

CITY OF SHERWOOD
May 4, 2021
Planning Commission Staff Report



DENALI SUMMIT
41-LOT PLANNED UNIT DEVELOPMENT & SUBDIVISION
LU 2020-013 PUD

Application Submitted: March 8, 2021
Application Deemed Complete: April 2, 2021
PC Hearing Date: May 11, 2021
120-Day Deadline: July 31, 2021

PROPOSAL: The applicant is requesting Final Plat and Final Development Plan approval for a new 41-lot single-family residential subdivision and Planned Unit Development in the Very Low Density Residential (VLDR) zone. The site is currently comprised of three lots totaling 15.07-acres. Two of the lots have an existing single-family home which will remain. Access to the subdivision will be provided from two new public streets off SW Ironwood Lane, including one street being constructed as part of the Denali Meadows PUD.

I. BACKGROUND

A. **Applicant:** Emerio Design, LLC
6445 SW Fallbrook Pl. #100
Beaverton, OR 97008

Owner: Dennis and Paula Yuzon
TL 100 23120 SW Murdock Rd.
Sherwood, OR 97140

Owner: Jacob Miller
TL 200 23008 SW Murdock Rd.
Sherwood, OR 97140

Owner: JT Roth Construction Inc.
TL 300 12600 SW 72nd Ave #200
Tigard, OR 97223

B. **Location:** East of SW Murdock Rd. and north of SW Ironwood Lane

- C. **Zoning:** Very Low Density Residential (VLDR)
- D. **Review Type:** Type I Final Plat and Type IV Final Development Plan. Type IV applications are reviewed by the Planning Commission pursuant to SZCDC § 16.72.010(B)(3)(d). The Type I application will be reviewed concurrently by the Planning Commission.
- E. **Review Criteria:** SZCDC Chapter 16.40 - Planned Unit Development (PUD); Chapter 16.120 – Subdivisions
- F. **Public Notice:** Notice of the application was provided in accordance with SZCDC § 16.72.020 for a Type IV application as follows: notice was distributed in five locations throughout the city, posted on the site, and mailed to property owners within 1,000 feet on or before April 21, 2021. Notice was also published in a local newspaper (Tigard Times) on April 15 & May 6, 2021.
- G. **History and Background:** The Planning Commission recommended approval of the Preliminary Plat and Preliminary PUD to the Sherwood City Council on November 10, 2020. The Sherwood City Council held two public hearings on the proposal and approved the application on January 19, 2021. The City Council findings are included in Exhibit A.

The development site contains three (3) properties and is located in the SE Sherwood Master Plan study area. Two of the properties contain existing single-family homes and both will be retained and incorporated into the design of the subdivision. The remaining property will be used for new residential lots, public infrastructure, and shared open space.

The development site was historically part of the “Ken Foster Farm”, originally about 40 acres in size. It is known that portions of the larger Ken Foster Farm site had been used for discarding animal hides and carcasses that were remnants from the local tannery operation in the city. According to Oregon Department of Environmental Quality (DEQ) documents, tannery wastes from the Frontier Leather Company were applied by Mr. Foster to several areas of pastureland. Liquid sludge from tannery’s primary wastewater settling tanks was also distributed on the site.

Per the applicant’s narrative, the applicant is responsible for completing cleanup of all known contamination on the site. The application states “developer(s)/owner is actively working with DEQ at the time of this

application submittal to finalize the clean-up of the contamination. The applicant will be required to submit a “No Further Action” confirmation to the City prior to acceptance of the public improvements.

The SE Sherwood Master Plan was not formally adopted by City Council or incorporated into the City’s Comprehensive Plan; however, portions of the plan have been adopted into the City’s Development Code. In 2013, City Council passed Ordinance 2013-003 which amended SZCDC § 16.12 Residential Land Use Districts and increased the allowed density for properties zoned Very Low Density Residential (VLDR) within the SE Sherwood Master Plan area. The update increased the allowed density to 4 units per acre, if the development is approved through as a PUD and conforms to the SE Sherwood Master Plan. Within the site’s general vicinity, the City has previously approved two (2) subdivisions under these criteria - PUD 17-01 Denali Lane & PUD 19-02 Denali Meadows. The subject application is being reviewed and approved under the same PUD development standards and approval criteria.

- H. **Existing Site Characteristics:** The development site contains three (3) parcels containing approximately 15.07 acres. Two of the properties contain a single-family home, private driveway, and outbuildings. The development site has an undulating topography that is vegetated with a mix of trees, shrubs, and grassy fields. Based on the latest data from Metromap, the site does not contain wetlands or a 100-year floodplain. The Rock Creek floodplain is located east of the development site and the topography begins to slope steeply toward the creek to the east of the development site.

- I. **Surrounding Land Uses:** The development site is surrounded by private property to the north, east, and west. The southern boundary of the development site is bound by SW Ironwood Lane.

North - The property to the north is a 12.40-acre site that is occupied by a single-family home. This property is located in the SE Sherwood Master Plan area. The new public street system created by the subject development will be stubbed for future extension through this property.

