

SHERWOOD PLANNING COMMISSION

November 4, 1980

AGENDA

1. Reading and Approval of the Minutes of October 7, 1980.
2. Announcements and Correspondence.
3. S-80-01

A request by Melvin Reeves for approval of a preliminary plat for Robinwood, a 32 unit Mobile Home Subdivision.

4. PMA-80-01 - PUBLIC HEARING

A request by Walter Cole, William Young and Marjo Properties et al for an amendment to the Immediate Growth Boundary to include Tax Lots 2S1 28A; 400, 500, 600, 601.

5. AN-80-03 - PUBLIC HEARING

A request by Walter Cole, William Young, and Marjo Properties et al for annexation of Tax Lots 2S1 28A; 400, 500, 600, 601 to the City of Sherwood.

6. Next Meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION
November 4, 1980

Mr. List called the meeting to order at 7:30 p.m. Commission members present were Gene Stewart, Norma Borchers, Clyde Sanders, Joe Galbreath, and Rick Demings. Mr. Paul Clayton was absent.

1. Mr. Stewart moved the minutes of October 7, 1980 be approved as mailed out. Mr. Galbreath seconded. The motion carried.
2. Announcements and Correspondence
Mr. List handed out a list of questions he had prepared regarding growth management policies. He suggested if the members had any comments they could mail back a letter. Mr. List said he was concerned that local government was affected too much by their electorate.
3. S-80-01. Applicant was not present. This item was set over to the next meeting.
4. PMA-80-01 - PUBLIC HEARING - A REQUEST BY WALTER COLE, WILLIAM YOUNG AND MARJO PROPERTIES ET AL FOR AN AMENDMENT TO THE IMMEDIATE GROWTH BOUNDARY TO INCLUDE TAX LOTS 2S1 28A; 400, 500, 600, and 601.

Mr. Robert Price explained he was with a firm of land use planners and land use architects and represented the property owners requesting a Plan Map Amendment and Annexation. He requested he be allowed to present the proponent testimony for both requests at this time. He directed the Commission's attention to a document prepared and requested it be made a part of the official record. Mr. Price reviewed the document. The property adjoins the City Limits in the northeast. The property is 64.7 acres and is currently zoned MAE. The property would provide 1/3 of the total 1985 industrial needs of the City. 625 units of housing would be needed to accommodate employees and support service employees. He felt this would strengthen the financial integrity of the City and improve the City's tax base. Water would be accommodated by the Rock Creek LID. Land would be more beneficial to the City if it were annexed and developed rather than developed under the MAE zoning. Mr. Price said the applicants' concur with everything in the staff report.

Mr. List asked if the County can approve development under MAE zoning. Mr. Price said the problems might be with the Fire District. Mr. Galbreath stated he owned land close to the property and felt no conflict of interest.

Mr. Demings questioned how the figure of 970 employees was arrived at. Mr. Price said they selected the low average of standard text book trends.

Mr. Dugdale stated MAE County zoning limits 12 persons per shift per acre. Policy 5 under Section 8 states the City will act to attract industries that are capital and labor intensive.

Mr. Demings asked what effect Rock Creek LID will have. Mr. Price said the property is included in the LID and he understands it is just a matter of seeing if the bonds will sell. He said the property owners have short term expectations and don't want to sit on the property forever and are optimistic about the sale of the bonds.

Mr. List asked if Mr. Price had contacted Tualatin. Mr. Price commented that Tualatin's planning area is east of Cipole Rd.

Mr. Dick Matthews an industrial broker said he represented the owners of 53 acres east of Cipole Rd. in the Tualatin Urban Growth Boundary. Mr. Matthews favored orderly industrial development. The owners he represented were in favor of the annexation.

Mr. Sanders asked why this property wasn't annexed with the other NE Industrial land. Mr. Young said he was always in favor of annexation. Mr. Stewart commented he thought the City had been fearful of jeopardizing the annexation by asked for too much. Mr. Dugdale related which properties had opposed the annexation.

Mr. Demings asked if it was appropriate to discuss strategies on how the road would be developed. Mr. Price commented that since both roads are under county jurisdiction, improvements could only be proposed.

There was a discussion about the lack of industrial land in the Urban Growth Boundary.

Mr. Dugdale commented that the County wants to unload the roads. Mr. List felt all the property owners should get together and come in with one plan for development.

Mr. Stewart moved that based on the findings of the staff report, the application for Plan Map Amendment be approved and passed on to the City Council. Mr. Demings seconded, the motion carried with no opposition. Mr. Dugdale said the County is developing findings on this request.

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5. AN-80-03 - PUBLIC HEARING - A REQUEST BY WALTER COLE, WILLIAM YOUNG, AND MARJO PROPERTIES ET AL FOR ANNEXATION OF TAX LOTS 2S1 28A; 400, 500, 600, 601 TO THE CITY OF SHERWOOD.

There was no additional proponent testimony offered.

Mr. Stewart asked if the proponent would be will to deed the amount of right of way needed when the land was developed.

Mr. Ron Lambert replied the land will be developed under industrial standards.

Mr. Demings moved the annexation request be approved with staff findings based on testimony received during the Plan Map Amendment Public Hearing. Mr. Galbreath seconded. The motion carried.

6. Mr. Dugdale informed the Commission two minor land partition requests would be on the Nov. 18th agenda.

The meeting was adjourned at 9:15 p.m.


Polly Blankenbaker, Recorder