

SHERWOOD PLANNING COMMISSION

AGENDA

April 20, 1982

7:30 p.m.

- I. Reading and Approval of Minutes of April 6
- II. Announcements and Correspondence
- III. Legal opinion in Sanders Minor Land Partition
- IV. Concept Plan Review for Proposed Commercial-Multifamily Residential Development on Baron Property Tax Lot 2S1 29C: 400
- V. 1982 Plan Update
Review of Issues and Problems Requiring Possible Revision.
- VI. Next Meeting Agenda

April 15, 1982

MEMORANDUM

To: Planning Commission
From: Todd Dugdale JD
Re: 1982 Comprehensive Plan Update

The Sherwood Comprehensive Plan was acknowledged by LCDC in May, 1980. The Plan was adopted by the City Council with the provision that it be updated on a five year basis beginning in May, 1982. (Part 3 Chapter 1, Sec. 3.04) In order to begin the process of plan update, I have compiled a preliminary list of issues and problems with current plan provisions which require Planning Commission consideration during the update process. I have listed these issues and problems by Part and Section below.

PART I BACKGROUND DATA AND ANALYSIS

Section I. Historical Perspective

Add a historical perspective section.

Section II. Planning Process

Minor language changes

Section III. Growth Management

- Revise data base to reflect current conditions including revisions to growth projections in light of new regional forecasts and 1980 Census data.
- Revise 1978 Urban Growth Management Study

Section IV. Land Use

- Update existing land use inventory; land use designation summary, housing information and buildable lands inventory.
- Revise space needs analysis.

Section V. Environmental Resources

No substantial revisions

Section VI. Transportation

Revise Traffic generation Table VI-1

Section VII. Community Facilities and Services

- Revise demand projections in light of land use map changes. Change system design accordingly.
- Begin CIP process for 83-84
- Add water source and drainage studies.

Section VIII. Economic Development

Update economic base data

PART 2 COMMUNITY DEVELOPMENT PLAN

Section I Introduction

Review definitions for consistency possible expansion

Section II Planning Process

No changes

Section III Growth Management

- Revise buildable land data and population projections.
- Review and revise land need projections where appropriate.
- Consider policy to implement strict growth controls related to service capacity over time. (i.e. consistent with a 5 year C.I.P.)
- Negotiate policies 7-10 into the Washington County - Sherwood Urban Planning Area agreement.

Section IV Land Use

- Revise Policies based on revised data base as appropriate.
- Reevaluate housing mix policies in light of new economic conditions.
- Consider requiring the planned unit development procedure for lots of 4 acres or more in size.
- Reevaluate adequacy of industrial land.
- Revise plan map to reflect past amendments.

Section V Environmental Resources
Review potential park sites

Section VI Transportation

- Assess effect of through traffic on Network Plan
- Reevaluate designation of functional classifications and improvement standards.
- Consider preparation of official map for future major roadways.

Section VII Community Facilities and Services

- Revise sewer plan map.
- Reevaluate future line priorities in light of growth management - CIP strategies.
- Include water source study recommendations and drainage study recommendations.
- Update reference to City Hall and Library planning in light of City Council action.

Section VIII. Economic Development
No Changes

PART 3 COMMUNITY DEVELOPMENT CODE

Chapter 1 Administrative Provisions

- Section 1.02 Definitions
Review definitions
- Section 3.02 Amendments
Eliminate requirement for 60 day period for consideration of amendments by Council.
- Section 4.06.B
Amend to read ...after thirty (30) days from the date of the notice of decision of final review body action."
- Section 5.01 Fee Schedule
Change language to allow changing of development fees by resolution if the Council upon a finding that such changes are necessary to defray the normal costs associated with the processing of the application or action.
- Section 7.02C Notice
Change language to read ... to owners of the subject property not less than ten (10) days..

Chapter 2 Planning Designation Standards

Section 2.06, 2.07, 2.08, 2.09, 2.10

Add provision for approval of accessory apartments subject to specified supplemental standards in Section 5.00.

Section 2.07, 2.08, 2.09, 2.10

Reduce yard requirement to 15 foot front yard; 15 foot side (corner and attached units) and 15 foot rear yard.

Section 6.02

Change provision to read ...if the change in use results in an increase in value exceeding 10% of the value of the existing improvements and provided that no additional changes requiring a building or occupancy permit have been made within 2 years which together would exceed 10% of the current value of existing improvements.

Section 6.07 H

Expand section on licensing to require an annual license renewal.

Section 9.03

Clarify which standards are subject to modification by the Design Review Board.

Section 9.03 F

Add provisions on lighting

Section 10.01 A

Clarify under what circumstances City standards and specifications can be modified.

Section 10.05G

Revise System charge based on a study to relate charge to total trips generated, level of service and total system cost.



MAYOR'S OFFICE

April 20, 1982

TO: GENE STEWART
SHERWOOD PLANNING COMMISSION

RE: DISCUSSION OF P.C. FUNCTION

In a few weeks each member of the Planning Commission will receive a small token of appreciation for the time and attention he or she has given to the future of our town.

It is easy, here on the council, to take your presence for granted. It may even seem to some of you that the council is not especially interested in the work you are doing. On the contrary, I speak for all the council when I say that the P.C.'s concentration on the very difficult area of land use policy implementation has saved the council much time and confusion. Many examples may be shown of this fact.

