

SHERWOOD PLANNING COMMISSION

March 3, 1981

AGENDA

I. Reading and Approval of the Minutes of February 3rd and February 17th, 1981.

II. Announcements and Correspondence.

III. PUBLIC HEARINGS

PMA-81-01 A request by the Archdiocese of Portland to amend the Citys Plan Map to include tax lots 2S129C: 700, 800 and a portion of 2S1 32BA: 300 within the Immediate Growth Boundary.

AN-81-01: A request by the Archdiocese of Portland and Harold Coleman for annexation of 10.73 acres north of Oregon Street.

IV. Revote on Commission Officers Due To Defect in Procedure (see memo from City Attorney).

V. Status Report on Plan Acknowledgement Review

Planning Directors request for Planning Commission initiated amendments to address METRO comments on plan language.

VI. Next meeting agenda.

APPROVED MINUTES

PLANNING COMMISSION

March 3, 1981

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

The minutes of February 3rd and February 17th were approved. There was a discussion on the length of time it takes an annexation request to be approved. Mr. Sanders requested the Planning Commission be kept informed of other agencies' actions. The final order from the Boundary Commission on the Cipole Rd. annexation has not yet been received.

Revote on Commission Officers Due to Defect in Procedure

Mr. Dugdale explained a technical violation of the open meetings law had taken place when the Planning Commission voted for Chairman by written ballot rather than a show of hands. After discussion, the Planning Commission declined to revote.

PUBLIC HEARINGS

PMA-81-01 A Request by the Archdiocese of Portland to Amend the City's Plan Map to Include Tax Lots 2S1 29C : 700, 800 and a portion of 2S1 32BA : 300 Within the Immediate Growth Boundary.

Mr. Sanders declared a conflict of interest because of his membership in the parish.

Mr. Dugdale explained the applicable standards for review and the required findings listed in the staff report.

The Commission recognized Mr. Rick Fowler, representing the St. Francis Parish. Mr. Fowler explained the location and reason for the request. The Church wishes to build a new building and parish hall. There are approximately 10 acres involved. The soil has been tested and is suitable for drain fields and septic system. The City services are available and can be provided without additional tax burden to the City. A septic system is expected to be used until a lateral from Rock Creek can be extended to intervening properties. An access road would be put in from Oregon St. LCDC goals were addressed in his prepared report. The property is part of the Rock Creek sewer LID and is being assessed for the sewer trunk.

Mr. Dugdale explained the Church has requested the City indicate their intent regarding the park site identified on the Plan Map. The City may reserve the site or acquire it. The Church wants to have a better idea of what they have to market.

Mr. Fowler said the property the Church is presently situated on could be better used for high density housing. The proposal is to move both existing buildings back to the new church site.

Mr. Don Hite referred to tax lot 800 which is owned by Bud Coleman. He explained it had been included in order to straighten out the property line.

Water service to the site was discussed. Storm runoff was considered. The '79 water study indicates the present reservoir is adequate to serve the City needs to 1985.

Mr. Hite said the property has been offered to the school for a school site. If the school doesn't purchase it, it will be put on the market to finance the construction of the new Church.

Mr. Galbreath moved the request for amendment of the Immediate Growth Boundary be approved based on staff findings. Mrs. Borchers seconded. The motion carried. Mr. Sanders abstained.

AN-81-01 - A Request by the Archdiocese of Portland and Harold Coleman for Annexation of 10.73 acres North of Oregon Street

Mr. Fowler said the Comprehensive Plan speaks to enhancing the quality of life, he said this will help to reenforce the City. It will be a valuable asset to the City to have the St. Francis Church be able to expand and be a stronger part of the City.

Mr. Dugdale explained the Church can not be developed under the county zoning because of the industrial zoning and the fact they need urban water to develop this use.

Mr. Hite was noncommittal on the Church's willingness to dedicate a right of way to the proposed collector street. Mr. Hite said the reason they wanted to relocate the Church was to get away from the railroad and fire station.

Mr. Nicholls was concerned about runoff. Mr. Dugdale pointed out they must provide provision for on site retention of storm water because there isn't adequate down stream facilities. There will need to be some sort of provision that will retain runoff until such time as we have adequate facilities, then any interim retention facilities could be eliminated. Any development on this site would need to contribute to the implementation of our drainage plan.

Mr. Galbreath moved the petition to annex 10.73 acres north of Oregon St. be granted based on staff findings. Motion was seconded and carried.

Planning Commission

March 3, 1981

Pg. 3

Mr. Dugdale explained the plan amendment request had gone to the County for their review and comments.

Status Report on Plan Acknowledgement Review


Mr. Dugdale informed the Commission METRO held a worksession for people interested in making comments on our Plan. Metro will make a recommendation on acknowledgement the end of March. They may recommend to LCDC acknowledgement or continuance or denial. 80-90% of Metro recommendations have been for continuance. LCDC will consider our plan April 30-May 1. The Mobile Home Dealers Asso. will be filing an objection.

Mr. Dugdale passed out a memo explaining Metro objections to our Plan. Mr. Dugdale requested the Planning Commission initiate the amendment process so that the public could address these Metro objections. Mr. Dugdale elaborated on the Mobile Home Dealers Asso. objection to the 25% limitation.

After a lengthy discussion, Mr. Sanders moved the formal procedure for Comprehensive Plan amendment be initiated to address objections raised by Metro and the Mobile Home Dealers Asso. and deletion of the Plan amendment requirement of the Immediate Growth Boundary. The motion was seconded and carried.

Next Meeting Agenda.

Mr. Dugdale said a minor land partition and variance request on Pine St. would be considered.



Polly Blankenbaker, Recorder