



Home of the Tualatin River National Wildlife Refuge

MEMORANDUM

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To: Joe Turner, Hearings Officer

From: Eric Rutledge, Associate Planner

RE: Additional Staff Comments on LU 2021-023 SUB Cedar Creek Gardens

Date: August 10, 2022

Memo Background:

The purpose of this memo is to address the Hearings Officer questions directed towards City staff during the August 3, 2022 public hearing on LU 2021-023 SUB Cedar Creek Gardens. The Hearings Officer asked for staff clarification on the following items:

- The preferred width of the proposed Community Trail within Tract I Open Space
- What authority, if any, the Hearings Officer has over Washington County transportation-related design exceptions for County roadways

Trail Width

The City's preferred width for this section of the Community Trail is 12 ft. paved within a 20 ft. easement. As shown in Figure 1 below, a public sanitary sewer line is located within the Cedar Creek corridor to the west of Tract I and within Red Fern Drive. As one or both of these lines will be extended south in the future, the City's Engineering Department has requested the trail also serve as a maintenance access road. The 12 ft. wide trail meets City Engineering and Clean Water Services standards, and is consistent with the current proposal.

The applicant has provided a Conceptual Future Connectivity Plan (Exhibit A30) that demonstrates how the trail can be continued to the south to connect to the larger Brookman Addition community trail system being. This trail system is currently being constructed through various subdivision developments within the Brookman Addition. The City supports construction of the trail at this time as the applicant is proposing to pay for construction the trail and has also provided a viable future alignment for it's southerly extension.

The City's Engineering Design Manual - Detail RD-64 provides the specifications for access maintenance roads (Exhibit D10). Staff recommends the following condition of approval related to the trail within Tract I:

Prior to Final Plat Approval and Prior to Issuance of an Engineering Compliance Agreement, the trail within Tract I shall be designed to City of Sherwood Engineering Detail RD-64. The trail shall be designed to be accessed from SW Red Fern Dr.

Regarding tree removal within and near the trail easement, staff recommends the applicant be required to preserve trees that are not impacted by the trail, building footprint, utilities, grading, and other development features pursuant to SZCDC § 16.142.070(D)(1). Condition of Approval D2 requires the applicant to provide a final tree preservation plan reflecting any conditions of the land use approval prior to issuance of a grading permit.

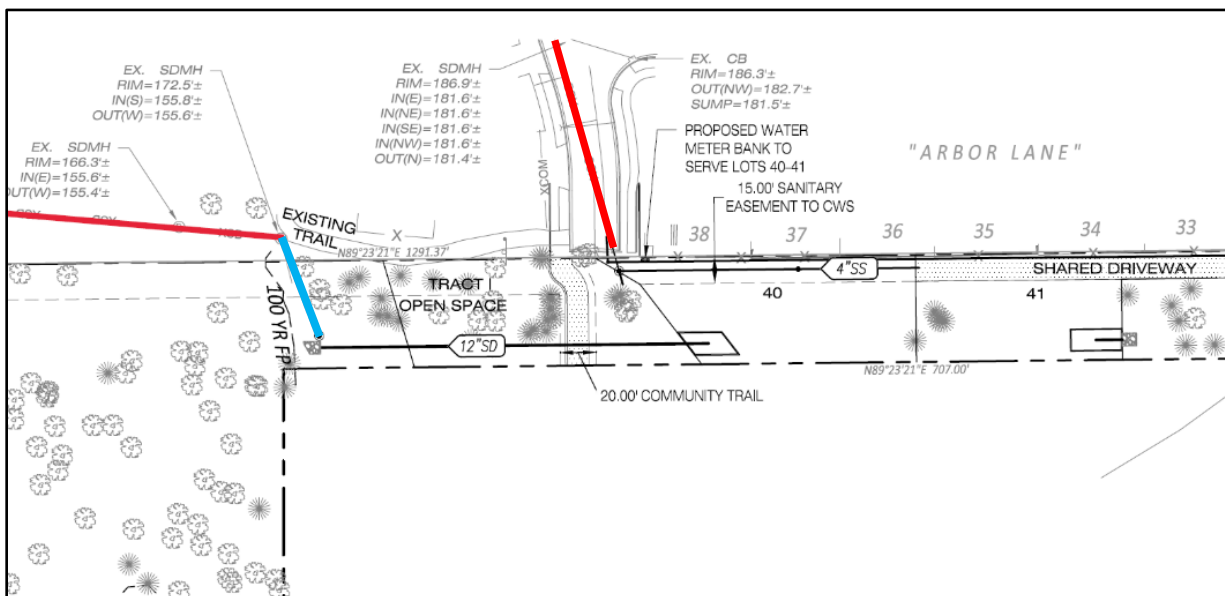


Figure 1: The existing public sanitary sewer lines are shown in red. Proposed public sanitary sewer lines are shown in blue. One or both lines may be extended to the south in the future to serve lots within the Urban Growth Boundary.

Washington County Design Exceptions

Washington County staff has provided a memo regarding authority over County roads and County design exceptions. While no staff analysis or conclusions are provided in the memo, the County code states that the County Engineer is responsible for issuing decisions related to access spacing exceptions. As a general practice, the City defers to a public or private agency with explicit authority over certain development requirements (Clean Water Services, Tualatin Valley Fire & Rescue, etc.). The testimony received during the City land use process regarding the proposed design exceptions to County standards have been

forwarded to County staff. Condition of Approval D4 requires the applicant to obtain the three (3) requested design exceptions from the County prior to issuance of a grading permit.