West - The property to the west is being developed as the Denali Meadows PUD and will include partial street improvements intended to serve new lots created by the subject development.

East- the property to the east is a large, privately held parcel featuring natural resources such as the Rock Creek floodplain. The property is outside City limits and the Urban Growth Boundary (UGB).

South – SW Ironwood Lane, a local City street, forms the southern boundary of the development site. A new street and intersection off SW Ironwood Lane are proposed as part of the development.

II. AFFECTED AGENCY AND PUBLIC COMMENTS

- A. Notice of the application was sent to affected agencies via email on April 12, 2021. The following responses were received:
1. City of Sherwood Engineering Department provided comments on the preliminary plat dated October 13, 2020 (Exhibit B1). The comments apply to the Final Plat application and conditions of approval not yet satisfied are required to be met as described in the comments.
 2. Tualatin Valley Fire and Rescue provided comments dated March 18, 2021 (Exhibit B2). The developer will be required to meet all fire department standards and conditions prior to acceptance of the public improvements and occupancy of the structures.
 3. Clean Water Services provided a memorandum dated April 27, 2021 (Exhibit B3). The memorandum addresses CWS regulations for stormwater, erosion control, and sensitive habitat areas.
 4. The following agencies acknowledged the application and did not express any comments or concerns: Washington County Land Use & Transportation, Bonneville Power Administration
- B. Public Comments
1. No written public comments were received on the application

III. APPLICABLE CODE PROVISIONS

**** indicates text has been omitted because it is not applicable criteria for approval*

Chapter 16.120 - SUBDIVISIONS

16.120.050 - Final Subdivision Plat

A. Procedure

1. **Unless otherwise noted below, final subdivision approval includes meeting all conditions from the land use approval, review and approval by County, and the signature of the City's designee on the mylar.**

2. The subdivider shall submit the final plat, and all supplementary information required by the Planning Department or pursuant to this Code.
3. Upon approval of the final plat drawing, the applicant may submit the mylar for final signature.
4. All requirements for signature of the mylar shall be completed within two (2) years of approval of the final plat.

ANALYSIS: The applicant has submitted a final plat for review and approval with the Final Development Plan. Detailed findings showing compliance with the Conditions of Approval are provided in this report. After approval is received from the City, the applicant will submit the final plat to the County for their review. Once all of the requirements for signature of the mylars are complete, the City will sign the mylars for final recording with the County.

FINDINGS: These procedures are being followed by the applicant and City.

B. Extensions

If the final plat is not approved within two (2) years, the preliminary plat approval shall expire and a new plat must be submitted. However, the City may, upon written request by the applicant, grant a single extension up to one (1) year upon a written finding that the facts upon which approval was based have not changed to an extent sufficient to warrant refile of the preliminary plat and that no other development approval would be affected. For preliminary plat approvals granted between January 1, 2007 and December 31, 2009, the approval shall be extended until December 31, 2013.

ANALYSIS: The preliminary plat was approved on January 19, 2021. An extension of the approval is not required.

FINDINGS: The final plat has been within the time restrictions outlined in the section above. This section has been satisfied.

C. Approval Criteria: Final Plat

By means of a Type I procedure, the City shall review the final plat based on findings regarding compliance with the following criteria:

1. The final plat is consistent in design (e.g., number and dimensions of lots, easements, tracts, right-of-way) with the approved preliminary plat, and all conditions of approval have been satisfied;

ANALYSIS: The final plat is provided in Exhibit A and is consistent in design with the approved preliminary plat. The subdivision will create 41 new single family lots,

including two lots for the two existing homes. Each lot will be a minimum of 10,000 SF and have access to a public or private street. The proposed tracts, easements, and public right-of-way are also consistent in design to the preliminary plat as modified by the City Council Conditions of Approval. Each individual Condition of Approval required “Prior to Final Plat Approval” is addressed in this report.

FINDINGS: The criterion is met.

- 2. All public improvements required by the preliminary plat have been installed and approved by the City Engineer or appropriate service provider (e.g., road authority). Alternatively, the developer has provided a performance guarantee in accordance with § 16.120.070.**

ANALYSIS: Construction of the required public improvements cannot occur until detailed public improvement plans are reviewed and approved by the City of Sherwood Engineering Department. A performance guarantee for the public improvements will be included in the Engineering Compliance Agreement issued for the project. While this criterion is normally met prior to approval of the final plat, the final plat is being reviewed early in order to be processed with the Final Development Plan for the PUD.

FINDINGS: The criterion will be satisfied by issuance of an Engineering Compliance Agreement from the City of Sherwood Engineering Department.

- 3. The streets and roads for public use are dedicated without reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities;**

ANALYSIS: Public streets are shown on the final plat without reservation or restriction.

FINDINGS: The criterion is met.

- 4. The plat and deed contain a dedication to the public of all public improvements, including but not limited to streets, public pathways and trails, access reserve strips, parks, sewage disposal, storm drainage and water supply systems;**

ANALYSIS: The developer is required to dedicate public streets and utilities to the City. The open space and pedestrian pathways will be privately owned by the HOA but open to the general public. The plat shows most of the required facilities being dedicated to the City or accessible to the public as required by the Conditions of Approval.

