

SHERWOOD PLANNING COMMISSION

Tuesday, October 7, 1980

AGENDA

- I. Reading/Approval of Minutes of September 23
- II. Announcements/Correspondence
- III. Growth Management - Discussion
 - Example Strategies
 - The next step for Sherwood.
- IV. Update on Northeast Industrial Development
 - Rock Creek Sewer and Water District
- V. 1980-81 City Budget
 - Planning Implications
- VI. Next Meeting Agenda

PLEASE NOTE

THE MEETING WILL BE HELD AT THE PIZZA MARKET IN SHERWOOD PLAZA SHOPPING CENTER. IF YOU WISH TO EAT PRIOR TO THE MEETING, YOU ARE ASKED TO BE THERE BY 6:30 p.m. THE BUSINESS MEETING WILL BEGIN AT 7:30 p.m.

APPROVED MINUTES

PLANNING COMMISSION MINUTES

October 7, 1980

The Planning Commission met at the Sherwood Pizza Market for a workshop session. Chairman Clyde List, Paul Clayton, Clyde Sanders Joe Galbreath, Rick Demings and Gene Stewart were present. Norma Borchers was absent. Planning Director Todd Dugdale, Mrs. Paula Fowler, Mr. & Mrs. Terry Tollen and City Recorder Polly Blankenbaker were also present.

I. 1980-81 City Budget

Mrs. Blankenbaker informed the Planning Commission the \$156,000 City tax base question would be on the November ballot. She explained how the Budget Committee arrived at that figure.

Mrs. Blankenbaker also explained the effect Measure 6 would have on the City of Sherwood.

II. Update on Northeast Industrial Development

Mr. Dugdale explained that with the passage of the Charter Amendment the Rock Creek water and sewer LID was again being considered. The sewer construction plans have been completed to 60-70%. The survey and acquiring of easements needs to be done. Mr. Sanders pointed out there are many intangibles in this project. Mr. Dugdale pointed out that not getting an industrial base on line will have the effect of putting a lid on growth. The cost of the overall project will be increased about 8%. The assessments will have to be done by ordinance. The City is looking into the possibility of preassessing. Construction bids are coming in under normal. Mrs. Blankenbaker explained the effect Proposition 6 would have on LID projects.

III. Growth Management

Mr. Demings said growth management as a concept is a reaction to overnight, overdevelopment where a rural area has been inundated by development. The purpose is to soften the impact of taxes to aid in preventing leapfrogging, create orderly development, have the city financially able to phase in the services to match the growth needs and desires. The law allows for compromise. In the Comp plan in page 3.2 Part II "Sherwood has required growth needs of 10,600 from 2,000." Mr. Demings asked why the City used a higher projected growth rate than was called for by CRAG. Mr. Dugdale explained the City Council used the higher rate to project future utility needs.

Mr. Demings read from a Sept. 30 article of the Wall St. Journal entitled Go Slow Movement Trends. Since 1976 nearly 25 communities mostly in industrial areas have approved growth management. Petaluma, Calif. passed an ordinance limiting annual growth to 5%. Some communities woke up to discover the small town atmosphere was gone. The measures usually hold growth to 3 to 5%. Growth Management has passed the test of the Courts.

Mr. Demings felt the City staff had not provided requested information in a timely manner.

Mr. Sanders was concerned the City has no capital improvements budget. He felt a capital improvements budget was critical. He agreed that our growth should be carefully studied and planned. Every time you put in a development it costs the City \$500 per unit.

Mr. Demings wanted Sherwood to adopt or strive for 1) capital improvements budgeting 2) a 4% growth rate, and 3) Use value taxation. He said the planning process is a means of dealing with the future. We have right now 300 homes in backlog, and do not like the idea of writing out a check for someone to come in. Mr. Demings pointed to Tualatin, Beaverton, and East cost towns as examples of overnight run away growth. When the financing frees up, we will be faced with run away growth.

Mr. Dugdale felt the comp plan was a good basis and capital improvement budgeting was important. He felt the best tool for growth management was major service construction.

Mr. Demings said that the land is presently taxed according to the zoning. With use value taxation the property owner would not be penalized for holding on to their land. Mr. Demings requested Mr. Dugdale get a copy of the growth management ordinances of Exeter, N.H. and of Boulder, Colorado.

Mr. List was not convinced a growth management policy for Sherwood was good. Mr. Galbreath commented that the City has no control over sewer, fire or schools, and controls only water and police. Mr. Sanders said he looked at our Comprehensive Plan as Todd's work and our attempt to conform to LCDC requirements. He thought that Todd has really done everything he can to put forth a plan that will be approved and that he has an understanding of the things that we are not familiar with. Mr. Sanders felt Sherwood needs a growth management ordinance and that our plan can be reworked and amended.

Mr. Stewart said he felt a capital improvements plan was the most important item. Mr. List felt we should work on productivity first. He felt there was a definite relationship between a growth management policy and economic downturn.


Mr. Stewart informed the Planning Commission the wood shop they had previously approved by variance is now being used for an automotive shop.

Mr. Sanders felt we need to plan for 5 or 10 years ahead.

Mr. Dugdale commented that the changes in national and local economy make it necessary to take another look at growth management plan. He felt the Planning Commission needed to consider the land allocation and the ability to provide services and carrying capacity of the environment.

Mr. List felt growth management was an expansive idea.

The meeting was adjourned at 9:35 p.m.



Polly Blankenbaker, Recorder