

SHERWOOD PLANNING COMMISSION

August 17, 1982  
City Hall, 7:30 p.m.

AGENDA

- I. Reading and Approval of Minutes  
August 3 meeting did not have a quorum.
- II. Announcements/Correspondence
- III. MP<sup>2</sup>82-04  
A request by A. J. Daley for a Partition of Lot 2, Whitmore Estates, located on Marshall St.
- IV. PUBLIC HEARING  
  
CU-82-02  
A request by the Tualatin Rural Fire Dist. for permission to construct a microwave tower and dish at the City Reservoir site located on SE Division St.
- V. Plan Update
  - Review of staff findings on proposed 100 acre industrial area in SW area.
  - Review of Land Use and Growth Management Elements.
  - Revised Planning Application Fees.

# **APPROVED MINUTES**

PLANNING COMMISSION

Minutes

August 17, 1982

- I. Reading and Approval of Minutes  
August 3 meeting did not have a quorum.

II. Announcements/Correspondence

Mr. Dugdale informed the Planning Commission the City Council would hold a special meeting on August 18 to act on the Old Town Merchants' Asso. recommendation for a consulting firm. The study would be financed by \$10,000 from HUD and \$4,000 from the City. The purpose of the study is to develop revitalization strategies, inventory existing conditions, come up with a five year urban economic development plan for the commercial and industrial area downtown. The Merchants Asso. selected two firms from six proposals received. The City Council will interview those two finalists and select a consultant to do the work. The work will be coordinated with the Old Town Merchants Asso. The products of the study will be reviewed at a Public Hearing before the Council.

An RFP has been sent out for an architectural firm to provide a cost comparative analysis for a new City Hall. The City Hall Task Force report recommended the Furniture Studio site. Three sites will be considered for further evaluation. August 23 is the deadline for the proposals. The City Hall Task Force will review and make a recommendation to the Council.

The County urban plan is proceeding. They are primarily integrating our plan. A 100 acre industrial site has been identified near Middleton.

The City of Tualatin has proposed an industrial annexation. Their City Limits would be coterminus with ours at Cipole Rd.

- III. MP-82-04, A Request by A. J. Daley for a Partition of Lot 2, Whitmore Estates, located on Marshall St.

Mr. Stewart questioned whether this was a minor change to the P.D. or a variance that the City Council should consider. Mr. Dugdale said one of the owners of a duplex wishes to create two lots with a line running through the duplex wall, creating two lots of 5,000 sq. ft. each. In approval of the Planned Unit Development and allowing the duplex on 10,000 sq. ft., you in effect varied the underlying density standard of the LDR designation to the extent that it makes no difference, as long as density standards are maintained, whether

III. Cont.

the units are sold separately or rented. The issue is whether the approval of the PUD allows for the creation of a lot at 5,000 sq. ft. My interpretation is that that was implied and permitted and the controlling factor here is the density. As long as an attached unit is permitted, so that the common wall isn't at issue, and the other set backs are preserved, I feel it is a proper action to take to consider the creation of the two lots.

Mr. Stewart said from the time a PD starts they have 24 months to complete it. He asked when did they start. Mr. Dugdale said it is not completion but substantial construction must begin. Mr. Stewart said he felt this should go to the Council. Mr. Dugdale suggested the Commission make the interpretation this is a minor change in the PUD, which is defined in the code, act on the minor partition subject to the Council's action granting the minor change.

Mr. Galbreath felt this was on a name change from duplex to town house.

Mrs. Daley felt nothing will change except the name. There will be no more people living there. She felt owners living there would be better than tenants living there. She said it would really enhance the neighborhood rather than detract from it.

Mr. Stewart opened the Public Hearing and called for proponent testimony. Mr. Dugdale pointed out this did not require a public hearing. Commission reviewed the staff report.

Mr. Galbreath moved the Minor Land Partition be granted with the staff findings and recommendations. The motion was seconded and carried.

IV. PUBLIC HEARING - CU-82-02, A Request by the Tualatin Rural Fire Protection Dist. for permission to construct a microwave tower and dish at the City Reservoir site located on SE Division St.