Specifically, the plat indicates that open space Tracts A, C, and G are subject to a public pedestrian easement over their entirety. A 5 ft. pedestrian pathway open to the public has also been provided along and between Tracts E and F. The plat does not provide a 15 ft. wide pedestrian easement over the “stem” of Tract A as required by the Conditions of Approval. This requirement will be met prior to City signature of the mylars.

FINDINGS: The criterion will be met prior to City signature of the mylars.

5. **The applicant has provided copies of all recorded homeowners association Covenants, Conditions and Restrictions (CC&R's); deed restrictions; private easements and agreements (e.g., for access, common areas, parking, etc.); and other recorded documents pertaining to common improvements recorded and referenced on the plat;**

ANALYSIS: The subdivision will be completed by two different developers and the applicant has provided CC&R's for each area in Exhibit A. The CC&R's address ownership and maintenance responsibilities for common areas including private streets and open space. The CC&R's will be recorded with the final plat. Draft deeds conveying the open space and other public facilities have not been provided but will be required prior to City signature of the mylars.

FINDINGS: The criterion will be met prior to City signature of the mylars.

6. **The plat complies with the applicable Sections of this code (i.e., there have been no changes in land use or development resulting in a code violation since preliminary plat approval);**

ANALYSIS: The site is currently occupied by two single-family residences on large lots. To the City's knowledge, no changes in land use or development have occurred since the preliminary plat approval.

FINDINGS: The criterion is met.

7. **Certification by the City or service district, as applicable, that water and sanitary sewer service is available to every lot depicted on the plat; or bond, contract or other assurance has been provided by the subdivider/partitioner to the City that such services will be installed in accordance Division VI of this Code, and the bond requirements of 16.120.070. The amount of the bond, contract or other assurance by the subdivider/partitioner shall be determined by a registered professional engineer, subject to review and approval by the City;**

ANALYSIS: The developers are responsible for installing public water and sanitary sewer improvements meeting the City of Sherwood Engineering and Public Works standards. City of Sherwood Engineering and Public Works Department have reviewed the proposal and did not state any service issues.

A performance guarantee for the public improvements will be included in the Engineering Compliance Agreement issued for the project. While this criterion is normally met prior to approval of the final plat, the final plat is being reviewed early in order to be processed with the Final Development Plan for the PUD.

FINDINGS: The criterion will be satisfied by issuance of an Engineering Compliance Agreement from the City of Sherwood Engineering Department.

- 8. The plat contains an affidavit by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS Chapter 92, indicating the initial point of the survey, and giving the dimensions and kind of such monument and its reference to some corner established by the U.S. Geological Survey, or giving two or more permanent objects for identifying its location.**

ANALYSIS: The final plat (Exhibit A) includes a Surveyor's Certificate on p. 6 that includes survey details including the initial point of survey and proper monumentation pursuant to ORS Chapter 92.

FINDINGS: The criterion is met.

Chapter 16.40 - PLANNED UNIT DEVELOPMENT (PUD)

16.40.030 - Final Development Plan

A. Generally

Upon approval of the PUD overlay zoning district and preliminary development plan by the Council, the applicant shall prepare a detailed Final Development Plan as per this Chapter, for review and approval of the Commission. The Final Development Plan shall comply with all conditions of approval as per Section 16.40.020. In addition, the applicant shall prepare and submit a detailed site plan for any non-single-family structure or use not addressed under Section 16.40.020(B)(6), for review and approval, pursuant to the provisions of Chapter 16.90. The site plan shall be processed concurrently with the Final Development Plan.

B. Final Subdivision Plat

If the PUD involves the subdivision of land, a final plat must be prepared and submitted for final approval, pursuant to Chapter 16.120.

ANALYSIS: The preliminary plat and preliminary PUD was approved by City Council on January 19, 2021. The applicant is now requesting Final Development Plan approval from the Planning Commission. Findings demonstrating conformance with the applicable Conditions of Approval are provided below. The final subdivision plat is being reviewed concurrently with the Final Development Plan application.

A. GENERAL CONDITIONS

- 4. The preliminary plat approval is valid for two years from the date of the Notice of Decision. The final plat shall be approved by the City within two years of Notice of Decision, unless an extension is granted by the City prior to the two-year deadline.**

The preliminary plat was approved on January 19, 2021. The final plat application has been submitted within the time limitations described above. This condition has been satisfied.

- 18. All evergreen trees greater than 6" DBH on Lots 11 and 12 shall be preserved unless impacted by the building footprint of the primary residence.**

A final tree preservation plan is included in Exhibit A. The plans show the row of evergreen trees along the rear property line of Lots 11 and 12 will be protected. The remaining trees on Lots 11 and 12 are 15 ft. or greater from the rear property line and will be impacted by the building footprint. This condition has been satisfied.

B. PRIOR TO FINAL SUBDIVISION PLAT APPROVAL

- 1. Prior to Final Plat approval, show a clear vision area on the corners of each street intersection in accordance with SZCDC § 166.58.010 Clear Vision Areas.**

The Final Development Plan set (Exhibit A) shows the required clear vision areas at each street intersection. This condition has been satisfied.

