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PLANNING COMMISSION MEETING

July 21, 1986

7:30 P.M.

855 No. Sherwood Blvd.

AGENDA

- I. Minutes Approval
 - a. April 3, 1986; June 16, 1986
- II. Review Draft Community Development Code Revisions
- III. BGRS Film - "Making Land Use Decisions"

APPROVED MINUTES

**PLANNING COMMISSION MEETING
MINUTES JULY 21, 1986**

I. **Call to Order** Meeting was called to order by David Crowell at 7:40 p.m. Mr. Crowell introduced a new member, Mr. Walt Hitchcock. Others present were Clarence Langer, Jr., Grant McClellan, Joe Galbreath, Marian Hosler, Ken Shannon and Glen Warmbier.

II. **Minutes Approval** Joe Galbreath moved the minutes of April 3, 1986 and June 16, 1986 be approved. The motion was seconded by Glen Warmbier. The motion carried.

III. **Review Draft Community Development Code Revisions:** City Manager Jim Rapp announced that Carole Connell, Planning Consultant, was unable to attend the meeting. He explained to the members that in condensing and trying to make the code revisions more clear, he had noticed there were very few references to Part 2 (the Community Development Plan) of the Code. So he went through and in all areas where appropriate he inserted references. Mr. Rapp went on to explain the items that he had changed and worked on in order to combine things.

Mr. Rapp noted a reference to the Community Development Plan had been added to Chapter 1, Page 3, Section 1.01.11. Page 3 and 4 are the established rules for zoning districts.

Mr. Warmbier asked how would the land which runs under power lines be zoned and how far on each side of the power line would the zoning reach. Mr. Rapp said it would be zoned whether it was buildable or not.

Mr. Galbreath said it would depend how high the voltage and what the power company specifies.

Mr. Rapp noted pages 5 and 6 set up the Planning Commission. He said pages 7 through 20 were the definitions. He noted two new definitions, "first story", and "single family attached dwelling" which is really a duplex that straddles a common property line.

Mr. Crowell asked if anyone had any questions about Chapter 1.

There was some discussion as to whether there should be included in the Code that the City be responsible for the record keeping of the Planning Commission. Mr. Rapp said that the Commission could not mandate by ordinance a budget item. He said that they could say that accurate records of all commission proceedings shall be kept by the City and maintained on file in the City Records Office.

Mr. Crowell stated that on page 6 he would like to see a definition of "Ex-Parte". There was some discussion about what

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constitutes ex-parte contact and what should be done, if anything, when it happens. Commission members were told to report the contact at the meeting and state what transpired. It would be the Commission's decision as to whether the member had been prejudiced and whether the member would be allowed to vote.

Mr. Crowell stated he felt the definition of building height was needlessly complicated. He also noted that "rectories" was spelled wrong. He also noted a misspelling of "facility's". Mr. Crowell asked if the definition of "density" shouldn't be per net buildable acre. Mr. Rapp said it should be.

Mr. Crowell asked about dependent trailer. Might the the Commission add "generally members of the immediate family"? After much discussion, the Commission decided to strike "dependent trailer" from the definitions. Some other minor changes were noted.

Mr. Hitchcock asked if any of the zoning ordinances could be used to entice businesses to locate in Sherwood.

Mr. Rapp said that the Old Town Overlay Zone would be this type of zoning.

Three other definitions were discussed and modified.

- A. "Hard surface", need to define runoff co-efficient.
- B. "Nonconforming structure "to read" minimum requirements of the zoning district in which it is located."
- C. "Street", Mr. Crowell thought some wording was left off. Mr. Rapp said he agreed and would look into it.

Mr. Crowell said he would like to see a definition for "net buildable acre," and would like to see the list of allowed uses alphabetized.

Mr. Galbreath said he had to leave. Therefore, after asking if there were further questions, Mr. Crowell adjourned the meeting to watch the film "Making Land Use Decisions".

Rebecca L. Burns
Minutes Secretary