

SHERWOOD PLANNING COMMISSION
AGENDA

November 17, 1981

- I. Reading and Approval of Minutes of November 3, 1981.
- II. Announcements and Correspondence.
- III. PUBLIC HEARING

AN-81-04

A request by Tillstrom Development Corporation on behalf of Donald and Faye Cochran for Annexation of Tax Lots 2S132 AA: 100; 2S133: 1300 and a portion of 2S133: 1200 comprised together a total of 29.4 acres located on Murdock Road.

- IV. Next Meeting Agenda.

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
November 17, 1981

I. Call to Order

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

II. Reading and Approval of Minutes of November 3, 1981

The minutes of November 3, 1981 were approved with the following changes:

- 1) Page 3, eighth paragraph: Mr. Sanders did not state that the City would share costs for a gravel road with the Church; rather, the Church would build its own gravel road.
- 2) Page 1, Item No. 5 should be: "No definite plans have been made on the new location for the City Hall. There will be a public hearing at the current City Hall to discuss a new location on November 18."

III. Announcements and Correspondence

1. HUD Block Grant Program. Director Dugdale announced that recommendations for Neighborhood Strategy Area (NSA) projects funded by the HUD Block Grant Program will be presented to the City Council on November 18. The deadline for submitting recommendations to Washington County is December 30. Some of the highest priority projects recommended for this funding include drainage improvements and improvements on lower Lincoln, Willamette, Highland, and South Shore streets. Director Dugdale also listed the three funding options of the Block Grant as: 1) to use all of the Block Grant Funds, 2) to use a 20 percent LID funding, or 3) to use a 40 percent LID funding. The four major categories of projects funded under this Block Grant Program are RailroadSt improvements, Old Town revitalization projects, and Old Town beautification projects.
2. Chemical Waste Site Plant. Director Dugdale announced that a meeting would be held Wednesday, November 18, on the proposed Tualatin-area site of the plant. There was some discussion on whether or not the plant's location had any relevance to the Sherwood Planning Commission.
3. Rock Creek. Director Dugdale announced that a Plan B has been added onto the Rock Creek project.
4. Orland Villa. Director Dugdale announced that the Orland Villa developer wants to introduce the next two phases of the project.
5. Designer Review Board. Commissioner Gothie reported on the landscape modifications for Marwil Homes made by the Designer Viewboard.

IV. AN-81-04, A Request by Tillstrom Development Corporation on behalf of Donald and Faye Cochran for Annexation of Tax Lots 2S132 AA: 1100; 2S133: 1300 and a portion of 2S133: 1200 comprised together a total of 29.4 acres located on Murdock Road.

Gordon and Mildred Snyder of 380 SE Sunset, and owners of Tax Lot 1100, testified against the proposed annexation.

In regards to No. 1 of the required staff findings, Commissioner Sanders asserted that the proposed property to be annexed is not needed to extend facilities or services to areas within the City limits, but would contribute to extending these services to areas within the City. Commissioner Sanders also stated that the staff is reaching too far for City growth boundaries at the present.

Chairman Stewart closed the discussion at 8:30 p.m. and called for questions from the Commissioners.

Commissioner Sanders asked what would be built on the land if annexed.

Director Dugdale answered that nothing specific would be built at the present.

Commissioner Sanders questioned whether there was any purpose in discussing annexation of this particular property at the present.

Director Dugdale answered that the point of the discussion was whether or not the land would be "developable" eventually.

Commissioner Gothie noted that if annexed, Tax Lot 1400 should be specified as medium-low density without approval for construction of mobil home units on the land.

Chairman Stewart recommended that the City annex all of the land or more, but not partially annex the property.

Motion: Commissioner Sanders moved that the Commission recommend to the City Council that the Cochran property be approved for annexation based on the following modifications to the staff criteria:

That (annexation of) "1) Land contiguous to the City limits which is needed to extend facilities or services to areas within the City limits" be partially met;

That (annexation of) "3) Lands where urban services are available or are programmed for the immediate future" be fully, not partially met;

That "4) Lands required for the conservation of a needed amount of open space" be eliminated entirely, and

That (annexation of) "5) Lands where existing man-made conditions indicate a pre-existing commitment to urban development" be left as is.

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Commissioner Gothie seconded the motion and it passed.

V. Next Meeting Agenda

The meeting was adjourned at 9:00 p.m. The next agenda for December 1, 1981 will include discussions of the Flood Plain District and Phase II of Orland Villa Development.