

SHERWOOD PLANNING COMMISSION

AGENDA

NOVEMBER 3, 1981

I. Reading and Approval of Minutes of October 6.

II. Announcements and Correspondence

Directors Report

III. PUBLIC HEARING

CU-81-02

A request by St. Francis Catholic Church for a Conditional Use Permit for a New Church on Oregon St. (Tax Lot 2S1 29C: 700)

IV. Next Meeting Agenda.

# **APPROVED MINUTES**

SHERWOOD PLANNING COMMISSION  
November 3, 1981

I. Reading and Approval of Minutes of October 6, 1981

The meeting was called to order at 7:35 p.m. Present were Commissioners Norma Borchers, Joe Galbreath, Dave Nichols, Clyde Sanders, and Chairman Eugene Stewart. Also present was Planning Director Todd Dugdale.

II. Announcements and Correspondence

Director Dugdale made the following announcements:

- 1) A formal hearing on the Chemical Waste Recycling Plant is scheduled for a public hearing on November 19, 1981. Director Dugdale has more information about the plant and upcoming hearing.
- 2) The City Council approved the General Development Plan for Orland Villa Manufactured Housing on the corner of Murdock Road and Oregon Street.
- 3) Director Dugdale submitted plans for Old Town improvements for utilities, railroad, sewer and beautification projects. Street improvements for Highland and Willamette Streets are also included under the Old Town improvement project. The total projected cost for these improvements is \$259,000 (\$81,000 requested from HUD and \$78,000 requested from other sources).
- 4) The NSA have been given \$350,000 to be distributed over a three-year period for the West Hills area. The funds will be used for drainage improvements for Willamette, Highland, and Lincoln Streets.
- 5) No definite plans have been made on the new location for the City Hall, ~~although some schematics have been drawn up.~~ There will be a public hearing at the current City Hall to discuss a new location on November 18 ~~(architects will be present to make an evaluation of the possibilities).~~
- 6) Capital Improvements Project: There are some condemnation proceedings taking place on Rock Creek; remonstrances proceedings will be held Thursday, November 5 for Cedar Creek.

Action Request: Director Dugdale requested that the Planning Commission initiate the process to amend the plan for the Flood Plain District to meet the ordinances

of the Corps. of Engineers and Federal Administration.  
The Commissioners accepted this request.

III. Public Hearing CU-81-02: A Request By St. Francis Catholic Church for a Conditional Use Permit for a New Church on Oregon Street.

Commissioner Sanders was granted permission not to participate as a commissioner in this discussion since he is a member of the parish of St. Francis Church.

Rick Fowler, an architect from Van Lom/Kraxberger Architects and representing the Archdiocese of Portland, testified that the current St. Francis Church site is located near a heavily-used road, and the proposed new location north of Oregon Street would provide more aesthetic surroundings for a future church site, because it is heavily "treed." He requested only a discussion of possible problems related to the site with the Commissioners this evening.

Director Dugdale then pointed out the location of the proposed site on a City map; he mentioned that the ten empty acres existing below the proposed church site could still be developed.

Mr. Fowler responded that the Archdiocese does not want any financial obligations to construct a street in the future, although he admitted that a north-south collector street would have to be built and the church would have to participate in this project.

Mr. Fowler stated that in addition the Church would not want to dedicate the five acres of land to the west of the proposed church site because the Archdiocese might want to build on this land later and the Archdiocese does not want trespassers on the land. Mr. Fowler indicated that he would be willing to compromise with the construction of a trail on this land, however.

Mr. Clyde Sanders, speaking on behalf of the Church, stated that only a sidewalk was needed, not a street.

Mr. Fowler also asserted the Archdiocese's objection to the construction of a 10 or 12-inch main extended to the eastern boundary of the proposed site because the Church would not need it for the present.

Mr. Fowler said that the Archdiocese would be reluctant to sign any agreement binding it to the payment of remonstrances for future financing of City services, because such an agreement is against Church policy.

Mr. Fowler then asked the Commission how the closure of Oregon Street would affect fire vehicle access.

Director Dugdale answered that the Fire District has commented that the closure of Oregon Street will not affect fire vehicle access.

Mr. Sanders stated that the Church is actually ambivalent about road services at this time because cost figures have not been calculated. He also mentioned that road improvements would open up the bottom ten acres to intense development.

Mr. Sanders concluded that 1) a greenway path would be superfluous and that other access roads to the property are already available, and 2) an oversized waterline at the expense of the Church would be unnecessary.

