

SHERWOOD PLANNING
COMMISSION

AGENDA

Tuesday, January 19, 1982

- I. Reading and Approval of Minutes of December 15, 1981

- II. Announcements and Correspondence
Director's Report

- III. Discussion of Joint School District-City Concerns in
Community Development
 - School-Park Joint Use Facilities
 - Reservation/Dedication of Future School Sites

- IV. Election of Chairman, Vice Chairman, Design Review Board
Representative.

- V. Goals for 1982-83

- VI. Next Meeting Agenda

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
January, 19, 1982

I. Reading and Approval of the Minutes of December 15, 1981

The meeting was called to order at 7:50 p.m. Present were Commissioners Gene Stewart, Chairman, Norma Borchers, Diane Gothie, Ron Tobias, and Planning Director Todd Dugdale.

The minutes of December 15, 1981 were approved as read.

II. Announcements and Correspondence

Director's Report

Director Dugdale reported that 45 developed lots are ready for the construction phase.

Director Dugdale also reported that a 32-unit condominium is yet to be built.

He added that 377 new units based on the Preliminary Plan are awaiting approval of the Design Review Board.

Director Dugdale summarized that 160 manufactured units, 45 single-family conventional units, and 10 single-family-unit starts were constructed in Sherwood during 1981.

Commissioner Gothie reported that in all, the City of Sherwood was extended by five annexations, or a total of 104 acres of property, which increased the total valuation of the city by \$754,000.

Chairman Stewart questioned the methods of valuation of annexed property.

Director Dugdale responded that no two assessors will explain equal methods of assessment, but that factors such as city services, zoning, and number of taxpayers on the annexed property determine its valuation.

Director Dugdale discussed a state-wide referendum which would allow cities to determine annexed valuation by multiplying the existing tax rate against the new development. He continued that under this method of valuation, citizens will be faced with deciding whether or not to allow local government to deal with the growth; this would automatically provide a means for new developments to pay their way.

Commissioner Gothie asked how the City of Sherwood can prepare itself for this future growth.

Director Dugdale answered that a "pay-as-you-go" method of payment needs to be adopted, as opposed to increasing taxing of existing residents.

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Commissioner Gothie commented that people outside of the district would not benefit from the growth.

Director Dugdale agreed, and cited Cedar Creek as an example of the City of Sherwood's largest LID area.

Commissioner Gothie commented that all annexations and developments presented to the Planning Commission to date have been eastern extensions along Murdock Road and Cedar Creek.

Commissioner Gothie continued that perhaps the Planning Commission should zero in on the east side of town rather than the west.

Chairman Stewart added that the Commission has a commitment to the residents living within the city limits: Future reimbursement to these people is imperative.

Director Dugdale commented that the City should be conscious of where development is encouraged. He added that the majority of existing residents have supported developments and that \$650 per acre will be the assessment which will be bankrolled over a 20-year period.

Director Dugdale announced that a Block Grant will be signed soon for the Old Town Project, which will amount to \$400,000 in Federal money over the next four years. This grant will finance Railroad Street curb improvements, planting of trees, and drainage improvements.

Commissioner Gothie asked whether off-street parking would be constructed.

Director Dugdale answered that \$300 per year is the lease charge for a short strip on this side of Railroad Street to be made available for parking.

Chairman Stewart asked if off-street parking could be made a Special Study Item.

Director Dugdale responded that he has suggested an Old Town Study that would propose a financial plan outlining costs, needs, and possible tax shelters for owners of old buildings wishing to improve them.

Director Dugdale then asked the Commission for any other suggestions for special study of Old Town revitalization.

Chairman Stewart mentioned that the Murdock Road and Oregon Street intersection needed improvements.

Chairman Stewart observed that if a project is assessed by a property tax levy rather than by LID financing, it is directly a

responsibility of the residents.

Commissioner Gothie responded that increased property taxes for any reason would be extremely unpopular at this time.

Chairman Stewart suggested that new developments could pay the additional financing needed for other-than-LID projects, using tax deductions for that year as an incentive.

Director Dugdale suggested that perhaps existing property valuation be frozen and new development valuation be added as extra financing for a project.

III. Discussion of Joint School District-City Concerns in Community Development

There were no proponents present to testify for the School District.

Commissioner Tobias suggested that the Planning Commission invite someone to represent the school before discussion of this topic ensues.

Chairman Stewart said that land for schools in a district is furnished by the residents of that district.

Director Dugdale said that the School System Development Charge can be either money or land.

Commissioner Gothie stated that although the school system is basically the largest industry in the Sherwood community supported by taxes, taxpayers (represented by the Planning Commission) have received virtually no feedback from the schools by communicating their needs.

There was some discussion on possible methods of assessing residents in a particular school district for school funding, of designation of size and location of future school sites, and of special areas of concern that would require coordination among the City, the Planning Commission, and the School District.* (on next page)

IV. Election of Chairman, Vice Chairman, and Design Review Board Representative

There was some discussion on the replacement of Dave Nichols.

Motion: Commissioner Tobias moved to take action tonight on election of Chairman and Vice Chairman. Commissioner Gothie seconded the motion. Chairman Stewart objected. Motion carried.

Motion: Commissioner Gothie moved that Gene Stewart be nominated for another term as Chairman. Commissioner Tobias seconded the motion. Motion carried.

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Motion: Commissioner Borchers moved that Clyde Sanders be nominated for the position of Vice Chairman. Chairman Stewart seconded the motion. Motion carried.

Motion: Chairman Stewart nominated Diane Gothie for a second term as Design Review Board Representative. Commissioner Tobias seconded the motion. Motion carried.

V. New Business

Funding

Director Dugdale announced that he will direct money to the Capital Improvements Plan and to the CDC.

Coordination of Planning Commission, City Council, Design Review Board, and Parks Department

There was discussion of a possible future meeting involving the Planning Commission, City Council, Design Review Board, and Parks Department to discuss the individual function of each unit and the coordination of all four units to achieve the general goals of the Sherwood community.

VI. Adjournment

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Diane Kahl

Diane Kahl
Recording Secretary

* (Continued from Page 3) Action: It was decided that Director Dugdale inform the School District that several potential school sites are disappearing rapidly due to proposed developments.