

SHERWOOD PLANNING COMMISSION  
April 7, 1981

AGENDA

- I. Reading and Approval of Minutes of March 3, 1981 and March 17, 1981.
- II. Announcements and Correspondence.
- III. MP-81-01  
V-81-01  
  
Continuation of a request by Don Fleck for a minor partition with lot width variance on Pine Street. Tax Lot 2S1 32D: 900.
- IV. MP-81-02  
  
A request by Waterbury Development Inc. for a minor partition on Tax Lot 2S1 31AA: 5400.
- V. Presentation of Proposed Old Town Parking and Circulation Plan.
- VI. Review and Revision of Sherwood Interim Community Development Plan (HUD Requirement for eligibility under Block Grant Program).
- VII. Next Meeting Agenda.

# **APPROVED MINUTES**

## PLANNING COMMISSION

April 7, 1981

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

### II. March 3 and March 17, 1981 Minutes

Mr. Sanders requested that the vote on AN-81-01 on March 3, 1981 show that he abstained. Mr. Stewart requested that the item on the Revote for Commission Officers on March 3, 1981 show that he initiated the discussion.

The minutes of March 3 and March 17 were approved with the changes requested.

### II. Announcements and Correspondence

Mr. Dugdale announced that Metro has recommended acknowledgement of our Plan to LCDC. The LCDC hearing is at Gresham City Hall April 30 - May 1. Objections to our Plan have been filed by the Oregon Business Council on Goal 5 Open Space and Natural Resources. We have aggregate resources in our planning area, they felt the City had not taken proper steps to protect those resources. They want to be sure that the mining of these areas are not precluded. The staff has prepared comments.

Mr. Dugdale said it was determined that at total build out, our Planning Area would hold 15,000 to 20,000 people.

### III. MP-81-01 and V-81-01: Continuation of a Request by Don Fleck for a Minor Partition with lot Width Variance on Pine St. Tax Lot 2S1 32D : 900.

Mr. Dugdale explained at the last meeting the Commission expressed concern over Lot B. The Commission decided to postpone action to give the applicant a chance to come back with a revised plot plan. There was no proponent or opponent testimony. Mr. Sanders moved that both the variance and minor land partition be approved with the new lot dimensions as submitted with staff findings amended to reflect the new lot data, and with staff recommendations and that all the lots be affected by the waiver of remonstrance. Mrs. Borchers seconded. The motion carried.

IV. MP-81-02, A Request by Waterbury Development Inc. for a Minor Partition on Tax Lot 2S1 31AA : 5400.

A representative from Waterbury Development was not present. Mr. Keith Whitmore owner of the property explained the purpose of the Minor Land Partition. Placement of the house connection on the sewer line across lot B into Marshall St. was discussed. Abandoning the driveway on Meinecke Rd. and moving access to Marshall St. was considered. Commission members agreed moving the driveway for the existing residence was unnecessary.

There was no opponent testimony.

Mrs. Borchers moved the minor land partition be approved with staff findings and recommendations. Mr. Sanders seconded. Mrs. Borchers moved the motion be amended to delete staff recommendation No. 2, requirement for Access easement onto Marshall St. Mr. Sanders seconded the motion. Both motions passed.

V. Presentation of Proposed Old Town Parking and Circulation Plan

Terry Tollen, representing the Old Town Merchants Asso., displayed an aerial photograph and parking and circulation plan for the downtown area. Washington St. from Railroad to First would become one way. A Tri-Met bus stop was proposed on City property at Villa Rd. Mr. Tollen explained Southern Pacific would lease their right of way on Railroad St. between So. Sherwood and Washington St. for about \$390 per year plus cost of living adjustments. The railroad was hesitant to agree to downtown parking on the south side of the railroad track. They prefer to maintain this area as a loading zone. Our current ordinance requires about one parking space for every 400 sq. ft. of office space. On the circulation plan presented, First St. is one way heading west from Washington St. and one way heading east from Washington St. Mr. Stewart Olson said he had some reservations about this being a split one way street.

Mr. Sanders asked if the property owners had been contacted. Most of the property owners had been contacted. Mr. Dugdale said the hearings process will notify property owners.

Mr. Nicholls asked about the cost of implementing this plan. Total cost of paving, curbing and signing could be between \$10,000 and \$15,000.

The So. Sherwood Blvd., Railroad St. intersection was discussed. Mrs. Gothie felt the sign permitting a right turn without stopping from So. Sherwood onto Railroad should be changed to a full stop.

Mr. Stewart Olson said the Merchant's Asso. was not in favor of posting short term or long term parking. They felt employers could encourage the employees to park out of the core area. Mr. Dugdale suggested the Commission might consider initiating a Plan Amendment exempting the off street parking requirement in the downtown area.

The public hearing on the circulation plan set for the April 21, 1981 agenda.

VI. Review and Revision of the Sherwood Interim Community Development Plan (HUD Requirement for Eligibility Under Block Grant Program.)

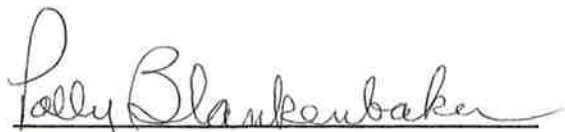
Mr. Dugdale explained the Federal HUD Requirement for a needs statement. He identified two neighborhoods, Old Town and the Washington Hill area; the industrial area and the New Central Business District were also identified as having specific needs. Prioritized needs of each of the areas were considered.

Mrs. Gothie wanted the Old Town Merchants Asso. to consider and discuss the problems set forth. Mr. Sanders commented it looked like the City is putting itself in a position to put its hand out in case there is anything to be handed out. Mr. Sanders moved the Interim Community Development Plan be passed on to the City Council with a favorable recommendation. Mrs. Borchers seconded. The motion carried.

The next agenda items were listed.

1. Extension request for Phase 2 of April Meadows III.
2. Plan Amendment request by Stan Adkins
3. Catholic Church park site
4. Public Hearing on circulation.

The meeting was adjourned at 9:50 p.m.

  
Polly Blankenbaker, Recorder