

9-22

SHERWOOD PLANNING COMMISSION  
AGENDA

July 14, 1981

- I. Reading and Approval of Minutes of June 16, 1981.
- II. Announcements and Correspondence.
- III. CU-80-01 (Postponed from 6-18-81 Meeting)  
Request by Robert Stearns for Extension of Validity Period on a Conditional Use Permit for a Mobile Home Park Comprising 21 Acres located on Wilsonville Rd. (Tax Lots 2S131D: 1600, 1301 (P)).
- IV. Preliminary Review of 1981-87 Community Development Block Grant Project Recommendations (Postponed from 6-18-81 Meeting).
- V. Review of Recent Building Activity Report January 1981 - March 1981.
- VI. Request for Waiver from Planning Commission condition requiring non-remonstrance and 4' dedication to street right-of-way on Tax Lot 900 Map 2S132 D, located on Pine St. near Wilsonville Rd.
- VII. Next Meeting Agenda.

# **APPROVED MINUTES**

PLANNING COMMISSION MEETING

July 14, 1981

The meeting was called to order on July 14, 1981 at 7:30 P.M. by the Chairman, Gene Stewart. Those present were Norma Bouchers, Clyde Saunders, Diane Gothie, Ron Tobias, and Todd Dugdale.

I. MINUTES OF THE PREVIOUS MEETING - Approved as read.

II. ANNOUNCEMENTS & CORRESPONDENCE -

Mr. Dugdale gave up to date information on Cedar Creek LID - will extend the Cedar Creek trunk line from So. of Washington Street down to Wilsonville Road. That project has been in preliminary engineering; a report is being prepared and a resolution accepting the engineering report and to set a date for a hearing on the Cedar Creek LID will be held by the Council on 7-29-81.

Boundary Commission: The State Legislature has adopted a bill - House Bill 2754 which does provide for continued funding of the Boundary Commission. It was in jeopardy of being eliminated, but unfortunately the Boundary Commission is to find some local source of funding; and those means were - a head tax of \$ .10 per head, per person assessed on local jurisdiction. In our case that would be about \$238, and they also authorized an evaluation assessment on some special districts and an application fee. They are in the process of preparing a levy to make use of the \$ .10 per capita and have notified us and all other jurisdictions that they are out of commission until at which time they can levy the funds to operate. So pending annexation, it will be held in abeyance until they can get back in operation. Pending are: Walden Annexation

Gotter Annexation  
Atkins Annexation

These 3 will probably somewhat delayed; the Bill also has authorized that there be some more local government participation in the appointment of Boundary Commissioners. There must be a list of names submitted from local jurisdictions to the Governor. There is an Advisory Committee to the Boundary Committee that has been created to review their functions.

There is also the possibility of the Legislature for expedited annexation and utility line extensions; e.g. an applicant can apply for a special process for expedited approval on special cases where an approval is not contested.

The Walden Annexation - The County review has been favorable, so they have the blessing of the County Commissioners. The Gotter Resolution Annexation Report was approved by the Council last week, and likewise the Atkins Annexation. The Catholic Church Annexation has a hearing next week.

III. REQUEST FOR WAIVER - CASE #81-01

Mr. Dugdale explained to the commission that this was a request to reconsider certain conditions that were placed for approval of Case #Mp81-01, a minor land partition request for creation of 3 lots on tax Lot 900 on Pine Street - and that the commission had approved the partition with 5 conditions related to: the dedication of additional right of way to meet the City Standards, and the reporting of a Waiver of Remonstrance for future street and utility improvements.

Mr. Ray Martin, owner, and Don Fleck were in attendance, it was explained that they are involved in an anticipated sale of Lot B and construction of another single family dwelling. The conditions that were placed on approval have not been met; therefore, the partition is invalid until the conditions are met. The request is for reconsideration of the 2 conditions that pertain to Lot A.

General discussion by the Commission and the owner ensued about the right of way easement and Waiver of Remonstrance.

Clyde Saunders - moved that the requirements for Lot A as pertained to the 4' right of way and the remonstrance be waived as far as Item 5.

Diane Gothie - Seconded the motion.

The motion carried, Mr. Stewart abstaining.

IV. PRELIMINARY SITE PLAN - (Ralph Cardinal)

Mr. Harvey Osborne, representative of Mr. Cardinal, gave a summation of conditions and explained size of streets vs/density.

There was a general discussion by the commission on the street size, drainage system.

Mr. Tobias made a motion - that the planning commission grant preliminary approval with recommended modifications of the PD concept plan as presented:

1. 30' streets be provided with 1 side for parking.
2. Sidewalks - 3' be provided.
3. Density be consistent with adequate open space in the plan.
4. Public right of way - G & T Terrace would be developed through the site.

This was seconded by Mr. Saunders, and the motion passed.

Next meeting scheduled for August 4, 1981.

*Virginia Wauer*  
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Recording Secretary