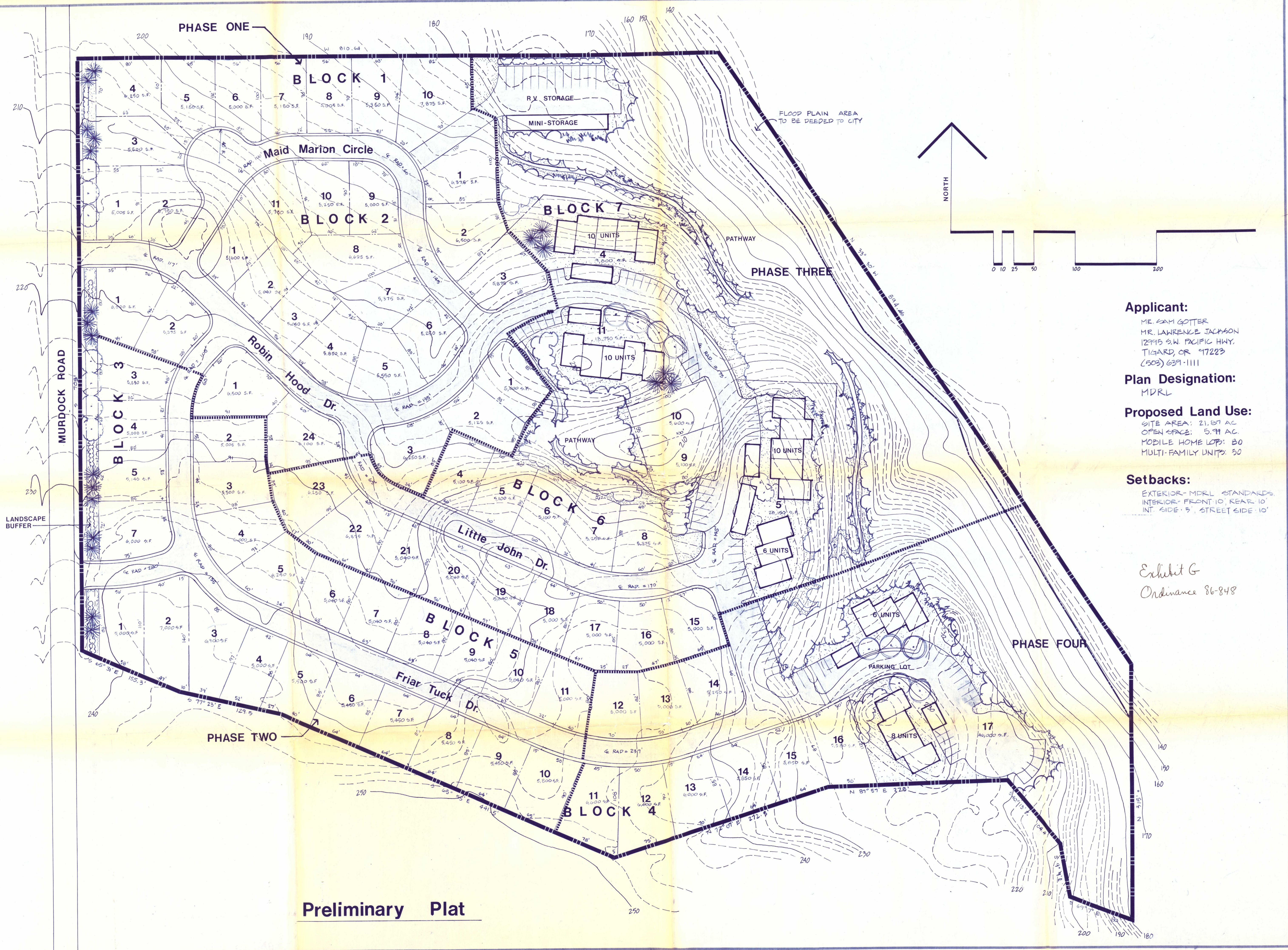
f. Finance & Administrative Services - Nothing additional to report.

g. City Manager - Council requested Paul Phillips, of the Tualatin Valley Economic Development Corp., be invited to attend the July 9 meeting to discuss the use of the Washington County hotel/motel tax. Council requested the issue of annexing land-locked areas within the City's UGB be placed on the July 9 agenda. There were several suggestions for the newsletter. Mr. Rapp updated the Council on the requested transfer of the Storer cable franchise to a new company.

9. Councilmembers' Comments

Mr. Manderfeld agreed to be the City's representative to Metro on Solid Waste. The resolution on equal rights will be placed on the June 25th consent agenda. Council agreed to participate in the water safety awards.

Mr. Manderfeld requested mail from the I-5 Corridor Assoc. be forwarded to him.



Preliminary Plat

Applicant:

MR. SAM GOTTER
 MR. LAWRENCE JACKSON
 12915 S.W. PACIFIC HWY.
 TIGARD, OR 97223
 (503) 639-1111

Plan Designation:

MDRL

Proposed Land Use:

SITE AREA: 21.87 AC
 OPEN SPACE: 5.71 AC
 MOBILE HOME LOTS: 80
 MULTI-FAMILY UNITS: 30

Setbacks:

EXTERIOR-MDRL STANDARDS
 INTERIOR-FRONT 10', REAR 10'
 INT. SIDE 5', STREET SIDE 10'

Exhibit G
 Ordinance 86-848

REVISIONS:

5-25-86	LOT NO. REVISED TO 80 - SIZE INCREASED TO 5000 S.F. MIN.

JOB NUMBER:
GOT 134
 DATE:
 5-5-86