- 2. Prior to Final Development Plan approval, provide a detailed landscaping plan that does not conflict with the planting requirements for Clear Vision Areas in SZCDC § 16.58.010(C).**

The Landscaping Plan set (Exhibit A) provides details on street trees and common area landscaping. Street trees are shown in the vicinity of the clear vision areas and are

permitted when limbed up to 7 ft. off the ground. Prior to occupancy, the trees will be required to meet the clear vision requirements. This condition has been satisfied.

- 3. Prior to Final Plat approval, show the final building setbacks and lot orientation in accordance with the Sherwood Zoning & Community Development Code as amended by the PUD overlay.**

The Final Development Plan set (Exhibit A) shows the proposed lot orientation and building setback for each home. Final setbacks will be reviewed and approved with the building permits for each home. This condition has been satisfied.

- 4. Prior to Final Plat approval, either the subdivision plat for the Denali Meadows development shall be recorded with Washington County Surveyor's Office or the portion of property currently belonging to the development to the west (Denali Meadows) that is included with this subject development shall be partitioned off from the property to the west (Denali Meadows) or a property line adjustment be performed between the properties conveying that portion of the western property to one of the eastern properties.**

The Denali Meadows plat is currently in review with the Washington County Surveyor's Office. Prior to signing the mylars for the subject subdivision, the applicant will be required to show proof of final recording for the Denali Meadows plat. This condition will be satisfied prior to City signature of the mylars.

- 5. Each developer shall record final CC&Rs describing the reservations, restrictions, and maintenance responsibilities for the private street tracts.**

The subdivision will be completed by two developers with two different HOA's and CC&R's. The applicant has provided draft CC&R's (Exhibit A) that indicate the HOA's will be responsible for maintenance of the private street tracts. This condition has been satisfied.

- 6. Prior to Final Development Plan approval, submit revised plans that provide the location and quantity of landscaped open space areas in accordance with SZCDC § 16.92.020.**

The Landscape Plans show the proposed landscaping for the open space areas. A mixture of trees, shrubs, and groundcover will be planted at the size and spacing required by the development code. The applicant will also be providing a Native Plant Garden in Open Space Tract A as one of the required amenities per Condition of Approval B19. This condition has been satisfied.

7. Prior to Development Plan approval, submit revised plans that provide installation and maintenance details in accordance with SZCDC § 16.92.040.

The Landscape Plans provide installation and maintenance details in accordance with SZCDC § 16.92.040. This condition has been satisfied.

8. Prior to final plat approval, submit draft deeds for City review dedicating Open Space Tracts A, C, and G to the future HOAs. The deeds shall be recorded with the final plat.

Draft deeds for the open space tracts will be required prior to City signature of the mylars. The final deeds will be recorded with the final plat. This condition will be satisfied prior to City signature of the mylars.

9. Prior to final plat approval, submit draft CC&Rs to the City that describe how Open Space Tracts A, C, and G will be maintained by the future HOA. The final CC&Rs shall be recorded with the final plat.

Draft CC&R's have been provided that indicate the HOA's will be responsible for maintenance of open space tracts A, C, and G. This condition has been satisfied.

10. All proposed open space tracts shall be available for use by the general public. Prior to final plat approval, submit draft CC&Rs to the City that describe Open Space Tracts A, C, and G as open to the general public.

Draft CC&R's have been provided that clearly state Open Space Tracts A, C, and G will be open to general public. The Final Plat also includes a plat note reading "Tracts A, C, and G are private open space tracts, and are subject to a public pedestrian easement over their entirety..." This condition has been satisfied.

11. Prior to Final Development Plan approval, a detailed street tree plan that complies with the size and spacing standards of SZCDC § 16.142.060 shall be submitted to the City.

The Landscape Plan provides details on the proposed street trees meeting the requirements of SZCDC § 16.42.060, including size and spacing. The following trees are proposed:

SW Curry Ridge Drive	Village Green Zelkova
SW Byers Lake Terrace	Village Green Zelkova
SW Ironwood Lane	Red Sunset Maple

This condition has been satisfied.

12. Prior to Final Development Plan approval, revise the Tree Preservation and Removal Plan to show all existing trees within the proposed open space tracts.

The Tree Removal and Preservation Plan (Exhibit A) confirms the location of existing trees within the open space tracts. A number of trees in Tracts A and G will be protected as required by the condition below. This condition has been satisfied.

13. Prior to Final Development Plan approval, an arborist report shall be provided for all trees within Open Space Tracts A, C, & G. Trees shall be protected and preserved through development unless the arborist report recommends removal. The Tree Protection Plan shall comply with the requirements of SZCDC § 16.142.070(G).

The applicant has provided a Tree Removal and Preservation Plan (Exhibit A) accompanying arborist report (Exhibit A) that addresses trees within the open space tracts. The report indicates one tree in Tract A and two trees in Tract G can be preserved and protected through site development. The remaining trees in the open space tracts are proposed to be removed due to the required site grading. This condition has been satisfied.

