

APPROVED MINUTES

CITY OF SHERWOOD

PLANNING COMMISSION MEETING

June 16, 1981

The meeting of the Planning Commission was called to order by Chairman Gene Stewart at 7:30 P.M. Commissioners Diane Gothie, Dave Nicholls, Joe Galbreath, Ron Tobias and Todd Dugdale were present.

I. Announcements & Correspondence:

Mr. Stewart noted a correction to be made of a statement made by Mr. Nichols instead of Mr. Tobias. Motion was made and passed that the minutes stand approved as corrected.

II. Hearing opened on Case #AN8103 - A request by Stan Adkins
for annexation of 54.18 acres on N. Sherwood Blvd.

Stan Adkins - 24051 Schultz Rd. N.E. Aurora, Oregon - stated their case as why they wanted annexation. "Improvements are already there, and we feel that it should be in the city."

Question: Is this to be a mobile home park:

Answer: Mr. Adkins - Yes.

Question: On a temporary basis?

Answer: Mr. Adkins - On a conditional basis, about 20 years.

Diane Gothie - quoting Comprehensive Land Use Plan - "that the use be temporary in nature; no permanent foundations or permanent boundary lines; and no vehicle traffic congestion".

Mr. Adkins - Countered that there were conditional uses as listed in the Code Book.

Diane Gothie - Were they then going to ask for a conditional change?

Mr. Adkins - "If that is the necessary step that they have to take.

Mr. Dugdale - To add mobile home parks in the conditional use areas. It has specifically been approved by the Council and is now asking annexation of the land for a conditional use permit which had been used in a separate use decision.

Discussion by Council- Can he ultimately convert this for commercial use, advised by Mr. Dugdale that there is a use decision to be made here.

Diane Gothie - Stated 54.18 acres has been submitted; corrected to 45 acres by Mr. Adkins.

(2)

Mr. Dugdale stated changes to be corrected in the Staff Report of June 8, 1981: Pg. 4, 2nd paragraph - 25 acres, "should be 15 acres" and then final calculation "would be 60 added units by annexation".

and in the paragraph - "21 acres - to be changed to 25 acres."

Under No. 3., paragraph of potential of 196 units - should be changed to "156 units."

Diane Gothie - Brought up the other people on the Planning Commission agenda who are interested in the land use.

Joe Galbreath - Stated the question before us is the annexation of 44 acres.

Hearing was closed by Mr. Stewart.

A motion was made to reject the Staff findings by Diane Gothie, seconded by Ron Tobias.

Findings cited: "at the present time, we should leave it like it is and see how the rest of the meeting goes and see how we stand on the 25%".

Vote - For: Gothie, Tobias

Against: Galbreath, Stewart, Nicholls.

The motion was not passed.

Mr. Galbreath then made a motion to accept the Staff findings. Seconded by Mr. Nicholls.

Vote: For: Galbreath, Stewart, Nicholls.

Against: Gothie, Tobias.

Motion passed.

III. Hearing opened on Case # S-7902 - a request for extension of validity prior for preliminary plat on Doroti Ridge located on E. Division St.

Dave Bryan (Bryan Engineering, representing Lad Arnoti) - stated that they had asked for an extension of time one year ago. They are now requesting additional time (one year) for his sub-division.

Mr. Stewart asked - How many extensions can be given?

Mr. Dugdale: They can allowed one 6-month extension.

Mr. Tobias: What is the effect of granting an extension?

Mr. Dugdale: Change in conditions may necessitate some sort of a change in the cities approval. Depends if the intent of the development is still intact and there is still a need for a particular kind of use. A final plat must be submitted in that time (6 month period), surveyed, and a final plat submitted.

Mr. Bryan - stated everything has stayed the same, physically and economically.

Diane Gothie made a motion to grant an extension, there having been no significant changes in the preliminary plat as was previously approved.

(3)

This was seconded by Mr. Galbreath. The Council voted and the motion passed.
Findings cited: The state of the economy and depressed conditions.

Mr. Dugdale - said he will prepare the notice of decision with these findings.

IV. Preliminary Concept Plan Review - for a medium density residential planned unit development proposed by Ralph Cardinal on the corner of Tualatin-Sherwood Road and Edy Road.

Mr. Cardinal described his proposed concept - to include the subdivision of manufactured home lots of between 4,000 and 5,000 sq. ft., a central common greenway and path system, and a 1 acre neighborhood commercial parcel at the intersections of Tualatin-Sherwood and Murdock Roads. Proposed modification of planning district standards include 24 foot internal roadways with internal pathways replacing sidewalks, reductions in minimum lot sizes and setbacks.

Mr. Dugdale: Stated under the PUD ordinance, we allow the maximum density in the range. 25% of lots that will be open space. "This is for an approval of lay-out and over-all land use concept"

Ron Tobias - Made a motion to hold this plan over to the next meeting.

Mr. Galbreath seconded the motion; and the motion passed.

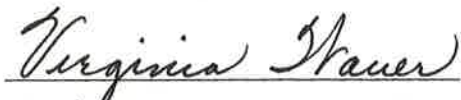
V. Case #CU 80-01 - held over to the next meeting.

VI. Agenda for next meeting:

Community Development Block Grant Projects

VII. The Planning Commission cancelled the meetings of July 7, and 21st, 1981, and will hold a meeting July 14, 1981 instead.

The meeting was adjourned at 9:30 P.M.



Virginia A. Wauer, Recording Secretary