

SHERWOOD PLANNING COMMISSION

April 21, 1981

AGENDA

- I. Reading and Approval of Minutes of April 7, 1981
- II. Announcements and Correspondence
- III. PUBLIC HEARINGS
 - A. PD-79-01 A request by Travport Inc. for extension of the validity period for Phase 2 of April Meadows III, a Residential Planned Unit Development Located West of Murdock Road.
 - B. PTA-81-03 A Request by Stan Adkins for Amendments to Chapter 2 Sections 2.09C; 2.11C; 2.13C; 6.07A; and 6.07D of the Community Development Code to Designate Manufactured Housing Parks as Conditional Uses in the OC (Office Commercial) and CC (Community Commercial) Designation Areas; Eliminate a Requirement for a 25% limit on Mobile Homes as a Percentage of all Housing in the City and to Permit Off-site Laundry Facilities under prescribed Conditions to Fulfill a Laundry Requirement for Manufactured Housing Parks
 - C. Old Town A Request by the Old Town Merchants Association for Approval of a proposed Old Town Commercial Area Parking and Circulation Plan.
 - D. PTA-81-04 A City Council Initiated Request for Amendment of Chapter 2 Section 9.03 C, 3, f of the Community Development Code to Permit Roof Signs Under Prescribed Conditions.
- IV. Recommendation on the Proposed Elementary School Neighborhood Park Site.
- V. Next Meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION

April 21, 1981

The meeting was called to order by Chairman Gene Stewart. Commissioners Norma Borchers, Clyde Sanders, Joe Galbreath, Diane Gothie, and Dave Nicholls were present.

I. Reading and Approval of Minutes of April 7, 1981

Mr. Sanders moved the minutes be approved as presented. Mrs. Borchers seconded. The motion carried.

II. Announcements and Correspondence

Mr. Dugdale informed the commission that the LCDC staff has recommended acknowledgement of our plan.

III. PUBLIC HEARINGS

A. PD-79-01 A Request by Travport Inc. for extension of the Validity Period of Phase 2 of April Meadows III, A Residential Planned Unit Development Located West of Murdock Road

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

Mr. Dugdale read a letter submitted by Travport and made a part of the record. The letter explained that Phase 2 of April Meadows III is dependent upon the lateral sewer line. The date for construction of the Rock Creek sewer trunk is not yet fixed. The lateral sewer extension up Murdock Rd. would be necessary.

There was no opponent testimony.

The Commission asked if the PUD met Comp. Plan requirements. Mr. Dugdale said the general development plan anticipated the Comp. Plan Code. Mr. Sanders expressed some reservations about the financing of the Murdock Rd. lateral sewer line.

Mr. Galbreath moved a one year extension be granted. Mrs. Borchers seconded. The motion carried with Mr. Sanders voting no. Mr. Sanders felt that if they weren't interested enough to appear, they didn't deserve a yes vote. He said too much was dependent on the sewer LID. He didn't feel the Planning Commission was doing the developer or the people in the area a favor.

III. B. PTA-81-03 A Request by Stan Adkins for Amendments to Chapter 2 Sections 2.09C; 2.11C; 2.13C; 6.07A; and 6.07D of the Community Development Code

Mr. Stewart opened the public hearing and asked for proponent testimony. Mr. Stan Atkins pointed out land zoned commercial on the Plan Map. Mr. Atkins said staff had advised to request the deletion of the 25% limit on manufactured housing. He said commercial property is developed because of its exposure to main thoroughfares. He pointed out there is no general commercial in the City limits. He said it seems apparent that just the commercial in town will cover the needs for the next 20 years. He referred to the cost of holding the land. He said there is a \$26,000 assessment for the Rock Creek Sewer Trunk. Taxes are only deferred, they are a lien against the property. Mr. Atkins said none of the nine sites meet street right of way requirements. He felt interim use of manufactured housing utilizes the land without violating the integrity of the plan. He felt the mobile home park could be filled in two years. Mr. Atkins agreed this use is not the highest and best use of this land. He said he was not trying to undermine the Comprehensive Plan. He felt this conditional use would allow the warehousing of land without penalizing the land owner.

Mrs. Gothie questioned Mr. Atkins' assertion that requiring mobile home owners to move would not cause undue hardship. Mr. Atkins said he would provide financial assistance to mobile home owners. Mr. Nicholls asked what percentage of our housing stock is mobile homes now. Mr. Dugdale said 4% to 5%. Mr. Nicholls felt Mr. Atkins still had 20% of the housing stock in Sherwood without deleting the 25% limit. Mr. Atkins said he plans 160 units on 35 acres. Mr. Galbreath asked about the nature of the park. Mr. Atkins plan an adults-only park, with the spaces rented and the mobile homes individually owned. Mrs. Gothie felt the biggest drawback to mobile home living is the lack of parks. She was concerned about just where these 160 units would be moved to should the land revert back to commercial use. Mr. Atkins felt all the Comp. Plans were changing that, and more spaces would be available in the future.

