



Home of the Tualatin River National Wildlife Refuge

ORDINANCE 2018-004

APPROVING A PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS THE DENALI LANE PLANNED UNIT DEVELOPMENT AND SUBDIVISION

WHEREAS, the applicant, Tim Roth, requested a planned unit development on 3.71 acres zoned Very Low Density Residential in the Southeast Sherwood Master Plan area, south of Murdock Road and north of SW Denali Lane; and

WHEREAS, the request is to create a seven (7) lot subdivision for single family homes on lots ranging from 10,000 square feet to 19,422 square feet with an extension of SW Denali Lane connecting to SW Ironwood Lane; and

WHEREAS, the project would provide for single family detached homes; and

WHEREAS, the Planned Unit Development (PUD) approval would allow the applicant some flexibility in standards, particularly density and driveway access; and

WHEREAS, the land use decision is subject to the following criteria: Zoning and Community Development Code Division II: §16.12 (Residential Land Use Districts), §16.40 (Planned Unit Development) §16.58 (Clear Vision and Fence Standards), Division III: §16.72 (Procedures for Processing Development Permits), Division IV: §16.92 (Landscaping), §16.94 (Off Street Parking and Loading), §16.96 (On-Site Circulation), All Division VI: §16.104-16.118 (Public Improvements), Division VII Land Divisions: §16.120 (Subdivision), §16.128 (Land Division Design Standards), and Division VIII Environmental Resources: §16.142 (Parks, Trees, and Open Spaces), and §16.144 (Wetland, habitat and natural areas); and

WHEREAS, the proposed project was subject to full and proper notice and review by the Planning Commission including a public hearing on January 23, 2018 to take testimony and consider the proposed project; and

WHEREAS, the Planning Commission recommended approval with conditions on February 13, 2018; and

WHEREAS, the City Council held one public hearing on March 6, 2018 to take public testimony and deliberate; and

WHEREAS, the analysis and findings to support the Planning Commission recommendation is identified in Exhibit 1 to the City Council Staff Report; and

WHEREAS, the Sherwood City Council has received the proposal materials, the Planning Commission recommendation, including all exhibits entered into the record (PUD 17-01, SUB 17-01). After considering the applicable criteria, the Planning Commission recommendation, applicant testimony, public testimony, and all documents in the land use record, the City Council determined that the PUD, and Subdivision, as conditioned meets the applicable criteria.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. Commission Review and Public Hearings. The application for a PUD and a seven (7) lot subdivision on Tax Lot 1000 of Washington County Tax Map 2S133CB, were subject to full and proper review and public hearings were held before the Planning Commission on January 23, 2018 continued to February 13, 2018 and the City Council on March 6, 2018.

Section 2. Findings. After full and due consideration of the project, the Planning Commission recommendation, the record, findings, and evidence presented at the public hearings, the City Council finds that the proposed PUD and subdivision, as conditioned, meets the applicable criteria in the Sherwood Zoning and Community Development Code. The findings of fact relied upon by the City are attached to the City Council Staff Report as Exhibit 1.

Section 3. Approval. The PUD and Subdivision are APPROVED as described and conditioned in the Planning Commission recommendation attached to the City Council staff report as Exhibit 1.

Section 4. Effective Date. This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 6th of March, 2018.



Lee Weislogel, Mayor

3-6-18
Date

Attest:



Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Rosener	<input checked="" type="checkbox"/>	_____
Griffin	<input checked="" type="checkbox"/>	_____
Brouse	<input checked="" type="checkbox"/>	_____
Young	<input checked="" type="checkbox"/>	_____
Kuiper	<input checked="" type="checkbox"/>	_____
Garland	<input checked="" type="checkbox"/>	_____
Weislogel	<input checked="" type="checkbox"/>	_____