

SHERWOOD PLANNING COMMISSION

June 2, 1981

AGENDA

- I. Reading and Approval of Minutes of May 5, and May 19, 1981
- II. Announcements and Correspondence
- III. MP-81-03
A request by MAC Equipment Co. to partition Tax Lot
2S1 28A : 500 into two parcels on Tualatin-Sherwood Rd.
(Continued from 5-19-81 meeting)
- IV. Selection of Design Review Board Representative.
- V. Next Meeting Agenda

APPROVED MINUTES

CITY OF SHERWOOD

PLANNING COMMISSION MEETING

June 2, 1981

The meeting was called to order by Gene Stewart at 7:30 P.M.

Those present were: Norma Borchers, Ron Tobias, Dave Nichols, Joe Galbreath, Diane Gothie and Todd Dugdale.

Reading & Approval of Minutes: of May 19, 1981. Motion to accept as written was made and passed.

Announcements & Correspondence:

New member Ron Tobias was introduced, and Recording Secretary Ginny Wauer. Mr. Tobias stated, in reference to recent news article, that he was not against growth in Sherwood, commented on the growth factor, and felt there should be input from Principals of local schools.

Hearing on Case No. MP-81-03 ; Mac Equipment Co., minor land partition, was opened, continued from 5-19-81.

Dick Marshall - (a principal of Mac Equipment) stated "We have read the Staff Report and we have no objections to their recommendations as we understand them".

Question:

In regard to potential traffic problems on Tualatin Rd., are there any plans to put a road in anywhere else?

Answer: Mr. Marshall

No plans at this time.

Question:

Access road?

Answer: Mr. Marshall

Nothing at all.

Concern was expressed by the Commission of the minor land partitions - that the land use be efficient into the future, and posed the question: Was the Sub-Division Ordinance to be utilized?

Answer: Mr. Marshall

Stated another party would have control over 16 acres, Mac Equipment over the rest.

Question:

Were there plans for any further partitioning?

Answer: Mr. Marshall

Stated that there were no plans at present.

Bill Washburn: An independent Realtor, said he had talked to the other party, who is a manufacturing warehouseman - manufactures, stores, and distributor, who plans to use land for warehouse. Lease is good 2 to 3 years; has no further plans until then.

Mr. Dugdale:

"One option which is anticipated in the Code Provision is: Sub-division be used for these parcels - when development proposal is made, show the further development for the benefit of public interest", and found no reason why they can't divide this property.

Question:

If further development occurs, would there be access?

Answer: Mr. Marshall

Stated that before that would happen, they would have a proposal to the Board.

Question:

Recommendation 1. and 2. in the Staff Report - should Edy Road be included?

The Committee adopted the Staff findings and recommendations with an amendment to 1. and 2. to include Edy Road, as well as Tualatin-Sherwood and Cipole roads.

Motion was made to make that change in the Staff Report, was seconded, and passed.

Selection of Design Review Board Representative.

Diane Gothie asked for a definition of Site Review Board and Design Review Board.

Mr. Dugdale explained the term "design" was added because it was a broader concept. But there is just one - Design Review Board.

Question: Diane Gothie

Is there an active Board?

Answer: Mr. Dugdale

Yes, it is composed of Dennis Hille and 7 members. They are appointees from the Planning Commission. Rick Demmings has resigned now and there is a vacancy. They meet on the 3rd Monday of each month. In Chapter II, Section 9 of the Code, the Committee was designed to review specific sites for development. The members of the Design Review Board can be appointed by the Council.

Diane Gothie volunteered for the position on the Design Review Board.

Dave Nichols recommended to the City Council that Diane take the place of Rick Demmings to fill his vacancy for the position on the Design Review Board.

Agenda for Next Week:

Request by Stan Atkins for annexation of property near Six-Corners.

The meeting was adjourned at 8:30 P.M.

*Recording Secretary
Ginny Stauer*