

SHERWOOD PLANNING COMMISSION

March 17, 1981

- I. Reading and Approval of Minutes of March 3, 1981
- II. Announcements and Correspondence
- III. PUBLIC HEARINGS
 1. V-81-01
A request by Don Fleck for a lot width variance on Pine Street (Tax Lot 2S1 32D : 900)
 2. PTA-81-01
Planning Commission initiated Plan text amendments which address METRO comments in their review of the Sherwood Comprehensive Plan.
 3. PTA-81-02
Planning Commission initiated Plan text amendment which eliminates the Immediate Growth Boundary in favor of policies requiring the application of standards and criteria for the conversion of urbanizable lands to urban uses.
- IV. Other Requests
 - MP-81-01
A request by Don Fleck for a minor land partition (3 lots) on Pine Street (Tax Lot 2S1 32D : 900)
- V. Old Town Merchants Association Presentation of Recommended Old Town Traffic Circulation and Parking Plan, Phase I.
- VI. Appointment of Design Review Board Representative.
- V. Next Meeting Agenda

APPROVED MINUTES

Planning Commission

March 17, 1981

The Planning Commission was called to order by Chairman Gene Stewart. Commission members Dave Nichols, Diane Gothie, Norma Borchers, and Clyde Sanders were present. Joe Galbreath was absent.

I. Reading and Approval of Minutes of March 3, 1981

The minutes were not available.

II. Announcements and Correspondence

Mr. Dugdale informed the Commission of the status of the Walden annexation proposal. He also informed the Commission the Council had accepted the storm drainage study.

III. PUBLIC HEARINGS

1. V-81-01

A Request by Don Fleck for a Lot Width Variance on Pine St. (Tax Lot 2S1 32D : 900)

Mr. Martin explained he was the owner of the lot but the applicant, Don Fleck, will be the builder if the variance is granted. Unfortunately, Mr. Fleck was unable to attend the meeting and Mr. Martin was unable to obtain documents for presentation.

Mr. Martin explained the driveway will only serve Lot B and not any other development on the adjoining lot should Lot B be partitioned. Access to the rest of the lot would require coming off of Sunset.

Mr. Dugdale explained the applicant may be the authorized representative of the owner.

Mr. Stewart asked Mr. Martin if he had asked the owners of adjoining property for additional footage. Mr. Nicholls asked if the adjoining properties had been notified about the hearing.

Mrs. Ann Ashby, prospective purchaser, said the house will face Sunset even though the driveway is from Pine.

Mr. Dugdale explained that tax account segregation has been obtained for Lots A & B but the City recognizes only one tax lot.

Mr. Stewart asked if there were any depth requirements on the 25' width requirement. The answer was no.

No one spoke in opposition to the request. The hearing was closed.

Mr. Sanders suggested the applicant expand the Lot to 7,000 sq. ft. or more by taking in a part of Lot C.

Mr. Sanders moved the application be denied because the basic lot for development is 2,000 sq. ft. less than required for development of that type. Mrs. Borchers seconded. The motion carried with Stewart, Borchers, and Sanders voting aye. Nicholls and Gothie abstained.

Mr. Sanders moved consideration of the land partition and variance be withheld pending submission of amended plot plan. Mrs. Borchers seconded. The motion carried.

2. PTA-81-01

Planning Commission Initiated Plan Text Amendments Which Address Metro Comments in Their Review of the Sherwood Comprehensive Plan

Mr. Dugdale explained the City's Comprehensive Plan is scheduled for LCDC Review on April 30. Metro staff has identified three objections and will recommend LCDC delay if these problems are not cleared up. Mr. Dugdale said he felt the Metro objections were minor points. Mr. Dugdale explained the Metro objections.

Mr. Sanders said he was not concerned with appeasing Metro but was concerned with whether or not we have a workable plan. Mr. Dugdale said he felt we were only clarifying intent. The integrity of the Plan is not threatened.

There was no other testimony.

On Staff Recommendation 1 the Commission felt Metro was being unduly picky and took no action.

On Staff Recommendation 2, Mr. Sanders moved the staff recommendation for Amending Section II.E. of the Community Development Plan be accepted. Mrs. Borchers seconded. The motion carried.

On Staff Recommendation 3, Mr. Sanders moved Policy 11 and 12 under F.2. Section III of the Community Development be added. Mrs. Gothie seconded. The motion carried 4-1 with Mr. Nicholls voting against.

On staff Recommendation 4, Mr. Sanders moved and Mrs. Borchers seconded, the Plan be left as it is. The motion carried.

3. PTA-81-02

Planning Commission Initiated Plan Text Amendment Which Eliminates the Immediate Growth Boundary in Favor of Policies Requiring the Application of Standards and Criteria for the Conversion of Urbanizable Lands to Urban Uses.

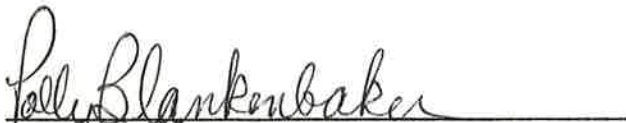
Mr. Dugdale explained the background of the Immediate Growth Boundary. The staff report was discussed. There was no additional testimony.

Mr. Sanders moved Section 3.F. as it pertains to growth management policy be accepted to do away with immediate growth boundary area. Mr. Nicholls seconded. The motion carried.

IV. Old Town Merchants Asso.

Mrs. Gothie announced Elmer Barron had been appointed Chairman. A parking plan for the downtown area will be presented at the next meeting.

The meeting was adjourned at 10:10.



Polly Blankenbaker, Recorder