

SHERWOOD PLANNING COMMISSION

May 19, 1981

AGENDA

- I. Reading and Approval of Minutes of May 5, 1981
- II. Announcement and Correspondence
- III. CASE NO. MP-81-03
A request by MAC Equipment Co. for a minor land partition on Tax Lot 2S1 28A : 500 located on Tualatin-Sherwood Road.
- IV. PUBLIC HEARINGS
CASE NO. PMA-81-02
A request by Sam Gotter for a Plan Map amendment changing the Designation of Tax Lot 2S1 33 : 1400 from LDR (Low Density Residential) to MDRL (Medium Low Density Residential) said tax lot Located on Murdock Road.
CASE NO. AN-81-02
A "triple majority" annexation request by Sam Gotter for 22.38 acres (Tax Lot 2S1 33 : 1400) Located on Murdock Road.
- V. Next Meeting Agenda

APPROVED MINUTES

Planning Commission

May 19, 1981

Chairman Gene Stewart called the meeting to order. Members present were Mrs. Norma Borchers, Dave Nicholls, Joe Galbreath, and Mrs. Diane Gothie.

I. The minutes of May 5, 1981 were not available for approval.

II. Announcements and Correspondence

A draft Local Improvement District ordinance was passed out to the Planning Commission members. The City Council will consider this at their next meeting.

III. Case No. MP-81-03 - A Request by MAC Equipment Co. for a Minor Land Partition on Tax Lot 2S1 28A : 500 Located on Tualatin-Sherwood Road.

There was no proponent present. Mr. Nicholls moved this item be postponed to the next meeting. Mr. Galbreath seconded. The motion carried.

IV. PUBLIC HEARINGS

A. CASE NO. PMA-81-02 - A Request by Sam Gotter for a Plan Map Amendment Changing the Designation of Tax Lot 2S1 33 : 1400 from LDR (Low Density Residential) to MDRL (Medium Low Density Residential) said tax lot Located on Murdock Road.

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

Mr. Robert Price, representing Benkendorf Evans Ltd, explained the property is over 22 acres located east of the City limits on Murdock Rd. The requested change from LDR to MDRL would increase the maximum number of units from 5 to 8. About 20 acres are buildable. He said this property would be more effectively used under the MDRL framework rather LDR. This property is part of the Rock Creek sewer trunk LID and would be part of an LID for improvement of Murdock Rd. The property will be adequately served to permit the increased density requested. It is currently zoned by Washington County as RS-1. One acre zoning inside the urban growth boundary is not advantageous to the City. He said development of this property would stimulate growth in this section of the City. The property would contribute to LID's for improvements. Mr. Price said they agreed with the staff report.

IV. A. Continued

Mr. Stewart called for opponent testimony.

Mr. Sanford Rome, 1780 Willamette St. said he felt information on what is planned for the property should be available. He said the LID for the water line has taken about 2½ years; he questioned the validity of using 1985 population figures. He felt the City should be concerned about the impact on schools and felt the City should take care of what's in the City limits first.

The area can not support increased population because of the lack of a sewer line and the condition of the road. He felt there would be a financial burden on current residents while an LID would financially benefit only a few. Mr. Rome said he was opposed to the Plan Amendment change and requested his comments also be considered as opponent testimony for the annexation request.

Mrs. Nancy Daily, Murdock Rd. resident, said they owned 3 acres on Murdock Rd. She asked what the sewer, water and paving are going to cost us. She was concerned that they would be forced to sell out or develop because of LID improvement costs.

Mr. Rome felt this property should contribute to the water line LID.

Mr. Gordon Snyder stated he owned the property adjoining this parcel. He was concerned about bulldozing on this parcel could push dirt over the cliff and bury his bottom land.

Mr. Stewart read a letter from Dale Construction which stated they had no objection to this development.

Mr. Stewart called for rebuttal testimony by the proponent.

Mr. Price said the property could be developed to about 88 units under the LDR designation. The property is within the Urban Growth Boundary. He felt the differences of 45 to 50 units would not impact the neighborhood. That difference would only produce about 19 additional students. He said this property is willing to share in the water LID. He said that either LDR or MLDR can have mobile home subdivisions or mobile home PUD's.

The public hearing was closed.

IV. A. Continued

Mr. Nicholls was concerned about school expansion and felt school impact should be part of each staff report. Mr. Galbreath commented that if the old timers had been concerned about school impact, there wouldn't be any new people in town.

Mrs. Gothie asked about allowable lot size under the MLDL. Minimum lot size is 5,000 sq. ft.

Mr. Stewart asked where the additional unit trade off will come from. Mr. Price said if the property is changed and the annexation is approved, it will still fall within the population parameters of the Comp. Plan.

Mr. Galbreath moved the proposal be accepted with staff findings. Mrs. Borchers seconded. The motion failed 3-2 with Galbreath and Borchers voting aye, and Gothie, Nicholls, and Stewart voting no.

B. CASE NO. AN-81-02 - A "Triple Majority" Annexation Request by Sam Gotter for 22.38 Acres (Tax Lot 2S1 33 : 1400) Located on Murdock Road

Mr. Stewart called for proponent testimony.

Mr. Robert Price explained the property is part of and assessed for the Rock Creek sewer trunk. He said Murdock Rd. will be developed to minor arterial standards. Maximum allowable units would be 88. The property fits with the City's planned framework plan.

Mr. Stewart called for opponent testimony.

Mr. Rome felt this land was not needed for development at this time.

Mrs. Nancy Daily explained there are three homes between Sherwood-Tualatin Rd. and this property. She was concerned about the cost of improvement to current residents. She felt the property was not needed yet.

Mr. Gordon Snyder said he felt the City should take care of what it has in the City limits.

In rebuttal Mr. Bob Price said he felt it would be of benefit to the City to take care of needed improvements sooner rather than later because of inflation.

IV. B. Continued

Mr. Dugdale reviewed the staff report. He commented there are undeveloped acres within the City limits; however, either urban services are not available, or due to market conditions, are not buildable.


Mrs. Gothie asked how soon development would start. Mr. Price said it could take six months to a year before construction could start.

Mr. Galbreath moved that based on staff findings, the annexation be approved. Mrs. Borchers seconded. The motion carried. Mr. Galbreath moved the City Council consider including this property in the Rock Creek water LID and that appropriate relief be given to properties on that line. Mrs. Gothie seconded. The motion carried.

V. Next Meeting Agenda

1. Case No. MP-81-03, MAC Equipment Minor Land Partition

The meeting was adjourned at 9:40 p.m.



Polly Blankenbaker, Recorder