

SHERWOOD PLANNING COMMISSION

AGENDA

Tuesday, ~~July~~ ^{AUGUST} 18, 1981

- I. Reading and Approval of the Minutes of July 14 and August 4.
- II. Announcements and Correspondence
- III. PUBLIC HEARINGS

CASE NO. PMA-81-03

A request by Stan Adkins to amend the Comprehensive Plan Map Changing the designation on a 7.4 acre portion of Tax Lot 2S1 29C : 200 from CC (Community Commercial) and HDR (High Density Residential) to MDRH (Medium high density residential) on No. Sherwood Blvd.

CASE NO. PMA-81-04

A request by Stan Adkins to amend the Comprehensive Plan Map Changing the designation on a 14.7 acre portion of tax lot 2S1 29C : 500 from LDR (low density residential) to MDRH (Medium high density residential) on No. Sherwood Blvd.

CASE NO. CU-81-01

A request by Marquam Commercial Brokers for a Conditional Use permit for a Manufactured home park on a 15.7 acre portion of tax lot 2S1 30D : 80 on Highway 99W.

- IV. Next Meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION

August 18, 1981

The meeting was called to order by Chairman Gene Stewart. Commissioners Clyde Sanders, Norma Borchers, Joe Galbreath, Ron Tobias, and Diane Gothie were present. Commissioner Dave Nicholls was absent.

The minutes of July 14 and August 4 were approved as presented.

ANNOUNCEMENTS & CORRESPONDENCE

Mrs. Gothie reported the Design Review Board met August 17 to review the Senior/Community Center plans presented by ORB Architects. A 6' fence was approved for the perimeter of the Garand property without burms. The equipment shed for the high school was approved.

Mr. Dugdale announced the Boundary Commission will consider the Walden annexation on August 27. The Adkins request is scheduled for review on Sept. 24, and the Gotter request has been postponed at the request of the applicant before the County.

The Design Review Board will be considering in September, the Old World Project, Phase 1, and a 6-plex for Cosmet on Washington St.

On the Community Development Block Grant program, Mr. Dugdale reported that the PAB Board meets tonight to consider the Cogan and Asso. 6-year County wide community plan. The Washington Hill area may be targeted as a neighborhood and be eligible to receive grant funds. A public hearing will be held August 26 before the Council for project proposals. Mr. Dugdale urged the Planning Commission members to attend the hearing. Mr. Stewart asked if school districts could qualify certain neighborhoods. Mr. Dugdale received no encouragement from the County OCD on this concept.

Mr. Dugdale reported the Rock Creek sewer line has been advertised for bid. The Cedar Creek Sewer LID preliminary engineering report and Resolution of Intent was adopted by the Council. The Washington County resource document was presented. CPO No. 5 has been reactivated. This CPO considers the unincorporated areas of the County around Sherwood, Tualatin and Wilsonville. Rick Daniels, Washington County Planning Director, will be invited to a Planning Commission meeting.

1. PUBLIC HEARING - Case No. PMA-81-03

A Request by Stan Adkins for a Comprehensive Plan Map Amendment Changing a 7.4 Acre Portion of Tax Lot 2S1 29C : 200 from CC (Community Commercial) and HDR (High Density Residential) to MDRH (Medium High Density Residential.) Said tax lot is located on No. Sherwood Blvd.

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

Mr. Adkins pointed out the property on the Plan Map. Mr. Adkins, referring to the parcel designated CC, said he felt there was an ample supply of commercial property within the City. Mr. Adkins read his testimony from a prepared text. He has determined that from the back of the elementary school there is about 35 ft. of fall, adequate drainage to the Cedar Creek area instead of the Rock Creek area. There is 5.6 + or - net buildable acres in the 7.4 acre proposal. He pointed out that HDR allows 16 units and MDRH allows 11 units. This change would reduce the allowable units. Mr. Adkins read from a previous staff report which stated additional retail land is not needed at this time. Mr. Adkins stated he intended to combine this land with other MDRH acres and build a mobile home park. He would be requesting an adult park. Mr. Adkins described the amenities planned for the mobile home park. He said N.W. 12th would be extended and will put the traffic from the park on a collector street. A manufactured park would create immediate available housing. In answer to staff concerns about compatibility, Mr. Adkins pointed out the Plan allows for single family homes in high density designations. Mr. Adkins read a portion of a memo from Mayor Listed dated May 13th which suggested that Mr. Adkins should seek a zone change if he wants to build a mobile home park.

There was no other proponent testimony.

Mr. Stewart called for opponent testimony.

Mr. Jim Horn, 420 SE Cochran, said that a change from commercial to residential to allow for a mobile home park would establish a precedent to rip apart the Plan. The Plan establishes a commercial corridor. Mr. Horn urged the Commission to disapprove this request. In rebuttal, Mr. Adkins said they are only talking about 3 acres of commercial. There is plenty of commercial left to handle the City for some time to come.

