

SHERWOOD PLANNING COMMISSION

AGENDA

Tuesday, April 6, 1982

- I. Reading and Approval of Minutes of March 16, 1982
- II. Announcements and Correspondence
- III. Directors Report
- IV. MP-82-01 Sanders - Continued from March 16, 1982
A request by Clara Sanders for a minor partition
of tax lot 2S1 32AC : 1800 located at Division and
Pine Street.
- V. V-82-01 Kramer
A request by Alp Goldsmith on behalf of Kenneth Kramer
for a front and rear yard setback variance on Tax Lot
2S1 32AD : 5800 located on Cochran Street.
- VI. Next Meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION

April 6, 1982

Chairman Gene Stewart called the meeting to order. Planning Commission members Ron Tobias, Clyde Sanders, Norma Borchers, and Diane Gothie were present. Joe Galbreath was absent.

I. Reading and Approval of Minutes of March 16, 1982

Mr. Tobias moved the minutes be approved as presented.

Mr. Sanders seconded. The motion carried.

II. Announcements and Correspondence

There were none.

III. Directors Report

A. Mr. Dugdale pointed out things are extremely slow in terms of building and planning. The rural portion of the Washington County Comp Plan has been completed and delivered to LCDC. The County will begin evaluation of areas inside the UGB and outside the City limits.

B. Gregory Park Estates is about done with their onsite engineering plans. They are proposing use of an interim force main until Cedar Creek sewer trunk is completed. There are some concerns about the capacity of the So. Sherwood-Washington St. line during the rainy season.

C. Robinwood and Orland Villa improvements plan check is almost completed. The Engineer's report on the Oregon St. LID which includes storm sewer and street improvements, involving primarily the tannery and the two development projects, to be completed the end of this week.

D. Old World engineering plan check almost complete. They are facing a water loop or an LID to bring it to 12th St. to get pressure.

E. Smith Farm will be completing their engineering plans in a couple of weeks. They plan to get underway this summer.

F. Volunteers will be staining the siding on the Sr./Community Center.

G. The Washington St. planter strip has been concreted in. Street trees will be planted.

III. H. Rock Creek sewer line is proceeding.

I. An engineering services agreement will be signed soon on Cedar Creek. Warrents will be sold as soon as engineering is completed to finance the project.

J. Comprehensive Plan update to start in May.

IV. MP-82-01 Sanders Minor Land Partition

Mr. Sanders disqualified himself from the Commission.

Mr. Tobias said he recognized the problem of E. Division St. being too narrow; he would choose to delay taking care of the problem until sometime in the future. Mr. Stewart felt the property owner should dedicate some right of way on E. Division St. along the narrow strip. Mrs. Borchers didn't feel it should be dedicated now because it would take part of their garage.

Commission discussed staff recommendations.

Mr. Tobias moved the Planning Commission approve the request for minor land partition, MP-82-01, by Clara Sanders with the following conditions: 1) That the applicant dedicate a triangular portion additional right of way on Pine St. at the corner of Pine St. and Division St. to a right of way line located 25' from center on Pine as set forth in staff recommendation #1. 2) That the owner dedicate a 40' utility easement on SE Vista St. as originally described by the owner. Said easement shall not include an easement for public street purposes only for utility purposes and only if such utilities do in fact presently exist. 3) That the owner record a waiver of remonstrance for local improvement district providing street improvements locally benefiting the area to be partitioned with the specific exclusion of E. Division St. between Pine and Lincoln St. 4) Same as staff recommendation. Mrs. Borchers seconded the motion. The motion carried.

V. V-82-01 Kramer

Mr. Stewart opened the hearing and called for proponent testimony.

Mr. Alp Goldsmith displayed a graphic showing the position and shape of the lot. The house plans are federal VA approved. Mr. Kevin Kramer is a quadraplegic and because of his special needs and the setback requirements, he has had a problem planning this house on the lot. They did not feel the variance would detract from the neighborhood. No comments

- V. were received from adjoining property owners except for Dale DeHarport who is also the developer. Mr. DeHarport had no objections. Mr. Goldsmith requested the setback requirements be changed to 15' front yard and 12' back yard.

There was no opponent testimony.

Mr. Tobias moved Variance V-82-01 be granted with front yard setback of 15' and rear yard setback of 12'. Mr. Sanders seconded the motion. The motion carried.

VI. Next Meeting Agenda

Mr. Dugdale will present problem areas in the Comp Plan.


Polly Blankenbaker
Polly Blankenbaker, Recorder

Minutes transcribed from tape.