



Home of the Tualatin River National Wildlife Refuge

## MEMORANDUM

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City of Sherwood  
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Sherwood, OR 97140  
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**To:** Joe Turner, Hearings Officer

**From:** Eric Rutledge, Associate Planner

**RE:** Modifications to Certain Findings and Conditions of Approval to the Staff Report for LU 2020-005 Riverside at Cedar Creek, dated July 23, 2020

**Date:** October 21, 2020

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### **Background:**

This memo outlines changes to the Staff Report associated exhibits dated July 23, 2020 for LU 2020-005 Riverside at Cedar Creek. The changes are a result of ongoing discussions between the City and applicant to reach rough proportionality for the transportation mitigation and improvement requirements. The changes also reflect full comments provided the Oregon Department of State Lands. A revised staff report has been issued to reflect the changes and is dated October 21, 2020.

The applicant has requested and signed two extensions of the 120-day rule pursuant to ORS 227.178(5). The new deadline for final action on the application is January 29, 2021 (attached).

### **Summary of Changes to Staff Report:**

- Revised agency comment summaries on pgs. 4 and 5
  - Summaries changed to reflect latest agency comments
  
- Revised Condition of Approval B16 on p. 81
  - Added language regarding meeting Washington County standards for the Brookman Road street dedication
  
- Removed original Conditions of Approval E5 and E6 on p. 81, replaced with new Condition of Approval E5
  - Replaced original Condition E5 and E6 with a single condition (labeled E5 in revised staff report) to reflect changes to transportation mitigation and proportionality findings in the revised Engineering Comments and supplemental proportionality analysis
  - Renumbered all subsequent "E" conditions

- Modify original Condition of Approval E7 (E6 in revised staff report) on p. 83
  - Added language regarding lighting requirements for Brookman Rd
- Revised Condition of Approval H5 on p. 84
  - Language in subsection B revised to reflect latest Washington County Land Use & Transportation comments dated August 4, 2020
- Added Condition of Approval F8
  - Requiring the applicant to submit for and obtain a credit voucher for mitigation item payments and pay required fee in-lieu-of(s) prior to issuance of building permits.
- Revised original Condition of Approval E10 (E9 in revised staff report) on p. 113
  - Clarified language regarding the easement for the Brookman Sanitary Sewer Trunk Extension

**Revised Agency Comments and Exhibits**

- Revised City of Sherwood Engineering Comments are included as Exhibit B1 and dated October 21, 2020. The comments include full proportionately analysis for the transportation related conditions of approval.
- Revised Washington County Land Use & Transportation Comments are included as Exhibit B2 and are dated August 4, 2020.
- Supplemental Oregon Department of State Lands Comments are included at the end of Exhibit B7 and are dated August 7, 2020.
- Exhibit C4 was revised to reflect the latest Middlebrook subdivision Preliminary Street Plan
- Exhibit C5 was added which reflects the latest Preliminary Plat for the adjacent Middlebrook Subdivision



## Time Extension Form

I, Niki Munson, Riverside Homes, pursuant to ORS 227.178(5), hereby request to extend the 120-day period set forth in ORS 227.178(1) and/or the 100-day period set forth in ORS 197.311, whichever may be applicable, for Riverside at Cedar Creek (LU 2020-010 SUB). Any applicable statutory deadline(s) for final action on the above-referenced matter(s) is/are hereby extended to Friday, January 29, 2021.

Niki Munson

Signed

09/23/2020

Date



## Time Extension Form

I, Niki Munson, Riverside Homes, pursuant to ORS 227.178(5), hereby request to extend the 120-day period set forth in ORS 227.178(1) and/or the 100-day period set forth in ORS 197.311, whichever may be applicable, for Riverside at Cedar Creek (LU 2020-010 SUB). Any applicable statutory deadline(s) for final action on the above-referenced matter(s) is/are hereby extended to December 23, 2020.

Niki Munson

Signed

08/21/2020

Date