Mr. Fowler observed that a road to the west will be on the proposed Church property. He suggested that the Church request approval for conditional use only; permanent road use could be decided upon later.

Chairman Stewart then gave the Commissioners the floor for questions.

Commissioner Nichols wondered that since eventually responsibility for construction of an access will be turned over to the City, will the City be willing at that time to pay for this construction?

~~Mr. Sanders answered that the City would share costs for a gravel road with the Church on a pro-rata basis.~~

Chairman Stewart asked whether the construction of the Church hinged upon selling of the bottom ten acres of the proposed property and Mr. Fowler answered that it would.

Commissioner Nichols commented that it would be nice if future developers could get together and make plans.

Commissioner Galbreath stated that the greenway path is not needed.

Chairman Stewart commented that adjacent property owners would resist the financing of an arterial at this time.

Commissioner Galbreath declared that the Commissioners and City Council should delete the non-remonstrance privilege for the Church.

Commissioner Nichols said that an access should definitely be constructed by the proposed Church property but not at the present time. Commissioner Galbreath agreed, stating that plans for future access should be developed by the City and Church.

Mr. Fowler asked if the City would be comfortable with a route to the west of the proposed Church property.

Chairman Stewart responded that if the railroad crossing was going to be closed, through traffic will come through the residential area.

Mr. Sanders suggested that the Planning Commission consider approval of a gravel road without siting a collector street, keeping in mind that the Church will be able to eventually dedicate land for a future road.

Director Dugdale reminded Mr. Fowler that an easterly access would only require one road whereas a westerly alignment would have more traffic.

Mr. Dugdale stated that the City staff recommended an easterly road because 1) a westerly arterial would discourage potential buyers of the portion of the bottom ten acres abutting this arterial, 2) the construction cost of an easterly road could be shared with property owners adjacent to the road-to-be, and 3) the 16-1/2 foot strip west of the proposed Church site would not benefit from a westerly arterial.

Mr. Dugdale concluded, however, that both alignments would serve the purposes of the plan.

Mr. Fowler then asked that the Commissioners just approve the request for a private access road at this time.

Director Dugdale asked whether the Church would be willing to enter into an agreement to make a right-of-way available.

Both Mr. Fowler and Mr. Sanders answered that the Church would enter such an agreement.

Chairman Stewart stated that the Fire District and City Engineers must coordinate with the City on construction of a water line to the proposed Church property.

Mr. Fowler stated that the northern portion of the Church property would be served by the Rock Creek system.

Chairman Stewart asked which way the sewerline would run.

Director Dugdale stated that the two sewerline options were 1) a forced main going east-west and 2) an interim septic facility.

Chairman Stewart asked if there were adequate sewerlines for development of the bottom ten acres. He continued that it was the intent of the plan that a lateral line be available for any development that might take place.

Chairman Galbreath asked when the Church will go before the City Council, and Mr. Fowler answered in about two weeks.

Chairman Stewart asked when the bottom ten acres are developed, who will pay for additional school facilities.

Mr. Fowler answered that school construction was not the issue of this hearing.

Chairman Stewart closed the hearing at 8:45 p.m.

Motion: Commissioner Galbreath moved that permission be granted to the St. Francis Church to build a church on Tax Lot 2S1 29C:700 north of Oregon Street based upon the following conditions:

1. That the applicant dedicate 27 feet of right-of-way along the easterly Church property line from Oregon Street to the southeasterly corner of Tax Lot 2S1 29C: 700. That the applicant, City staff, and City Engineer get together and decide whether to propose 1) 35 feet of right-of-way along the easterly boundary of Tax Lot 700 to accommodate future road improvements consistent with the Transportation Plan, or 2) a westerly access requiring 70 feet of right-of-way from Oregon Street to the northern boundary.
2. That the applicant, City staff, and City Engineer determine if a 16.5-foot strip connecting the site with No. Sherwood Blvd. to provide for future development of a planned pedestrian access and greenway linkage is needed. That a collector street would require 20 feet of dedication of right-of-way to the southern boundaries of the proposed site.
3. That the applicant record a LID nonremonstrance agreement for future street and utility improvements locally benefitting the site.

The motion was seconded by Norma Borchers and passed.

#### IV. Adjournment and Next Agenda

The meeting was adjourned at 8:50 p.m. The next meeting will be held Tuesday, November 17, 1981; annexation will be discussed.

*Respectfully Submitted,*  
*Diane Kahl*  
*Plann. Comm. Secretary*