Mr. Dugdale said the Plan assumes the area southeast of 6 Corners will develop as the City's Central Business District. This proposal suggests a significant reduction of densities in that area. He said it does not meet the highest and best use of the land in permanently siting single story structures.

Mr. Adkins felt mobile homes would not destroy the Plan. They can just be moved out.

Mrs. Gothie was concerned about the number of mobile home requests we were receiving. The Plan restricts mobile homes to 25% of the housing stock. Mr. Dugdale said the 25% would be applied with an application for Conditional Use was made. Or in the case of a subdivision, at the time application of the preliminary plat is made. He stated the question of mobile homes is not pertinent to this request, it is a question of decreasing the density. Mr. Adkins said he didn't know who came first on the list. He said he'd been in Sherwood since 1954 and has had an interest in the land since the 70's. He said they started the process before anyone else was on the scene. He has a 75 year lease on the property.

Mrs. Gothie moved the application for Plan Map Amendment be denied based on staff report and findings. Mr. Sanders seconded. The motion carried 4-2. Gothie, Tobias, Sanders, and Borchers voted yes; Galbreath, and Stewart voted no.

2. PUBLIC HEARING - Case No. PMA-81-04

A Request by Stan Adkins for a Comprehensive Plan Map Amendment Changing a 14.7 Acre Portion of Tax Lot 2S1 29C : 500 from LDR (Low Density Residential) to MDRH (Medium High Density Residential) said tax lot located on No. Sherwood Blvd.

Mr. Stewart opened the public hearing and called for proponent testimony. Mr. Adkins said he had nothing further to add to his report. There was no additional proponent testimony.

Mr. Stewart called for opponent testimony. There was none.

Mr. Stewart pointed out this will increase densities. He said there is no off set to keep the density back where it was. We are creeping up and no provisions are made to balance. Mr. Adkins commented the first proposal would have balanced it.

The hearing was closed.

Mr. Stewart pointed out this would represent a 150% increase in density.

Mr. Galbreath moved the request be granted based on staff findings. Mrs. Borchers seconded the motion. The motion failed 2 yes, 4 no. Galbreath and Borchers voted yes; Stewart, Sanders, Tobias, and Gothie voted no.

Mr. Tobias moved the request be denied because 1) the proposed increase in densities is incompatible with existing and planned uses in the area; 2) The proposed increase in density represents a significant departure for the planned residential uses in the area, would likely cause adverse effects on adjoining property, and has not been adequately justified by evidence presented to the Commission. Mrs. Borchers seconded. The motion carried, 5-1. Stewart, Sanders, Borchers, Tobias, and Gothie yes; Galbreath no.

3. PUBLIC HEARING - Case No. CU-81-01

A Request by Marquam Commercial Brokerage Co. for a Conditional Use Permit to Allow a Mobile Home Park on a 15.7 Acre portion of tax lot 2S1 30D : 800 located on Highway 99W.

Mr. Stewart called for proponent testimony. Mr. Terry Wilson from Marquam Commercial Brokerage explained his firm represented the owners Richard & Ruth Smith. He explained the 15.7 acres is inside the City limits and utilities are available. It is the only property in excess of 5 acres that is properly zoned to allow mobile home parks. Mr. Smith said they supported the staff findings. Their proposal is for 98 units on the 15.7 acres. There will be about 8 units to the acre on the useable property.

There was no additional proponent testimony.

Mr. Stewart called for opponent testimony.

Mr. Adkins stated he was not opposed to the project. He said he had checked into the purchase of this property and was informed by the City that the property could not be developed until a water line was looped to 6 Corners. He wondered if he had received bad information.

Mr. Dugdale said he felt the project will need to loop the line to 12th St. Water services are available from Well #4 but pressure is in question.

Mr. Bill Coe, Civil Engineer, said he was consulting with the City Engineer and felt there were several ways to handle this project.

Mr. Jim Horn pointed out the over crowded condition of the school system. Mr. Horn equated conditional use with temporary use.


Mr. Tobias asked if this plan would meet subdivision requirements? Mr. Dugdale said street standards shown are not to City standards. The application has not been reviewed for subdivision standards. Mr. Stewart pointed out the Transportation Plan's loop through the property to Meinecke Rd. Mr. Wilson said the interior street network has been laid out in a manner that would allow this loop.

Mr. Coe agreed that the school are busting at the seams. He said you need the housing first before the tax base is there. He said less than 1% of the mobile homes are ever moved. Moving costs are \$3,000 to \$4,000.

The hearing was closed. There was no additional discussion.

Mrs. Gothie moved the request for conditional use be approved based on staff findings with the 4 conditions recommended in the staff report. Mr. Galbreath seconded. The vote was unanimous.

The meeting was adjourned at 9:30 p.m.


Polly Blankenbaker, Recorder