

SHERWOOD PLANNING COMMISSION

AGENDA

October 6, 1983
7:30 p.m.

The Commission will hold a worksession to review Part 1, Background Data and Analysis and related plan update issues and needs.

Commissioners are urged to review Part 1 and bring their copy to the meeting.

APPROVED MINUTES

Sherwood Planning Commission
Minutes
October 6, 1983

The meeting was called to order by the Chairman, Gene Stewart. In attendance at the meeting were Dave Crowell, Dwight Minthorne, Arthur J. Horne, Jr., Gene Stewart and Todd Dugdale.

Todd Dugdale gave a summary of the three parts of the Sherwood Comprehensive Plan. He stated that it was structured to meet state wide planning requirements. The first part is background data and analysis. The requirements stated that there must be adequate supporting documents for the planned policies and products and Part One is an attempt to compile all the facts. The second part of the plan, called the community development plan, is the policy documents. It states the format and has a summary of findings section which is derived directly from the first part. From those findings, which include issues and problem analysis, there is a set of objectives and goals and then strategies which are specific actions which address the objectives of the goals. The third part is the implementing ordinances which take the actions which are stated in the strategies. Mr. Dugdale explained that he tried to organize the plan so that the topical sections, background, the policy document and the plan itself with the implementing ordinance were each to relate to one another, especially parts one and two. Mr. Stewart further explained that book one is basically the gatherine of data, book two sets out the policies and goals and book three makes part two work. He stated that the purpose of the meeting tonight was to basically look at part one to see if the background data and analysis needed to be updated.

Mr. Dugdale stated that a historical perspective still had not been formally adopted and maybe something would be drafted out of the information he had handed out.

Mr. Horne questioned whether LCDC required that the plans be updated at any particular time and what purpose would it serve to go through and change data, as it is still only an assumption. Mr. Dugdale explained that LCDC required that the plan be kept current and that it have provisions in it for an update cycle of a minimum of three years and a maximum of five years. Sherwood's plan was adopted in August of 1981 and there is a two year update provision in the plan.

The population projection figures were reviewed and Mr. Dugdale felt that the figures could hold true by the end of the three year period. He felt that the next questions for Sherwood would be how to control the rate of growth.

Mr. Dugdale felt there was a need to update existing land use information and the growth management plan. There is a question of whether growth management should be modified based on past

experience. He felt it should be simplified and a look taken at where city limits are and where the service gaps are and that it where the priorities should be.

Mr. Dugdale further explained that in the land use section an inventory of land was taken in 1978 and it was then broken down into the types of land use that coincided with our density patterns. This showed how much vacant land was available in each category, how much was developed and how many dwelling units in each of the categories. A look was then taken at the zoning under current zoning plans and findings made concerning where there was a lack of planning under any particular category.

The environmental resources section was a catchall. It inventoried the natural resources, environmental quality issues, air and water pollution, noise, solid waste and recreation resources. A lot of these things will not change. The natural habitats should constantly be watched. The way these came about where by the design review process and it is that board that should be watching these.

In the transportation section there is a description of what Sherwood had, the rights of way, existing traffic control devices, pedestrian and bicycle paths. What needs to be done is to go back and see if there have been significant effects in traffic generation brought about by the plan amendments since this plan was adopted. There may be some roadways that are being pushed to their limits as far as traffic congestion, safety, etc.

The community facilities and services section includes the sewer, water and drainage studies that were done. This also shows capital improvements on a priority basis. In looking all of the priority 1 projects except for one small section are complete and most of the priority 2 are complete. The same approach was taken for water as it was for sewer. Mr. Dugdale advised the commission that a drainage plan has been completed but has not been included in the plan as yet.

The school district needs some facilities planning. They have been asked to select some sites for future plans but two of the sites they have chosen have already been developed.

Mr. Stewart felt that as a planning body they should ask the City Council to provide a planner to assist with the update of the comprehensive plan. Mr. Dugdale explained that the city is in the process of finding an individual or a firm to do staff reports, the public notice process and any special projects that the planning commission determined to be important to be worked on, such as the plan update. He felt someone would be available by November 9, 1983. Mr. Dugdale invited the planning commission members to review the applications and sit in on the interviews.

Mr. Dugdale advised that at the next meeting a group of people will be present to talk about easing restrictions in the Special Industrial District.

Mr. Stewart felt that at this point the commission should put the updating on hold because there was so much that would have to be done by staff and the first priority should be the Special Industrial District.

The minutes of the previous meeting of September 15, 1983 were approved with the correction of the spelling of "stick" instead of "stock" in the third to the last line.

Meeting adjourned.

Mary L. Holland
Minutes Secretary