Mr. Sanders commented that interim or temporary use is often permanent. Mr. Stewart said he felt this would propogate Sherwood as a bedroom community.

III. B. Cont.

Clarence Langer Jr. said growth is what we are all crying for. He felt growth would help everyone. With the development of the industrial land, he felt Sherwood would not be a bedroom community.

Clarence Langer Sr. said they do not plan to put the mobile home development on the whole 35 acres, only about 18 acres. He said his assessment for Rock Creek was almost \$40,000.

Mr. Sanders asked Ray Zettlemyer (owner of Driftwood Mobile Home Park) about pressure to expand Driftwood. Mr. Zettlemyer said he had not had an empty space in years. In order to expand, he would have to install sewer.

Mr. Sanders expressed concern about taking in all Office and Community Commercial when the applicant is only interested in one piece of land.

Mr. Bud Beezly, representing Mercury Development, said they are having trouble keeping shopping center merchants. A development of this type would help the shopping center.

Clarence Langer Sr. commented we are trying to help the whole community.

Mr. Mark Burquist, representing Shari's Restaurant, supported the proposal.

There was no opponent testimony.

Mr. Sanders asked the applicant why wouldn't this use be possible by changing the zone instead of encompassing all the other property in the City. Mr. Dugdale said one of the purposes of the Plan was to properly identify and locate uses of land. Mr. Atkins said we're not changing the Plan that much, just adding one more conditional use.

Mr. Sanders moved that Manufactured Housing be substituted for Mobile Home in 2.09 C.4. Mrs. Borchers seconded. The motion carried.

III. B. Cont.

Mr. Sanders moved to deny applicant's request to allow manufactured housing parks as conditional use in all Community Commercial Planning Designations. Mrs. Gothie seconded the motion. Gothie, Sanders and Bochers voted yes, Galbreath, Nicholls, and Stewart voted no. The motion failed.

(Mr. Nicholls had to leave the meeting.)

Mr. Galbreath moved that in 2.11 C.13. Manufactured housing parks be added to the list of permitted conditional uses in Community Commercial Planning Designations. Mrs. Bochers seconded. Galbreath, Borchers, and Stewart voted yes; Sanders and Gothie voted no. The motion carried.

Mr. Sanders moved to deny the request to allow manufactured housing parks as conditional use in Office Commercial Planning Designations. Mrs. Gothie seconded. The motion carried.

Mr. Sanders moved that 6.07A. be amended to allow location of manufactured housing parks in MDRH and CC designations. Mrs. Borchers seconded. The motion carried.

Mr. Sanders moved that applicant's request to delete language limiting to 25% the manufactured housing be denied. Mr. Galbreath seconded. Motion carried.

Commission concurred with correction of typo error on 6.07 D.8.

Mr. Galbreath moved Section 23 of 6.07 D referring to laundry facilities be deleted. Mrs. Borchers seconded. The motion carried.

III. D. PTA-81-04 A City Council Initiated Request for Amendment of Chapter 2 Section 9.03 C, 3, f. of the Community Development Code to Permit Roof Signs Under Prescribed Conditions

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

Mr. Mark Burquest of Shari's explained their need for a roof sign and requested this change in the Code to allow for such a sign.

III. D. Cont.

There was no opponent testimony.

Mr. Sanders moved the amendment be approved subject to conditions as proposed. Mr. Galbreath seconded. The motion carried.

III. C. A Request by the Old Town Merchants Association for Approval of a Proposed Old Town Commercial Area Parking and Circulation Plan

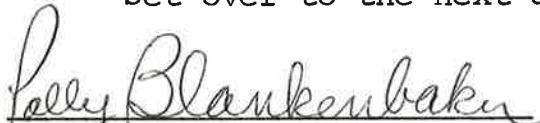
Mrs. Gothie announced that as she is an Old Town Merchant, she felt a conflict of interest.

Mr. Terry Tollen referred to the plan submitted to the Commission at their previous meeting. The best plan would be to get the railroad loading siding for community parking. Mr. Tollen suggested the changes and improvements be phased in, with Railroad St. being phase 1, Washington St. Phase 2 and First St. Phase 3.

Mr. Galbreath moved to accept as proposed by the Old Town Merchants Asso. a parking and circulation plan for Old Town, and recommended Phase one including proposed park and ride station be funded. Mrs. Borchers seconded. The motion carried. Mr. Stewart voted no and Mrs. Gothie abstained. Mr. Stewart said he felt this would be an expansion of the downtown commercial area.

IV. Recommendation on the Proposed Elementary School Neighborhood Park Site

Set over to the next agenda.


Polly Blankenbaker
Recorder-Treasurer