

Sherwood Planning Commission
Minutes
August 25, 1983

The meeting was called to order by the Vice Chairman, Gene Stewart. In attendance were Gene Stewart, Arthur J. Horne, Jr., David Crowell, Clarence Langer, Cathy Navarra and Todd Dugdale.

The minutes of the June 16 and July 21, 1983 meetings were approved as presented.

Mr. Dugdale went over one item of correspondence from Mr. Voorhies of Steel Tek Industries and advised the commission that a letter would be drafted in response. Mr. Voorhies had been advised by Washington County that if he intended to use the structures for industrial purposes that intent might be frustrated by provisions of the county and city codes.

Mr. Dugdale went over reports of some ongoing activity. The Old Worlde Development project is still alive although moving slowly. They have retained a local engineer and are finalizing their improvement plans. They have to have their onstight plans submitted and approved by mid September. The Cannery Access road to Willamette Street has received a tentative go ahead with a likely start some time in October. The Southwest Corridor study is underway where Metro is looking at transportation problems in Southwest Portland. The major focus of attention will be the Aloha By-pass and where on Interstate 5 the interchange will be located. If someone from the Planning Commission would like to follow this project meeting dates will be made available.

The Vice Chairman called for the election of a new Chairman. Gene Stewart was unanimously elected as Chairman. Mr. Stewart then called for the election of a Vice Chairman. David Crowell was unanimously elected as Vice Chairman.

Case No. MP-83-02. Mr. Al Swensen made a request for a Minor Land Partition of Tax Lot 2SL 32AC. Mr. Dugdale reviewed the Staff Report with the commission members. Mr. Swensen explained that all he was trying to do was to separate the land with the houses on from the rest of the acreage and separate the one lot into two parcels. A motion was made, seconded and unanimously approved to allow the minor land partition of the Al Swensen property with the condition that he dedicate an additional 5 feet of right of way along Willamette Street.

Mr. Dugdale introduced Mary Hopkins, planner for Washington County who helped write the Special Industrial Area Regulations. Ms. Hopkins explained how the Special Industrial District was designed and the process required for development of large

industrial sites. Through this design it was the hope of the county that major high technology firms would come in that require thirty or more acres and then other users would spring up around it such as suppliers and other small high technology firms. The Special Industrial District was described as an overlay and has to be applied to parcels of at least fifty acres. Prior to allowing any development an applicant has to bring in a master plan site analysis for the entire SID. Mr. Dugdale stated that Sherwood might want to consider creating a new district similar to the county's Special Industrial District rather than the Light Industrial District now being used. It was the consensus of the commission to have Todd Dugdale draft something up similar to the county Special Industrial District that could be used for the City of Sherwood and maybe provide unit ownership or leaseholds with ten or twenty acre developments.

Mr. Dugdale reminded the commission that a public hearing had been set for September 15, 1983 on the staff recommendations for the adult business ordinance. Mr. Dugdale reported that he had talked to Storer Metro Cable about the content of entertainment coming over the airways and they advised that this was regulated through the individual cable companies. Storer Metro prohibits x-rated programming. The question of whether using population standards to regulate the number of adult businesses in an area was discussed and it was decided that that might be construed as interfering with commerce.

The next meeting was set for September 15, 1983.

Meeting adjourned.



Mary L. Holland
Minutes Secretary