14. Prior to Final Development Plan approval, provide a landscape plan and tree canopy calculations that show how the tree canopy requirements of SZCDC § 16.142.070(D)(2) are met. A certified arborist or other qualified professional shall provide the estimated tree canopy.

The Landscape Plan indicates a final tree canopy of 40% is proposed over the net developable site. In addition to preserving some of the existing canopy, the minimum 40% canopy coverage will be obtained through new street tree and open space plantings. The plans have been provided by Miller and Sons Landscaping, a qualified landscaping professional. This condition has been satisfied.

15. Prior to final plat approval, the new public street created by the subdivision between SW Ironwood Lane and the north property line of Tax Lot 100 shall be named in accordance with SZCDC § 16.106.010(B) – (D).

The applicant has provided a narrative addressing the street naming criteria (Exhibit A). The proposed name for the new public street is “SW Curry Ridge Drive”. The proposed name will build off the previously approved subdivisions and street naming conventions referencing features of Denali National Park. This condition has been satisfied.

16. Prior to Final Plat, the developer shall submit certification that any existing well remaining meets all setback requirements or design for the abandonment of the existing well(s) on the engineering plans. Well abandonment shall be in accordance with all applicable regulations.

The applicant's narrative indicates the well will be abandoned with site development. The applicant will be required to design for abandonment of the well and extension of City water as part of the Engineering Plan Review. This condition will be satisfied prior to approval of the detailed engineering plans.

17. Prior to Final Development Plan Approval, the applicant shall provide a detailed open space amenities plan for Tracts A, C, and G.

The Landscaping Plan (Exhibit A) provides details on the proposed open space amenities. The applicant is proposing two new interpretive signs in Tract C and a native plant garden in Tract A. A summary of the open space amenities for each tract is provided below:

Tract A

- Native plant garden with ground signs
- Bench
- Open lawn area
- New landscaping including trees, shrubs, and groundcover

Tract C

- Two new Interpretive signs, topics include human and geologic history of the area
- Two benches at locations allowing a scenic view
- Pedestrian trail with two connections to the public street
- Open lawn area
- New landscaping including trees, shrubs, and groundcover

Tract G

- Natural area including trees and groundcover

This condition has been satisfied.

18. Prior to Final Development Plan approval, revise the plans to provide a 15 ft. wide pedestrian pathway for the access points within Tracts A and C. The design shall match the "Pedestrian Walkway" cross section shown on the "Denali Summit Open Space Concept Plan" (Exhibit D4). Trees shall be

provided within the landscaped areas unless restricted by a public or private utility easement.

The Final Plat provides a 15 ft. wide pedestrian corridor for the access points within Tracts A and C. The Landscape Plans show the proposed design, which matches the pedestrian walkway cross section. This condition has been satisfied.

- 19. Prior to Final Development Plan approval, revise the plans to provide two of the following amenities within the open space tracts:**
- a. Nature theme play equipment (manufactured play equipment mimicking natural features like tree logs, rock formations, etc. - example below)**
 - b. Traditional play equipment**
 - c. Interpretive signage related to the geologic history of the site (Tonquin Scabland Geologic Area)**
 - d. Interpretive signage related to the human history of the site (Ken Foster Farm)**
 - e. A native plant garden with educational signage**
 - f. Elevation markers at key locations within the open space tracts**
 - g. Distance markers at key locations within the open space tracts**
 - h. Any other amenities recommended by the applicant and approved by the Planning Commission during Final Development Plan approval**

The applicant has chosen to provide two interpretive signs in Tract C and a native plant garden in Tract A. This condition has been satisfied.

- 20. Prior to Final Development Plan approval, revise the plans to include the 5 ft. wide sidewalk along Tracts E and F as shown on Exhibit D3. The pedestrian easement connecting the sidewalk on the north side of Tract F with the sidewalk on the south side of Tract E shall match the “Pedestrian Walkway” cross section provided in Exhibit D4. Pedestrian lighting shall be provided along the entire length of the sidewalk. The entire sidewalk and pedestrian corridor shall also be contained within a public access easement.**

The Final Plat (Exhibit A) provides a 5 ft. wide public pedestrian easement along the north side of Tract F and south side of Tract E, with a 15 ft. wide easement connecting the two. The Landscape Plans show walkway between the tracts will meet the “Pedestrian Walkway” design with pedestrian lighting on the north side. The private street tracts will be required to provide street lighting that also serves pedestrians. This condition has been satisfied.