The central importance of the P.C. is this:

A complicated ordinance like the Comprehensive Plan needs constant monitoring. Its very complexity creates the danger that its regulations will support the kind of irrelevant and oppressive enforcement that so many planning critics have warned about. The way it happens is to turn the Plan's enforcement over to a Few People (i.e. the Planning Director and the City Council), who are then considered to be the experts on land use policy in Sherwood. As soon as they become too busy to give each application the kind of individual attention you have given, then the flexibility we have tried to build into the Plan disappears.

The Comprehensive Plan remains a worthwhile and living document only so long as citizens--such as yourselves--continue to volunteer their time and ingenuity to it.

P.S. A special welcome to Clarence Langer Jr. to the other side of the desk.

END.

APPROVED MINUTES

PLANNING COMMISSION

April 20, 1982

The Planning Commission meeting was called to order by Chairman Gene Stewart. Commission members present were Diane Gothie, Norma Borchers, Ron Tobias, Clyde Sanders, and Clarence Langer, Jr. Mr. Galbreath was absent.

I. Reading and Approval of Minutes of April 6

The minutes of April 6 were approved as presented.

II. Announcements and Correspondence

Letter from Mayor List was presented.

III. Legal opinion in Sanders Minor Land Partition

Mr. Dugdale explained that following the Planning Commission decision on the Sanders Minor Land Partition, MP-81-02, one of the issues raised was whether or not to impose the condition of requiring the applicant to dedicate additional right of way consistent with the transportation plan, on Division St. in particular, and the requirement for the recording of a waiver of remonstrance for future local improvements to the to the street. Both of these conditions were modified by the Commission in approving the request. The City Attorney was asked if Variance procedure was required if standard conditions were not met or imposed.

Mr. Tobias commented the Commission felt this requirement was not applicable to this lot.

Mr. Sanders said he felt securing additional right of way for Division St. from already developed land would be impossible. Mr. Dugdale pointed out there is a great deal of undeveloped land along Division St.

IV. Concept Plan Review for Proposed Commercial-Multifamily

Residential Development on Baron Property Tax Lot 2S1 29C : 400

Mr. Dugdale explained this concept plan is the initial step in the PUD procedure. The Commission to conduct an informal discussion with the applicant concerning his concept in advance of the formal application.

John Arands, representing Juhr & Sons, explained they are proposing 24 units of HUD financed housing. In addition, Washington County Housing Authority has funds for five units, the project will total 29 units. The parcel is 2.2 acres. One half acre is being reserved for commercial by the present owners of the property closest to the shopping center. Mr. Arands described the plot plan. He pointed out the 10th St. extension would sit on a curve and could present visual hazards. He felt this development would generate little additional traffic on No. Sherwood Blvd.

Mr. Arands explained they have a time element. They must be under construction by June 1. They plan to start site preparation work by that date.

The Architect said 10th St. should be relocated. They felt a small offset was necessary. The sewage will not flow into 10th St.

Mr. Sanders questioned the need for additional elderly units for Sherwood residents. Mr. Arands could not guarantee only Sherwood residents would be served.

Mr. Stewart questioned if a planned unit development would be appropriate in a commercial area when no commercial development is being suggested.

Mr. Dugdale said the code requires the prime frontage exposure be reserved for commercial use in the CC designation. To accommodate what the applicant wants to do, they should process their request with a plan designation change from CC to HDR in that particular partitioned area. The plan for the 1/2 acre commercial development is not available for review. Mr. Dugdale felt the best solution would be a 1/2 street improvement of the 10th St. extension with access off of it.

There was a lengthy discussion regarding alternates to the 10th St. improvements. Mr. Dugdale pointed out existing curb cuts do not precommit the City to those locations for access to new uses. He suggested the Commission is establishing a precedent for a street pattern as well as access. There are pay-back possibilities for storm drainage facilities. The setbacks may be varied to accommodate street right of way.

Mr. Tobias felt access as presented will cause no problem. Mr. Tobias moved the Commission approve the access as presented. The motion was seconded. The motion carried. It was pointed out the applicant seeks to create three parcels.

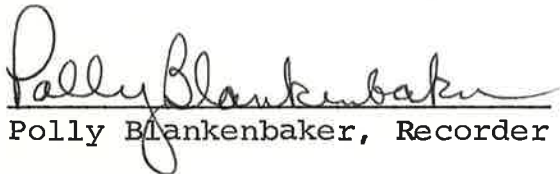
Mr. Tobias moved the applicant be instructed to submit an applicable for minor land partition and Plan Designation change for two parcels from CC to HDR. The motion was seconded. The motion carried.

Mr. Clyde Sanders resigned his position on the Planning Commission and stated this would be his last meeting. Mr. Sanders felt the Planning Commission should be abolished and all functions should be turned over to the City Council.

V. 1982 Plan Update

Mr. Dugdale explained the Comp Plan was adopted in May, 1980. The Code requires a reevaluation of the Plan in May, 1982. Mr. Dugdale suggested some changes to the Comp Plan, such as, procedural changes, increasing industrial land, etc. Mr. Stewart felt SCPAC should be called into session for the plan update.

The meeting was adjourned.


Polly Blankenbaker
Polly Blankenbaker, Recorder

Minutes transcribed from tape.