

SHERWOOD PLANNING COMMISSION
AGENDA

August 5, 1980

1. Reading and Approval of Minutes of July 15, 1980.
2. Announcements and Correspondence.
3. PUBLIC HEARING
A request by Sue Long for a conditional use permit to establish a day care center in her home at 180 3rd. Street. (Tax Lot 2S1 32BB: 600)
4. Next Meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION

August 5, 1980

Chairman Clyde List called the meeting to order at 7:30 p.m. Commissioners Sanders, Galbreath, Demings and Stewart were present. Mrs. Borchers and Mr. Clayton were absent.

Mr. Stewart moved the July minutes be approved as presented. Mr. Demings seconded, the motion carried.

Mr. Demings, reporting on the Site Review Board meeting, said the first set of duplex plans for the Whitmore development was approved. The next item taken up was the Planning Commission deletion of Section 9 from the proposed ordinances. The Site Review Board will meet on the 18th to go through the ordinance. He said it is the Site Review Board's intention to make the ordinance less restrictive. He said they don't feel it's necessary to have an iron fist on the Site Review Board. Mr. Sanders asked if this will come back to the Planning Commission. Mr. Dugdale said the Council will meet on the 20th to complete their review and adoption of the plan package is scheduled for August 27th.

Mr. Demings reporting on the Portland Chamber of Commerce, said legislation is being encouraged to be enacted at Salem to require Metro to pay attention to local governments. The new tax base for Metro was also discussed. He said there was feeling that Metro was tying financing to white elephants. He said there was no provisions that in future years the increase will be apportioned to any specific budget items.

Mr. List opened the Public Hearing on CU-80-02, a Conditional Use request by Sue Long for tax lot 2S1 32BB : 600, 3rd and Washington for a Day Care Center.

Mrs. Long said she felt it would be a good addition to the town. She said there is no licensed day care center in town. Mrs. Long explained the state regulations she will be required to meet. Mrs. Long explained they had fenced the yard and were planning to use the park playground area.

Mr. Sanders asked if she had conducted a market survey. Mrs. Long said she intended to advertise through the papers and by word of mouth. She had already had alot of inquiries.

Mr. Demings asked if outside play equipment would be installed. Mrs. Long said eventually, as funds became available.

Mr. Mark Landis, Box 666, Sherwood, said they were one of Sue's customers. He felt it was significant that no one came to testify against it. He said the property is in a quiet area and is centrally located. He said it would be a positive benefit to the community. And he wanted to be sure that Sue's operation would be left and enhanced.

Mr. Galbreath felt there was quite a need for this type of operation.

No one spoke against the request and the hearing was closed.

Mr. Dugdale explained the basic facts and findings. He said there were no adverse effects seen, and the staff recommended approval with conditions. Mr. Dugdale explained the reasons for the parking recommendations. Mr. Sanders felt there was adequate parking.

Mr. Stewart point out there is no sidewalk or curbs. He felt we were setting two standards in the City, one for the new developers and one for the existing structures.

Mr. Landis commented that sidewalks would not be needed and he felt that requirement would be inappropriate.

Mr. Demings said that to require a single family dwelling to provide sidewalks and curbs where none exist on the entire street is disfunctional. He felt a fully improved street would require a LID.

The Ordinance requirements for a Conditional Use were discussed. Mr. Sanders felt that item f. was not applicable because this is not a development. Mr. Stewart stressed again that the Planning Commission seems to take two different standards.

Mr. Sanders moved that the Condition Use be granted and that items a. through e. be found in the affirmative and item f. not applicable; and that staff conditions 2 and 3 be placed on the applicant. Mr. Demings seconded the motion. He commented that double standards were necessary because of grandfather rights.

The motion carried 4-1 with Mr. Stewart voting against.

The meeting was closed at 8:30 p.m.

Polly Blankenbaker