

SHERWOOD PLANNING COMMISSION

January 6, 1981

AGENDA

- I. Reading of Minutes of November 18, 1980
NOTE: No quorum was present at the meeting of December 2, 1980
and no minutes were taken.

- II. Goals for 1981
Statement to be sent to City Council

- III. Comments from the Oregon Manufactured Housing Dealers
Association on Plan Policy Affecting Mobile Homes

- IV. Capital Improvements Plan
Proposed Work Schedule

APPROVED MINUTES

PLANNING COMMISSION

January 6, 1981

The Planning Commission meeting of January 6, 1981 was called to order by Chairman Clyde List. Commissioners present were Rick Demings, Gene Stewart, and Norma Borchers. Paul Clayton, Clyde Sanders and Joe Galbreath were absent.

Mr. List informed the Council that he had approached the Director of Christian Education at the Luthern Church to be on the Planning Commission. Mr. List will present this appointment for confirmation to the Council.

Mr. Demings informed the Commission that the National Housing Agency representing home building industry has suggested conditional uses become outright permitted uses. They felt it was evil for folks to be holding land out of development within City limits and wanted that land taxed at its highest use. Mr. Demings opposed that extreme idea. He felt a growth management policy creates order out of chaos.

Mr. Dugdale informed the Commission that Mayor Stewart was requesting the Council make some formal decision as to City Hall and Library sites. The site planning for the senior center is preceeding. The architect wants to know if he should take into account the future siting of other City buildings. Staff will suggest evaluation criteria to the Council.

Mr. Dugdale informed the Commission a letter has been received from the school district requesting three future school sites be suggested by the City. This item will be on next meeting's agenda. Mr. Dugdale said the City has received the final draft of the water source study. Council will consider adoption on January 14th. The preliminary draft of the drainage study will be presented on January 14th.

Mr. Dugdale gave the Commission the 1980 building department statistics. There were 11 new units built.

Mr. Stewart expressed concern about the Urban Growth Boundaries of Tualatin and Sherwood meeting at Cipole Rd. Preserving community identity was discussed.

I. Minutes of November 18, 1980

Mr. Stewart moved and Mr. Demings seconded that the minutes of November 18 be approved. The motion carried.

II. Goals for 1981

Mr. Demings felt the parks and recreation portion of the Plan should be reviewed and evaluated. He would like public hearings to be a part of that process. Mr. Dugdale commented the goals of the plan are the strategies. Other items suggested were Old Town renewal or development plan and Master CBD (central business district.)

Mr. Demings said he would like to see an indepth discussion on housing balance and relationship between that and economic balance and the relationship of possible outcomes. He said if we go to 80% low income housing and 20% all others, we are digging a hole. If we go to 80% high income, we are exclusionary. We need to evaluate our fair share and allow for our starting block.

Mr. Stewart felt one of the things that should be a goal if we want the town to be independent is make SCPAC a more viable organization.

III. Comments from the Oregon Manufactured Housing Dealers Asso. on Plan Policy Affecting Mobile Homes.

Mr. Dugdale reviewed the note from Donald W. Miner, Staff Attorney fro the Oregon Manufactured Housing Dealers Ass'n. OMHDA's didn't want mobile homes restricted by vague standards. Mr. Miner will be conducting a thorough evaluation of our Plan and submit written comments to use.

Mr. Demings felt quota's were not inherently wrong. They have been used by the Federal Government for years.

Mr. Stewart felt that the type of housing built will attract that type of people.

IV. CAPITAL IMPROVEMENTS PLAN

The purpose and nature of a capital improvements plan was discussed. Commission supported steps proposed by staff.

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


Polly Blankenbaker, Recorder