- 21. Prior to Final Development Plan approval, revise the plans to provide a bulb out or “choker” prior to entering the curved portion of the public street in each direction. E.g. one choker between Lots 17 and 21 and one**

choker between Lots 10 and 28. The two curves shall also provide the following design elements:

- a. Streets to be constructed with typical city local street section. No bulb out.**
- b. Curves will be signed for “No Parking” on both sides of the street in the areas of the curve**
- c. Curves will require advanced signage with “20 MPH Curve” signs.**
- d. Lots 17 shall have a sight vision easement for a 25 mph curve on the inside of the curve to accommodate stopping sight distance**
- e. Lot 28 shall have a sight vision easement for a 25 mph curve on the inside of the curve to the extent feasible without impacting the existing home**
- f. Lot 17 to have driveway near the southern property line for the lot.**
- g. Bulb outs or “chokers” shall be provided prior to entering the curved portion of the public street in each direction. E.g. one choker between Lots 17 and 21 and one choker between Lots 10 and 28.**

The applicant has provided a Clear Vision Area and Signage Plan (Exhibit A) that provides a street choker between Lots 17 and 21 and 10 and 28. No parking and 20mph signage is shown at each curve. The plans also show the required sight vision easements at each curve. This condition has been satisfied.

FINDINGS: This criterion is met.

IV. STAFF RECOMMENDATION

Based upon review of the applicant’s submittal information, review of the code, agency comments, public testimony, and consideration of the applicant’s submittal, staff recommends approval of the final plat and final development plan application.

V. EXHIBITS

- A. Applicant Submittal (complete application materials available in the paper project file at City Hall)**
- B. Agency Comments**
 1. City of Sherwood Engineering
 2. Tualatin Valley Fire & Rescue
 3. Clean Water Services Memorandum



Engineering Land Use Application Comments

To: Eric Rutledge, Associate Planner

From: Craig Christensen, P.E., Civil Engineer

Project: (LU 2020-013) Denali Summit Subdivision

Date: October 13, 2020

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood and Clean Water Services (CWS), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Background Data

Currently the proposed subdivision consists of the development of 3 parcels of property located east of the Denali Meadow subdivision (east side of SW Murdock Road and currently under construction) and on the north side of SW Ironwood Lane. One of the parcels is a tract of land that will be created with the recording of the plat for Denali Meadows. This Denali Meadows plat will need to be recorded prior to plat recording for the Denali Summit project.

CONDITION: Prior to Subdivision Plat Approval, either the subdivision plat for the Denali Meadows development shall be recorded with Washington County Surveyor's Office or the portion of property currently belonging to the development to the west that is included with this subject development shall be partitioned off from the property to the west (Denali Meadows) or a property line adjustment be performed between the properties conveying that portion of the western property to one of the eastern properties.

Sanitary Sewer

Currently an 8-inch diameter public sanitary sewer main exists along the south side of SW Ironwood Lane along the subject property frontage. There will also be a new 8-inch diameter public sanitary sewer within the new public street to be constructed with the Denali Meadows subdivision. Sanitary sewer for the subject development will come from both locations. Since all surrounding properties are either on public sanitary sewer or have access to a public sanitary sewer, no extension of the public sanitary sewer system is required for this development except as necessary to provide service to all proposed lots and as required to be extended through new public streets. Due to the

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slope of the terrain heading north, the proposed sanitary sewer within the new public streets will not need to be extended to the north property line as it will be too high in elevation to serve the undeveloped property to the north.

Currently one of the existing homes appears to be on a private septic system.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the subject development shall design to provide public sanitary sewer service to all proposed lots as required through new public streets/public easements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grant of Occupancy, any private sanitary piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Acceptance of the Public Improvements, any public sanitary sewer located on private property shall have a recorded public sanitary sewer easement encompassing the related public sanitary sewer improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, the public sanitary sewer within the Denali Meadows subdivision that is currently under construction will be required to have received Acceptance of Public Improvements by the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, any septic system within the subject property shall be abandoned/removed in accordance with all applicable regulations.

CONDITION: Prior to Acceptance of the Public Improvements, any existing unused sanitary lateral that is no longer being used by the site shall be abandoned at the main meeting the approval of the Sherwood Engineering Department.

Water

Currently an 8-inch diameter public water main exists along the south side of SW Ironwood Lane along the subject property frontage. There will also be a new 8-inch diameter public water main within the new public street to be constructed with the Denali Meadows subdivision. Public water access for the subject development will come from both locations. The subdivision will need to construct an 8-inch diameter public water interconnect between the 2 streets to establish a looped water system. The subject development will need to extend the water line to the north end of the streets (new Denali Meadows street and new street to be constructed with this development) to allow access to the public water system for the property to the north. The subject development shall provide water service to all proposed lots within the subject development.

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There appears to be at least one well located within the subject property. Wells to remain within private property shall meet all required setbacks. Any property to have both public water and well water shall have a reduced pressure backflow assembly on the public water service. Any well located within public right-of-way shall be abandoned.

Water meters shall not be located in hardscape.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the subject development shall design to provide water service to all proposed lots and as required through new public streets/public easements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the subject development shall design for an 8-inch diameter public water interconnect between the 2 streets (new Denali Meadows street and new street to be constructed with the subject development) through Tracts E and F of the subject development to establish a looped public water system meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the subject development shall design to extend public water lines to the end of the streets (new Denali Meadows street and new street to be constructed with the subject development) meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grant of Occupancy, any private water piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Acceptance of the Public Improvements, any public water line located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, the public water system within the Denali Meadows subdivision that is currently under construction will be required to have received Acceptance of Public Improvements by the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, the developer shall submit certification that any existing well remaining meets all setback requirements or design for the abandonment of the existing well(s) on the engineering plans. Well abandonment shall be in accordance with all applicable regulations.

