

SHERWOOD PLANNING COMMISSION

November 18, 1980

AGENDA

- I. Reading and Approval of the Minutes of November 4, 1980
- II. Correspondence and Announcements
- III. S-80-01
A request by Melvin Reeves for preliminary plat approval of Robinwood, a mobile home subdivision at Oregon St. and Hall Street.
- IV. MP-80-01
Continuation of a request by William Mason for a minor land partition on Lincoln Street
- V. MP-80-04
A request by Dave Woolard for a minor land partition on Lincoln St.
- VI. Next Meeting Agenda

Additional Item:

Recommendation on Park Road VACATION.

APPROVED MINUTES

Planning Commission
November 18, 1980

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

I. READING AND APPROVAL OF THE MINUTES OF NOVEMBER 4, 1980

Mr. List clarified a sentence in the minutes to mean local government was affected more by their electorate than by people outside their jurisdiction. Mr. Sanders moved the minutes be accepted with the exception that the last sentence of 2. be stricken. Mr. Demings seconded. The motion carried.

II. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Demings apologized to Mr. Dugdale for past statements made in a previous meeting that were of a personal nature and unwarranted.

There was a discussion on the LCDC appeal procedure. Mr. Dugdale commented the court is saying that LCDC is not the final authority in interpreting the goals and guidelines.

Mr. List announced the League of Oregon Cities Convention will be held Nov. 23-25. The schedule was discussed.

III. S-80-01 - A REQUEST BY MELVIN REEVES FOR PRELIMINARY PLAT APPROVAL OF ROBINWOOD, A MOBILE HOME SUBDIVISION AT OREGON AND HALL STREETS.

Mr. Duane Thompson, developer, explained this was originally set up as a mobile home park. He said they have recently come to the conclusion that a mobile home subdivision would be the best use for the land. The mobile homes will be set on permanent foundations. This type of development offers affordable housing in the \$50,000 price range.

No one spoke against the project.

Sewer service is dependent on the Rock Creek LID. Staff said adjoining properties were not notified of change from park to subdivision.

Mr. Dugdale recited the parcel's history. It was originally rezoned to RT, mobile home park under a conditional use. All the previous approvals have lapsed. A mobile home subdivision is an outright permitted use in a MDH area on 5 acres or more.

Mr. Demings asked if there are restrictions against rentals. Mr. Dugdale said it would be possible to regulate through restrictive covenants.

Mr. List was concerned about drainage problems. He said the City Administrator had received a letter from the Corp of Engineers stating well number 2 was in danger of contamination. Mr. Dugdale said the Council has passed an ordinance for storm drainage systems development charges. Fees collected will go into either a Cedar Creek or Rock Creek drainage fund for major storm system development. The City Engineer will also certify that the public improvements will meet the plan requirements. Mr. List said if this request is approved, I don't want it to be taken that drainage is addressed or that it is adequate.

Mr. Galbreath commented what are you going to do with the water when you get it in the creek.

Mr. Thompson said all street and curb construction will conform with City standards. Mr. Stewart suggested this might be a good time for a street LID on Hall St.

Mr. List asked Mr. Dugdale to elaborate on the staff report suggestion that there be an amendment to the setback standard. Mr. Dugdale explained that the unique dimensional characteristics of mobile homes were not taken into consideration when the setbacks were established. Meeting setback requirements on this plat could limit the length of the mobile home unless variance was granted.

Mr. Demings moved that because of the setback requirements the proposal be denied. Mr. Demings felt that an adjustment in the number of units would take care of that. He said he didn't want to restrict the size of units that go in. A 60' long mobile home would require variance. He felt setbacks are justifiable and should be upheld. Mr. Sanders seconded. Mr. Demings said this would require a new plat and a different number of units in the plat. Mr. Sanders said that would not be possible nor economically feasible. He didn't feel the problem would arise and if it did it should be decided on a lot by lot basis. The motion failed.

Mr. Demings moved the proposal be approved with staff recommendations and findings. Mr. Sanders seconded. The motion carried with no opposition.

IV. MP-80-01 - CONTINUATION OF A REQUEST BY WILLIAM MASON FOR A MINOR LAND PARTITION ON LINCOLN ST.

Mr. Mason explained he wished to build a duplex on a lot fronting on Highland St. which is unimproved. He would gain access by a graveled driveway from the end of the improved section of Highland St.

Mr. Dugdale explained this request had been tabled until other property owners on Highland St. could be contacted to get their response to improving Highland St. through an LID. None of the property owners were in favor of the LID.

Mr. Dugdale said it is obvious that our code states that the street must be dedicated and improved to City standards. He felt the City should not frustrate the applicant's efforts to partition and sell the lot.

Mr. Clayton moved the minor land partition be approved with staff recommendations and findings. Mr. Demings seconded. The motion carried. Mr. Dugdale reiterated the code requires that for a building permit to be issued full improvements must be made or a variance granted.

Planning Commission concurred with Mr. Stewart in indicating to applicant that if they wanted to apply for a variance the fee would be waived.

V. MP-80-04 - A REQUEST BY DAVE WOOLARD FOR A MINOR LAND PARTITION ON LINCOLN ST.

Mr. Weimer Mann spoke for the applicant. He explained the lot is located on the corner of Willamette St. and Lincoln St. They wished the partition in order to create a 60' x 100' lot. Commissioners pointed out that additional right of way on Willamette St. may not be possible because of the location of the existing house.

Mr. Sanders moved that the partition be granted with staff findings and recommendations with the exception of the waiver of remonstrance agreement and that that be stricken. Mr. Clayton seconded. The motion carried with one no vote.


VI. VACATION OF PARK ROW.

Mr. Dugdale explained that the Council is considering the vacation of a portion of Park Row and had requested the Planning Commission comments and recommendations. Mr. Dugdale explained that state law requires that all properties be contacted and this has not yet been done. Commission felt recommendations could not be formed under property owners' feelings were made known.

Mr. Sanders moved the Council be informed the vacation was considered and no recommendation was made. Mr. Clayton seconded. Motion carried with one opposition.

VII. Next Agenda

There are no pending applications. Mr. List requested a workshop meeting on administrative procedures for plan implementation.


Polly Blankenbaker, Recorder