

SHERWOOD PLANNING
COMMISSION

AGENDA

Tuesday, March 2, 1982

- I. Reading and Approval of Minutes of January 19, 1982.
- II. Announcements and Correspondence.
- III. Planning Commission Goals and Work Program for 1982.

Objectives for Comprehensive Plan Implementation - Review of follow up action called for in each of the seven plan areas.

Selection of priority strategies.

- Citizen Involvement/Govt. Co-ord
- Growth Management
- Land Use
- Environmental Resources
- Transportation
- Community Facilities and Services
- Economic Development

- IV. City School District Co-operation - Jennifer Morely, School Board Chairman

- Park-School Sites
- Future school site reservation/dedication
- Joint use of facilities
 - Joint Administrative Offices
 - Meeting Space
 - Equipment

- V. Next Meeting Agenda.

NOTE: Commissioners please bring Part 2 of the Comprehensive Plan for discussion under Agenda Item III.

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
March 2, 1982

I. Reading and Approval of Minutes of January 19, 1982

Present were Commissioners Norma Borchers and Clyde Sanders and Chairman Gene Stewart. Also present was Planning Director Dugdale.

Because a quorum was not present, the minutes of January 19, 1982 could not be approved.

II. Announcements and Correspondence

Director Dugdale highlighted the Capital Budget Summary for 1982-1983 as follows:

- 1) The Budget summarizes capital items including equipment. Director Dugdale informed the Commissioners that most of the major capital projects for Sherwood are LID's.
- 2) The Systems Development Charge funds are not sufficient because they are based on the development rate.
- 3) A Water Source Study to determine a new source (via well monitoring) for the additional 900 gallons of water needed to meet citizen demands in Sherwood.
- 4) The final decision on the HUD-financed Old Town Project is due soon.

Director Dugdale concluded by encouraging the Commissioners to become involved in the organization of the 1982-83 city budget.

IV. City-School District Cooperation

Chairman Stewart opened discussion of the city-school district cooperation at approximately 8:00 p.m.

Commissioner Sanders asked Jennifer Morely, Sherwood School Board Chairwoman, to describe how the Planning Commission could involve itself with school issues.

Ms. Morely answered that it would be sensible for the School Board to keep the Planning Commission appraised of School Board thought processes.

Discussion of using the Norwood property for a potential new school was discussed. Ms. Morely stated that Norwood has been considered because it is within walking distance of most of the residents. However, she concluded that the Board did not ultimately buy the land because such a purchase would lower values on the property of adjacent residents.

Chairman Stewart stated that the School Board should either accept or reject the Community School Concept.

Ms. Morely responded that the Board did have one piece of property in mind as the first choice for a new school.

Director Dugdale suggested that as an alternative, a site could be reserved for a potential school, subject to negotiation between the School District and property owners adjacent to the property in question. By this means, an option agreement could go into effect in which the School District pays the property owners a specific interest on the property during the period it is reserved.

Discussion of alternative means of acquiring and financing property for future schools was then discussed. Chairman Stewart asked whether it would be possible for land purchased by the School District for a future school site to be utilized in such a manner as to pay for itself.

Board Chairwoman Morely responded that there is little enthusiasm among Board members at present for any type of real estate speculation.

She continued that increased property tax valuation does not benefit the School District anymore because overburdened taxpayers resent any additional requests for school financing issues.

Director Dugdale stated that when development in Sherwood increases, there will be more demand for schools.

Board Chairwoman Morely was amenable to the possibility of building joint administrative offices combining several of the City government offices (modeled after the City of Gresham).

There was some discussion concerning the utilization of propane for school buses.

III. Objectives for Comprehensive Plan Implementation

There was discussion of the need for a fourth well to be added to the Sherwood water system. Possibilities for altering the existing 8-inch water lines to accommodate the fourth well were discussed.

Some of the items discussed for 1982 implementation were as follows:

- 1) Murdock Road LID: preliminary engineering must be completed
- 2) The need for redesigning two intersections

Sherwood Planning Commission
March 2, 1982
Page 3

Objectives for Comprehensive Plan (continued):

- 3) Proposal for HUD-financed \$14,000 Old Town revitalization plan
- 4) Tomkwin Road improvements

The meeting was adjourned at 9:20 p.m. There probably will be only a very short meeting or no meeting at all on March 16, 1982.

Respectfully submitted,

Diane Kahl
Recording Secretary