CONDITION: Prior to Acceptance of the Public Improvements, any well located within city right-of-way shall be abandoned in compliance with all applicable regulations.

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CONDITION: Prior to Acceptance of the Public Improvements, any lot having both public water and well water shall have a reduced pressure backflow preventer on the public water service meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, any existing unused water service that is no longer being used by the site shall be abandoned at the main meeting the approval of the Sherwood Engineering Department.

Storm Sewer

Currently a 12-inch diameter public storm sewer main exists within SW Ironwood Lane along the subject property frontage. There will also be a new 12-inch diameter public storm sewer within the new public street to be constructed with the Denali Meadows subdivision. Storm sewer for the subject development will come from both locations. Since all surrounding properties are either on public storm sewer or have access to a public storm sewer, no extension of the public storm sewer system is required for this development except as necessary to provide service to all proposed lots and as required to be extended through new public streets. Due to the slope of the terrain heading north, the proposed storm sewer within the new public street will not need to be extended to the north property line as it will be too high in elevation to serve the undeveloped property to the north.

The subject development is required to provide storm water quality treatment and hydro-modification unless otherwise approved by the City of Sherwood and Clean Water Services.

On site water quality facilities shall not have retaining walls unless otherwise approved by the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the subject development shall design to provide public storm sewer service to all proposed lots and as required through new public streets/public easements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grant of Occupancy, any private storm piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Sherwood Engineering Department final acceptance of the constructed public improvements, any public storm sewer located on private property shall have a recorded public storm sewer easement encompassing the related public storm sewer improvements meeting Sherwood Engineering standards.

CONDITION: Prior to Acceptance of the Public Improvements, the public storm sewer within the Denali Meadows subdivision that is currently under construction will be required to have received Acceptance of Public Improvements by the Sherwood Engineering Department.

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CONDITION: Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide on-site water quality treatment/hydro-modification facilities with maintenance access to all facility structures in accordance with city and Clean Water Services standards unless otherwise approved by the city and Clean Water Services.

CONDITION: Prior to Acceptance of the Public Improvements, the tract of land containing the public water quality facilities shall be dedicated to the City of Sherwood unless otherwise approved by the city.

Transportation

The subject property has street frontage along SW Ironwood Lane (standard residential street) and will need to widen out any remaining street frontage improvements that are not up to the standard residential street standards and dedicate any right-of-way necessary to meet the standard residential standard. The subject property also has street frontage along a future street to be constructed within the Denali Meadows subdivision. The subject property will need to construct any remaining street frontage improvements that are not up to the standard residential street standards and dedicate any right-of-way necessary to meet the standard residential standard along this future street.

The subject property also has approximately 40 feet of frontage along SW Murdock Road at the intersection of SW Upper Roy Street. This frontage is due to a flag portion of the subject property. Since no access is being directly obtained from SW Murdock Road from this flag for the proposed subdivision and since the subject property only contains a portion of the property necessary to construct the street (remaining right of way located on the property to the north), a payment-in-lieu of constructing street improvements for the extension of SW Upper Roy Street to a standard residential section will be required of the developer. Right-of-way dedication within the subject property for the future SW Upper Roy Street will be required. Also it is anticipated that due to the grades in this area that a future wall will be required for the construction of the future street improvements. A wall easement within the subject property will be required to be dedicated along the street frontage of the extension of SW Upper Roy Street.

Since the subject property only has 40 feet of frontage along SW Murdock Road, undergrounding of overhead utilities would not be practical. Therefore a payment in lieu of undergrounding these utilities will be required.

The cost of the payment-in-lieu for the future SW Upper Roy Street extension street improvements shall consist of a payment to the city in the amount of 125% for future street improvements within the subject property for the following items:

1. Excavation.

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2. Geotextile fabric.
3. Base rock.
4. Curb and gutter.
5. Sidewalk.
6. Street trees.
7. Retaining wall.
8. Undergrounding overhead utilities (40').
9. Street light (1/2 of 1 street light).

The new street to be constructed within the eastern portion of the subject property will stub to the property to the north for future extension of the street. This street will end in a fill of approximately 15 feet in height resulting in a wall at the end of the street. It may be necessary to stop this street short of the north property line to minimize future fill impacts within the property to the north while still being able to provide storm sewer service for the public street. A payment-in-lieu shall be made to the city in the amount of 125% for future street improvements to extend the street to the northern property line for the following items:

1. Fill.
2. Geotextile fabric.
3. Base rock.
4. Curb and gutter.
5. Sidewalk.
6. Street trees.

The above payment-in-lieu funds will be set aside in a dedicated account for the future development of the property to the north.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall design for street widening improvements along the subject property frontage of SW Ironwood Lane to meet a standard residential street section meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall design for right-of-way dedication required to encompass the street widening improvements along the subject property frontage of SW Ironwood Lane meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall design public streets interior to the development including street lighting to meet a city standard residential street section meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, due to the high wall at the end of the new street, the developer shall design for barrier protections

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between the wall and the end of the new street meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall design for right-of-way dedication required to encompass the public interior street improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of Public Improvements, the developer shall dedicate required street right-of-way and public easements via a recorded subdivision plat and shall have all platted monuments installed. This includes right-of-way, PUE and public wall easement for the future extension of SW Upper Roy Street.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall make a payment-in-lieu for the future extension of SW Upper Roy Street in the amount of 125% an engineer's estimate meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the developer shall make a payment-in-lieu for the future extension of the new interior street for the proposed subdivision for the amount of street left short of the northern property line in the amount of 125% an engineer's estimate meeting the approval of the Sherwood Engineering Department.

