

SHERWOOD PLANNING COMMISSION
AGENDA

May 5, 1981

- I. Reading and Approval of the Minutes of April 21, 1981.
- II. Announcements and Correspondence.
- III. Recommendation on Proposed Elementary School Neighborhood Park Site.
- IV. Discussion of Chapter 2 Section 6.02 of the Community Development Code relating to changes in conditional uses.
- V. Next Meeting Agenda.

APPROVED MINUTES

Planning Commission

May 5, 1981

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

The minutes of April 21, 1981 were approved.

II. Announcements and Correspondence

Mr. Dugdale announced the Comprehensive Plan was acknowledged by LCDC. Our Plan is the third one to be acknowledged without revisions. Commissioners commended Todd on an excellent job. Mr. Dugdale expressed appreciation to the citizens and Planning Commission members that worked so long and hard on the Plan.

Mr. Dugdale passed out a summary of bills dealing with pending legislation.

Mr. Dugdale presented a draft notice of decision for the Old Town circulation and parking plan.

Mr. Stewart questioned a newspaper article where a town was requiring developments to apply as PD's. Mr. Dugdale elaborated on Sherwood's position. He said we encourage the PD but it is not required.

III. Recommendation on Proposed Elementary School Neighborhood Park Site.

Mr. Dugdale explained a clarification of intent was requested by the Church in conjunction with their request for annexation. The annexation request is pending. The County is due to make their findings on May 13th. The Council has requested a recommendation from the Planning Commission.

Mr. Sanders said the Church feels that if the City wants to acquire the site fine, but the Church doesn't want it set aside for a long period of time. The Church would like to be able to sell this as a unit in order to reduce the drain on resources they currently have.

There is about 20 acres total. The Church needs about 4 acres for their new church site.

- III. Mr. Hite provided the Commission with a history of the land. It was purchased from his family for a Church school site.

Mr. Dugdale explained the parks systems development charge. 400 sq. ft. per dwelling unit is required either to be dedicated; if a portion of a designated park is part of the site, money in lieu of the 400 sq. ft. may be paid along with the building permit. On the amount of land the Church indicates they would like to sell for multifamily use, 16 acres, would have a requirement of approximately 1.45 acres. There would need to be a requirement by the Planning Commission or City Council as to how to require a developer to meet that obligation. The City could opt to require the dedication of 1.5 acres and/or the reservation of the additional portion of the site.

Commissioners questioned the proposed park site on the Langer property. Mr. Dugdale explained that area is intended as an open space area within the commercial area. It is intended to be a plaza type area.

Mr. Hite felt the school's playground area would be sufficient, and couldn't see the need for additional park space. Mr. Dugdale explained the site is one of the few sites in the area that is wooded. He explained the park would provide improvements that would compliment the school playground and ball fields.

A motion was made, seconded, and passed that the City take no formal action at this time to acquire or reserve the proposed neighborhood park site. However, it is recommended that the City reconsider acquisition of the westerly 2 to 5 acres of tax lot 2S1 29C : 700 at such time as a development proposal for the area is submitted consistent with the park system development provisions of Chapter 2 Section 4.04B of the Community Development Code. Findings to support this decision were: 1) A site of between 2 to 5 acres has been identified as a potential neighborhood park site on the Comprehensive Plan Map. 2) The City has adopted a policy to encourage the joint use of park and school facilities. 3) The owners of tax lot 700 seek clarification of the City's intent to acquire a portion of the site for a neighborhood park in order that any future purchaser of the property would be fully informed as to possible future use. 4) The Sherwood Community Development Code; Chapter 2 Section 4.04B provides for park system development in conjunction with the review of specific development proposals and specifies options for the acquisition of proposed park sites. 5) The decision as to the acquisition of the proposed site should be made in

accordance with those provisions when development plans for the westerly 2 to 5 acres of tax lot 2S1 29C : 700 are submitted for City review.

IV. Discussion of Chapter 2 Section 6.02 of the Community Development Code Relating to Changes in Conditional Uses.

Mr. Dugdale explained there is a possible need for additional language that additions, for a period of possibly 5 years, can not total more than 50% of the area of the original improvement or 50% of the value. If the use was changed, a new conditional use application would need to be applied for. He suggested clarifying language would be to add "and/or 50% of the area." This would protect against incremental expansion of the use. A final decision was not made. This will be considered again when refinements to the plan area made in a few months.

V. Old Town Parking and Circulation Plan

The draft notice of decision was reviewed. The findings were approved individually. Chairman Stewart to sign final notice of decision.

VI. Next Meeting Agenda

Mr. Dugdale explained there was a request for annexation of the Vossen property and a minor land partition on the Young property.


Polly Blankenbaker, Recorder

Minutes transcribed from tape.