

SHERWOOD PLANNING COMMISSION

February 3, 1983

AGENDA

- I. Reading and Approval of Minutes of January 6, 1983
- II. Introduction of New Members
- III. Election of Officers for 1983
- IV. Planning Director's Report
- V. Discussion of Remaining Comprehensive Plan Update Issues
- VI. Next Meeting Agenda

NOTE TO NEW MEMBERS:

The Staff is preparing a packet of information to help orient you to your new position including a copy of the Comprehensive Plan. We will try to have as much of this information for you on Thursday as is possible.

Welcome to the Planning Commission!

APPROVED MINUTES

PLANNING COMMISSION

February 3, 1983

The Planning Commission meeting was called to order by Chairman Eugene Stewart. Planning Commission members introduced themselves.

Mr. Stewart called for nominations for Chairman of the Planning Commission. Mr. Ron Tobias was unanimously nominated Chairman. Mr. Tobias called for nominations for Vice Chairman. Mr. Eugene Stewart was unanimously appointed Vice Chairman. An appointment to the Design Review Board was set over to the next meeting.

The Planning Director, Todd Dugdale, delivered a report on current projects, building, Washington County Planning, and the Sherwood Economic Development Advisory Commission (SEDAC).

1. Current Projects, Public Works
 - A. Rock Creek Sewer line is completed and operational. This line will serve about 1/3 of our planning area.
 - B. Cedar Creek Sewer is the last major sanitary sewer trunk project necessary to serve existing planning area. A low bidder has been accepted. The start up is expected in March.
 - C. Murdock Rd. Improvement will include sanitary sewer and improvements to the street. The final plans are about 45% complete. Construction will begin in the Spring.
 - D. Sunset Blvd. construction plans are about 40% complete. The project will be bidding in about two weeks.
2. Current Projects, Block Grant
 - A. The Willamette St. improvements will include construction of a major trunk storm sewer system. Neighborhood Committee is now supporting installation of sidewalks on one side of the improved street.
 - B. Lincoln St. storm drainage improvements will be bid March 4.
3. City Hall

The City Council commissioned a study evaluating three sites for City Hall. The question of locating a new City Hall is still not resolved.
4. Building Report

The report for 1982 indicated 16 single family units, 24 multi-family units for a total of 40 residential units and three industrial expansions. Total valuation, \$1,800,000. There are about 40 subdivided single family lots platted for development. The statistics include manufactured housing. Mr. Dugdale felt a growth trend was beginning.

5. Washington County Planning

The County is involved in a planning process for the area outside the City limits and inside the UGB. The area will not be developed to urban densities until they are annexed to the City. They have about 4 months until a final decision on the Sherwood area is made. A new meeting date notice for a town hall meeting on this matter will be mailed to property owners.

The County is considering the Aloha Expressway alignment. This is a slightly different alignment than previously proposed. The road would directly connect 6-corners to Aloha. There is support for designating this as a state highway which would relieve Hwy. 217.

6. Sherwood Economic Development Advisory Commission (SEDAC)


The City Council has appointed a group made up of economic interests of the City to review the Old Town Revitalizing Plan prepared by the consultants.

Mr. Dugdale discussed the revisions being made to the Comp Plan. Part II is being typeset and will be available at the next meeting. Part III, the development regulations, is being revised, and will be available soon.

Mr. Dugdale explained some of the changes recently approved. The review fees and procedures for condition uses and certain types of plan amendments were changed. Under the changes adopted by the Council, the Planning Commission will have the final adopting authority for condition uses and for minor plan amendments. The Planning Commission decision are subject to appeal. The Comp Plan was adopted in 1980. The Plan has been amended several times over the past two years.

Mr. Dugdale said there was one possible review next meeting. The Stanley Park congregate housing center will have 70 units of elderly congregate housing. It is to be sited in the rear of the existing Sherwood Park apartments. Juhr and Sons will be the contractor. This type of living units is considered an intermediate step for senior citizens between independent housing units and a nursing home. The development will require a Major Land Partition, and a public street will be required.

There are no other specific agenda items.


Polly Blankenbaker, Recorder

Minutes transcribed from tape.