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SHERWOOD PLANNING COMMISSION

AGENDA

June 1, 1982
7:30 p.m. City Hall

- I. Reading and Approval of the Minutes of May 18, 1982
- II. Discussion of Planning Review Process
- III. Report on County Urban Planning Process - May 26,
Town Hall Meeting
- IV. 1982 Plan Update Issues
- V. Next Meeting Agenda

Please bring Part 3 Community Development Code

APPROVED MINUTES

PLANNING COMMISSION MINUTES

June 1, 1982

I. Minutes of May 18, 1982

The May 18, 1982 minutes were not available.

II. Discussion of Planning Review Process

Mr. Dugdale presented staff memo dated May 27, 1982 outlining process modifications to the Comp Plan. Current concerns with the process include cost and length of the process. Mr. Dugdale suggested changes in the Condition Use review, Planned Unit Development review and Annexation Review. After discussion with City Attorney, Mr. Dugdale felt if requirements for Plan Amendment were modified to one hearing, the hearing should be before the City Council. Mr. Dugdale explained the code requires two hearing with final decision with Council. The Planning Commission prepares recommendations and findings and forwards them to the Council. The decision is normally implemented by ordinance. Mr. Dugdale suggested modified process where Planning Commission would hold the only hearing. The Planning Commission would make final decision with the exception that the appeal process would come into play where the Council wished to take jurisdiction or by motion the Council chose to appeal the matter. The Code does not require annexation hearing because the City does not have final jurisdiction. Mr. Dugdale suggested the Planning Commission consider annexation requests and that a hearing be held with the City Council.

Mr. Tobias suggested additional language be added to the appeal procedure. Mr. Stewart suggested a meeting could be held at staff level or with the development to explain development or answer questions. Audience members concerned that the elected officials should remain accountable to the citizens. Mr. Tobias suggested appeal fee should be eliminated. Mr. Dugdale reflected on the fee philosophy. Should all costs be recovered or should part of the costs be absorbed by the General Fund.

Mr. Tobias moved based on this discussion tonight, that at such time as the Planning Commission so indicates, a complete package of code amendments be given to the City Council that Community Development Code amendment be drafted to allow single hearings and final Planning Commission approval authority by resolution and order for Condition Use and Planned Unit Developments subject to appeal review by the Council as outlined in the Community Development Code Section 6.01 wherein either the aggrieved party may file for or the Council on its own motion may order review of such Planning Commission

decision wherein such decision may at Council discretion require a second public hearing. The motion was seconded and carried.

Mr. Tobias moved that in addition to the first motion regarding Conditional Uses and Planned Unit Developments that the Planning Commission also express approval for staff recommendation in so far as annexations as outline in staff memo of May 27, 1982 presented to this Commission tonight. The motion was seconded and carried. Mr. Dugdale explained the facts of the annexation will be presented to the Planning Commission. A Public Hearing will be held with the City Council and recommendation made to the Boundary Commission.

After some discussion on SCPAC involvement in the Plan update process, it was decided that SCPAC will be notified of the Plan Update meetings and information packets will be available at the City Hall.

III. Report on County Urban Planning Process - May 26, Town Hall Meeting.


Mr. Stewart reported basic issues for the Sherwood and Tualatin areas were identified. Some of those issues were land use, densities, compatibility of land uses, MAE uses, maintenance of large industrial parcels, transition, appropriate design control, transportation and circulation, natural resources, identification of park and recreation areas. The next meeting will be held in July. Specially regulated area restrictions will no longer apply when the County completes its plan. The problem with unannexed islands within the City limits was discussed.

IV. 1982 Plan Update Issues

Staff memo dated April 15 was considered. Mr. Dugdale explained Part I of the Comprehensive Plan is information and needs to be updated based on new 1980 census data.

After discussing various issues, Commission decided to address PART 2 Sections I, II, and III at their next meeting.

The meeting was adjourned.


Polly Blankenbaker, Recorder

Minutes transcribed from tape.