



*Home of the Tualatin River National Wildlife Refuge*

## MEMORANDUM

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City of Sherwood  
22560 SW Pine St.  
Sherwood, OR 97140  
Tel 503-625-5522  
Fax 503-625-5524  
[www.sherwoodoregon.gov](http://www.sherwoodoregon.gov)

**To:** Joe Turner, Hearings Officer

**From:** Eric Rutledge, Associate Planner

**RE:** New Condition of Approval Related to the Off-Street Trail for LU 2020-005 Riverside at Cedar Creek Off-Street Trail (original staff report dated July 23, 2020; revised staff report dated October 21, 2020)

**Date:** October 27, 2020

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### **Memo Background:**

The purpose of this memo is to recommend a new Condition of Approval related to the off-street trail for LU 2020-005. The memo is in addition to the revised staff report and memo dated October 21, 2020.

### **Trail Background**

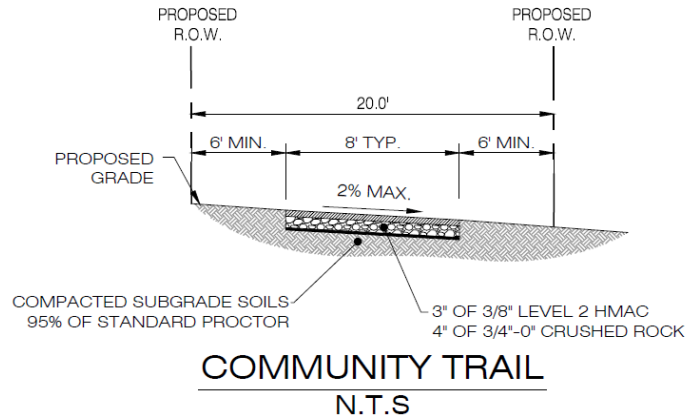
A new pedestrian trail along the north side of Cedar Creek is proposed as part of the subject development. The trail will be aligned with the new Brookman Sanitary Sewer Trunk Line which will be extended through the development site in the future. The applicant will be providing a new 20 ft. wide easement for the trunk line as part of the subdivision approval while construction of the line will occur later as a capital improvement.

Since the sanitary sewer trunk line will be installed in the future, the City is recommending the applicant pay a fee-in-lieu of trail construction. The final design of the trail will include pavement that supports maintenance vehicles. The City will use the fee-in-lieu funds to install the trail and access road after completion of the sanitary sewer trunk line. The applicant is only responsible for a fee-in-lieu based on a standard trail cross section. The City of Sherwood and/or Clean Water Services (CWS) will cover the cost required to provide a trail that accommodates service vehicles.

**Cost Analysis for Fee-in-Lieu**

The cost estimate includes erosion control, clearing, and grubbing for the alignment. The alignment of the covered improvements is illustrated in the attached site plan.

1,240 LF of trail @ 48.00 per foot for \$59,520



**Recommended Condition of Approval**

Prior to Acceptance of Constructed Public Improvements applicant shall pay a fee in-lieu-of construction in the amount of \$59,520.00 for the pedestrian trail alignment through the subject property. The fee in-lieu-of construction amount shall be 100% creditable towards City sanitary sewer SDC fees and shall be set aside in the City Sanitary Sewer SDC fund to pay for the construction of the trail as part of the Brookman Sanitary Sewer Trunk Line project.