

SHERWOOD PLANNING COMMISSION
AGENDA

June 15, 1982

- I. Reading and Approval of the Minutes of May 4 and May 18, 1982.
- II. Announcements and Correspondence.
- III. PUBLIC HEARING
CU-82-01
A request by Jan Alvarez for a conditional use permit for a day care center on Oak St. (Tax Lot 2S1 32BA: 2000)
- IV. Plan update
Growth Management: Review of County growth management policies as they relate to City policies.
- V. Next Meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION MEETING

June 15, 1982

I. Reading and Approval of the Minutes of May 4 and May 18, 1982.

The minutes were approved.

II. PUBLIC HEARING

CU-82-01 - A request by Jan Alvarez for a Conditional Use Permit for a Day Care Center on Oak St. (Tax Lot 2S1 32BA: 2000)

Chairman Gene Stewart opened the public hearing and called for proponent testimony.

Mrs. Jan Alvarez stated she wishes to establish a day care center to serve 30 children between her house and garage. The Center will be certified. She pointed out the need in this area for a certified day care center. She said there are a lot of children that go home to no one.

Dan Hill spoke in favor of the Center. He has two children enrolled. He said without Jan's school, they would have to make a decision whether or not his wife could work or his children would have to come home to an empty house. He felt that was not an alternative. Jan runs a quality day care. There is presently no public kindergarten in Sherwood, this is an attractive alternative.

Larry Magers reiterated Mr. Hill's testimony. Jan provides many varied activities for the children. We need Jan.

Mr. Hill said Jan pays individual attention to the children and provides them with creative field trips.

Jack Castillo, an abutting property owner, expressed concern about fencing. Mr. Castillo was assured a 6' solid wood fence would be provided around the center. He said he had no opposition if there was a fence.

Joe Alvarez stated he has all the material to put up the fence. The fence will be 6' in the back and some sort of picket fence in the front. The noise will be cut down a lot with a solid fence. Mr. Alvarez said Jan is able to give the same quality of care throughout the day.

Sandy McLean said she trusts Jan with her kids.

Maryann Minor said Jan is not a babysitter but a total

day care center. She said her daughter's learning ability has increased due to Jan's interest.

Mr. Stewart called for opponent testimony. There was none.

Mr. Al Olson said the Children's Services Div. has approved the plans for the center. He pointed out the center will be fairly close to the school playground. He felt the Center will not detract from the neighborhood.

Mr. Stewart read a letter from the Ulrich's stating no objections. Mr. Stewart read a letter from Mrs. Harvey expressing concerns about on-street parking and noise.

Mr. Alvarez said there is normally only two parents there at one time. There are no sidewalks around the yard. Two large trees are where the sidewalk would need to go. He felt sidewalks were not necessary.

Mr. Stewart asked about future growth of the center. Because of CSD requirements, 30 children would be the maximum allowed. All the children wouldn't be there at one time. Because of the deadend streets, traffic is not a problem. Jan provides transportation to and from school on rainy days.

Off street parking requirements were discussed. Code requires parking for 8 cars off street. Mr. Dugdale said parking requirements are primarily for new uses. Mr. Dugdale suggested applicant identify the amount of offstreet parking available and then certain on street spaces that customers would use as loading zones. Two hundred feet of curb side parking is available on street.

Mr. Alveraz said if there are neighborhood problems, they would appreciate knowing about them.

The hearing was closed.

Mrs. Gothie moved the request for conditional use permit for a day care center by Jan Alvarez be approved based on staff findings and the following conditions 1) That the applicant obtain and submit to the City a copy of the State Day Care Center Certification. 2) That on-street spaces adequate to meet code requirements prior to obtaining a building permit , 3) That the applicant obtain a City business license. The motion was seconded and carried.

Announcements and Correspondence

Washington County is continuing work on their Plan. They will be scheduling another town hall meeting in this area to discuss their preliminary land use Plan for the unincorporated area within our planning area. Mr. Dugdale will keep the Planning Commission informed.

City Projects Status: Mr. Dugdale said the City is in the early stages of improvement process for Murdock Rd. LID from Oregon Street to Division Street. An LID petition for Oregon St. improvements from the tannery to Murdock Rd. has been received. Improvement designs for Willamette St. are being considered. The Willamette St. Storm Sewer will begin this year.

Norma Oyler said residents along W. Edy Rd. had expressed concern about the water system with the land scape business going in on the Burge property. Mr. Dugdale said they do not plan to do any growing of plant material on the site. They are a landscape maintenance firm. The City does not anticipate an increase water useage. The ultimate plan is to run the 12" line down Edy Rd. and loop it to the line planned for Pacific Hwy.

III. Plan Update

The staff is preparing an amendment regarding the length and cost of planning reviews.

The next item to be considered is growth management. The County's draft growth management policies was presented. SCPAC will be notified of the next workshop meeting. Mr. Dugdale will provide Wilsonville's ordinance for building permits based on quota system, which keys off of adequacy of services.

Washington County's policies were reviewed. Mr. Dugdale said the City needs to be concerned with what the zoning will be in the County lands. Our policy does not allow parcelization less than 10 acres.

The Commission briefly reviewed the strategies that implement the County policies. Mr. Dugdale pointed out the services the County counted as critical, essential and desireable.

The meeting was adjourned.


Polly Blankenbaker, Recorder