Mr. Stewart asked a procedural question. He enquired if an applicant didn't need property rights to apply for a Conditional Use permit.

In response Mr. Dugdale passed out excerpts from the City Council minutes of 3/11/81. He said usually the owner is coapplicant in a Conditional Use request. In this case the owner of the property is the City of Sherwood. The question is is the City a coapplicant or is their permission implied for this application to determine if that use is permissible.

- IV. On 3/11/81, TRFPD, Ken Morss, requested a preliminary decision from the City Council with regard to a micro wave antenna to be mounted at the reservoir. The Council decided the Conditional Use procedure should be followed. Mr. Morss said this question has not arisen with any other jurisdiction.

Mr. Stewart opened the Public Hearing and called for proponent testimony.

Mr. Ken Morss, representing the Tualatin Rural Fire Protection District explained the configuration of the proposed microwave system. This current configuration would not need to go higher than the water tower to reach the fire district. Mr. Morss explained the nature of the project. The Fire District Board of Directors has signed a contract and as soon as authorization for the last two sites are received construction will start. Mr. Dugdale related to the Planning Commission technical information regarding the microwave system staff had secured.

Mr. Rick Foster, Motorola Dist. Mgr., gave the Commission structural and technical information regarding the microwave system tower and dish. This site will talk to Bull Mtn. site. This system is a 1 watt system in radio power. The tower and dish will not be taller than the tank. It will not be connected to the tank and it will be painted the same color as the tank. The system is reliable and not subject to weather conditions.

Mr. Morss explained the savings to the District in communications costs.

Mr. Galbreath expressed concern about radiation immision. Mr. Morss explained Multnomah County's new ordinance allows radiation levels 10 times higher than the dish will immit 2 feet from center. A person would get about ten times more radiation using a CB radio.

Mr. Stewart asked about future growth of the system. Mr. Morss said there will be about 40 channels left after TRFPD is accommodated on it.

The Commission was informed the dish will be an open grid design not a solid dish.

Mr. Stewart called for opponent testimony or questions from the audience. There was none. Mr. Stewart closed the hearing.

- IV. It was pointed out the system could survive without Sherwood but it would be an unfortunate turn of events.

Miss Oyler moved the application be granted based on staff findings and including staff recommended with the addition of recommended condition No. 5. That the City and District reach agreement governing the ongoing maintenance, operation and liability resulting from the facility being placed on the site. The motion was seconded. The motion carried.

V. Plan Update

Mr. Dugdale outlined the 100 acre industrial proposal and the options the Planning Commission could take. LCDC requires the City and County to agree. The County has included this as industrial in their plan. Master Plan utility systems were discussed. Staff felt light industrial would be less of a drain than fully developed residential. Mr. Stewart suggested the Railroad might move its loading spur from downtown. Miss Oyler moved the Planning Commission initiate formal plan amendment procedure redesignating the 100 acres in the southwest section of the UGB from Low Density Residential to Light Industrial. The motion was seconded and carried.

Mr. Stewart questioned if there was a need for additional commercial area designations. The Planning Commission agreed commercial designations should be left until development occurs.

On the question of planning application fees, Mr. Dugdale asked if the Planning Commission agreed fees should reflect actual costs involved in processing applications. Sherwood fees are a little less than other cities.

Mr. Stewart asked how do you measure benefits to the City. He suggested streamlining the process should be looked at first. Mr. Stewart also requested a list of plan amendments processed and those pending.

Mr. Dugdale will prepare proposed amendment making further revisions to streamline the process, cutting costs and revisions to fees covering costs. He will also prepare a list of Plan Amendments for the next meeting already passed on and the ones the Planning Commission has authorized initiated.

There was a general discussion regarding duplexes being split into two tax lots. Mr. Dugdale explained if the underlying

density permits and setback requirements are met, the new code would permit such a split.

Polly Blankenbaker  
Polly Blankenbaker, Recorder

Minutes transcribed from tape.