

SHERWOOD PLANNING COMMISSION
AGENDA

July 20, 1982
7:30 p.m., City Hall

- I. Reading and Approval of Minutes of June 15, 1982
- II. Announcements and Correspondence
- III. PUBLIC HEARINGS
 - PMA-82-03
A request by David Cereghino, et. al. for a Plan Amendment including a 11.3 acre parcel located on Edy Rd. within the Urban Growth Boundary and designating said parcel GI (General Industrial).
 - AN-82-02
A request by David Cereghino, et. al. for annexation of an 18.6 acre parcel located on Edy Rd.
 - AN-82-01
A request by David Cereghino, et. al. for annexation of an 8.68 acre parcel located off of Cipole Rd.
- IV. Report on County Planning Issues
- V. Plan Update
 - 1. Part 2 Section III
Growth Management
 - 2. Revised Holding Capacity Data; Dwellings and employment
- VI. Next Meeting Agenda

APPROVED MINUTES

REGULAR MEETING OF
SHERWOOD PLANNING COMMISSION

Sherwood, Oregon
July 20, 1982
7:30 p.m., City Hall

Those Present: Gene Stewart, Chairman, Joe Galbreath, Norma Oyler,
Norma Borchers, Diane Gothie (arrived 7:40 p.m.).

Also Present: Todd Dugdale

The Chairman called the meeting or order at 7:30 p.m.

I. Approval of Minutes of June 15, 1982

It was moved by Norma Borchers, seconded by Norma Oyler and carried unanimously that the minutes of June 15, 1982 be approved with the following correction:

the words "be designated" to be added on page 2,
last paragraph, number 2.

II. Announcements and Correspondence

A. Todd Dugdale introduced the following:

1. Jessica Carroll, secretary to the Planning Commission.
2. Jonathon Block, PSU grad student intern, who will be helping with City data collection and related tasks for a seven week period.

B. The City Council has adopted a systems development charge for drainage assessments on new unit development. Those responsible for new demand will be held liable for participation in the additional cost.

The City, facing the need for a new well and reservoir capacity, hopes to supplement a bond measure with funds derived from this source. It is the City's intention to propose to the Council a bond levy for September 23 for a new permanent well. Anticipated cost will be approximately \$200,000.

C. Current Projects

1. HUD projects are proceeding, with property owners indicating approval of financial approach whereby they would be assessed 1/3 of the cost, with HUD and the City paying the remaining 2/3's. Final design will be adopted by the Council.

2. Construction will begin late summer on the Willamette storm sewer.
3. Engineering on Lincoln and Railroad Streets will proceed shortly.
4. Funding for a study for revitalization plan for the old town area has been received. Requests for proposal have been sent out and will be reviewed by the old town merchants association. Their recommendations will be presented to the City Council.

III. Public Hearings

PMA-82-03 (Joe Galbreath abstained for reasons of possible conflict of interest).

Todd Dugdale pointed out that on page 2 under 1. A. of PMA-82-03, line 5, the figures should be changed to read, "...would change from 80/20 to 79/21.."

Public hearing opened on PMA-82-03 at 7:50 p.m., a request by David Cereghino and others for a plan amendment including 11.3 acre parcel located on Edy Road within the Urban Growth Boundary and to designate said parcel General Industrial.

Proponent Speaker: Robert Price, Benkendorf & Associates, 620 S.W. 5th Avenue, Portland, Oregon 97204, consultants for the Cereghino family.

Mr. Price stated their basic request is to include the rest of the tax lot within the Urban Growth Boundary of Sherwood. Permission has already been received from the Metropolitan Service District of Washington County to change the Regional Urban Growth Boundary with which the Sherwood Urban Growth Boundary is co-terminus in this area.

The land involved is nonproductive, poorer quality woodland which could be converted to industrial use. If the Sherwood Urban Growth Boundary could be amended to be co-terminus with the Regional Urban Growth Boundary, then annexation of this rectangular parcel to the City of Sherwood would create a more usable and viable general industrial parcel. The approximate 11.3 acres would be designated General Industrial.

Proponent Speaker: David Cereghino. This property has a lot of frontage on Edy Rd. which has been assessed heavily for sewer and water. As it now stands, there is approximately 2-1/2 acres of the eight acres which could be buildable and they have an assessment of close to \$40,000 for sewer and water that would be completely unusable. In the rectangular shape, the parcel would be usable and would be developed in the near future.

Mr. Cereghino stated that the soil is not soggy, but rather very rocky, in fact, almost solid rock.

The public hearing was closed at 8:10 p.m.

Mr. Cereghino requested the record to show that the staff recommendation of, "an additional 25 feet from the Centerline of Edy Rd. be dedicated to the City for future street improvements" is the normal requirement. Todd Dugdale stated that all will be contributing 25 feet as well. However, initial development will not be to the full standard.

It was moved by Norma Oyler that the Commission accept Case #PMA-82-03 on the basis of the staff findings which are:

1. That the applicant record a waiver of remonstrance for street and drainage improvements locally benefitting the site, and
2. That an additional 25 feet from the Centerline of Edy Road be dedicated to the City for future street improvements.

Motion seconded by Norma Borchers:

Ayes - Gene Stewart, Norma Oyler, Norma Borchers, Diane Gothie.

Noes - None

Abstain - Joe Galbreath.

Combined Hearings of AN-82-02 - Request for annexation of an 8.68 acre parcel located west of Cipole Road and

AN-82-01 - Request for annexation of an 18.6 acre parcel located on Edy Road.

Public Hearing opened at 8:16 p.m.

Proponent Speaker: Robert Price.

AN-82-02. Property has nearly 1100 feet frontage on Edy Road which is ideal for industrial development. Site is not oriented to the rail line as is much of Sherwood's industrial land. Therefore, the Sherwood industrial market which does not require a rail line could be captured with this property.

Services exist or are planned for the site which include 12" water line and 8" sewer lateral on Edy Road which is satisfactory for any industrial user located on a 20 acre parcel.

AN-82-01. Oriented to railroad. Over 600 feet of rail frontage on this parcel.

It was also noted that the railroad is anxious to increase the use of its line and therefore no problem is anticipated in being able to receive the necessary railroad spur(s).

Proponent Speaker: David Cereghino. Contrary to soils report, the soil is sandy with absolutely no drainage problem. There has never been any water on the surface of this land. There is some problem with access and some inhouse legal work has yet to be completed.

This property would not develop as rapidly but would like to have it annexed to the City at this time so that a cooperative project can be formed with other property owners in the area to put in a 1500 foot water main and possibly a pumping station.

To the question of whether these other property owners will want to annex to the City, Todd Dugdale explained that the City could and sometimes does contact additional property owners to see what their intentions are. However, the City has not done so to date but suggested a letter be prepared to the Boundary Commission requesting they consider exercising their power to annex this property.

Hearing closed at 8:45 p.m.

It was moved by Norma Borchers and seconded by Norma Oyler that requests for annexation Numbers AN-82-01 and AN-82-02 be approved, based on the findings as presented by staff and attaching the staff recommendations that prior to development of AN-82-02, special attention will need to be directed to addressing the problems of direct public access and poor drainage. In addition, sewer service may depend on a cooperative arrangement with properties to share a pump station and force main system to access the gravity line extending south to Edy Road.