CONDITION: Payment-in-lieu funds for future street improvements shall be set aside in a dedicated city account to be paid toward the future development of the property to the north.

Grading and Erosion Control:

City policy requires that prior to grading, a permit is obtained from the Building Department for grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

The proposed development will disturb over 5 acres, therefore a DEQ NPDES 1200-C is required.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, the proposed development shall obtain a DEQ NPDES 1200-C permit.

Other Engineering Issues:

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CONDITION: The proposed development shall comply with the conditions of the CWS Service Provider Letter.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, a CWS Storm Water Connection Permit Authorization shall be obtained.

CONDITION: Prior to Issuance of Any Home Building Permits, final acceptance of the constructed public improvements shall be obtained from the City of Sherwood Engineering Department unless otherwise approved by the city.

CONDITION: Prior to Issuance of an Engineering Compliance Agreement, final engineering plan approval by the Sherwood Engineering Department is required.

CONDITION: Prior to Acceptance of Public Improvements, the developer shall construct all required public improvements and water quality/hydro-modification facilities meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of Public Improvements, the developer shall dedicate a minimum 8-foot wide PUE along all street frontages and tracks of land for private street/driveway usage unless otherwise approved by the City Engineer.

CONDITION: Per City of Sherwood standards, all new utilities shall be placed underground.

CONDITION: Prior to Acceptance of Public Improvements, applicant perform clean up of contamination in accordance with DEQ standards and shall submit a copy of the DEQ "No Further Action" confirmation letter to the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, Sherwood Broadband utilities (vaults and conduits) shall be installed along the subject property street frontage and private track frontage for tracts of land containing private street/driveway per requirements set forth in City Ordinance 2005-017 and City Resolution 2005-074. A payment in lieu shall be made in place of installing Sherwood Broadband utilities along the street frontage of the extension of SW Upper Roy Street.

End of Engineering Land Use Review Comments.



March 18, 2021

Eric Rutledge
Associate Planner
City of Sherwood
22560 SW Pine Street
Sherwood, Oregon 97140

Re: Denali Summit
Tax Lot I.D: 2S133CB00100

Dear Eric,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. These notes are provided in regards to the plans received March 18, 2021. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

- FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)
- ADDITIONAL ACCESS ROADS – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS:** Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107)
- MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)
- FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1)
- NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

Tracts D, E and F will require no parking signs on both sides of the street.

6. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted
7. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked “NO PARKING FIRE LANE” at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
8. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
9. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced as to provide all-weather driving capabilities. (OFC 503.2.3)
10. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
11. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%.
12. **ANGLE OF APPROACH/GRADE FOR TURNAROUNDS:** Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)
13. **ANGLE OF APPROACH/GRADE FOR INTERSECTIONS:** Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)
14. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
15. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 2. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
 3. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 4. Electric gates shall be equipped with a means for operation by fire department personnel
 5. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
16. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
17. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

FIREFIGHTING WATER SUPPLIES:

18. **FIREFIGHTING WATER SUPPLY FOR INDIVIDUAL ONE- AND TWO-FAMILY DWELLINGS:** The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the

structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105.2)

19. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

Provide documentation of a fire flow test. The minimum required fire flow is 1,000GPM.

20. **WATER SUPPLY DURING CONSTRUCTION IN MUNICIPAL AREAS:** In areas with fixed and reliable water supply, approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

21. **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where the most remote portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
22. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. (OFC Appendix C)
23. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.

No utility plan was provided. Please provide utility plan to confirm location of fire hydrants.

24. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
25. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)
26. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
27. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

28. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)

BUILDING ACCESS AND FIRE SERVICE FEATURES

29. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

If you have questions or need further clarification, or would like to discuss any alternate methods and/or materials, please feel free to contact me at **503-259-1419**.

Sincerely,

Tom Mooney

Tom Mooney
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File
City of Sherwood

A full copy of the New Construction Fire Code Applications Guide for Residential Development is available at <https://www.tvfr.com/DocumentCenter/View/1438>

M E M O R A N D U M

Date: April 27, 2021

To: Eric Rutledge, Associate Planner, City of Sherwood

From: Jackie Sue Humphreys, Clean Water Services (CWS)

Subject: Denali Summit 41-Lot PUD Final Plat, LU 2020-013-PUD, 2S133CB00100, 00200

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE AND PLAT RECORDING

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained prior to plat approval and recordation. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.