

SHERWOOD PLANNING COMMISSION
AGENDA

February 12, 1980

- I. Reading and Approval of Minutes of January 15, 1980
- II. Announcements and Correspondence
- III. Review and revision of Part 3 Community Development Regulations
of the Comprehensive Plan
- Chapter 1 Administrative Provisions.
- IV. Discussion of Planning Commission/School Board joint meeting
Agenda.
- V. Next meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION MEETING

February 12, 1980

The meeting was called to order by Chairman Clyde List. Commissioners Joe Galbreath, Rick Demings, Clyde Sanders and Norma Borchers were present. Paul Clayton was absent. Planning Director Todd Dugdale, City Recorder Polly Blankenbaker and Mayor Marjorie Stewart were also present.

The minutes of January 15 were approved as presented.

Mr. List informed the Planning Commission he had met with Sherwood School Superintendent Elvin Pitney on Thursday. The School Board is willing to meet with the Planning Commission on Monday, March 3rd. Mr. List related some items discussed with Mr. Pitney. They discussed the possibility of a portion of the District separating from the District. Mr. List wondered how much taxes the Norwood area pays to the School District. Mr. Pitney said the school district serves first the student and the parents have second priority. Mr. List commented they serve the children and the City serves all the people.

Mr. Sanders felt the Planning Commission is being put almost in the position of the City Council. If there is anything to be discussed, it should be done by the City Council or at least a representative of the City Council. He said the Comprehensive Plan is our chief responsibility. We are a very subordinate unit of the City of Sherwood and discussion of this type would be better suited to equal unit of government.

Mr. Demings said the original reason for talking to the school board was to talk to them about their monetary plans. He felt it should be kept on an informational level. He felt the school board would offer information on any plans to split the school district.

Mr. List will set a meeting up with Mr. Pitney. Mayor Stewart provided the Commission with information on the number of students living on the other side of the highway.

Mr. List reported Mr. Pitney saw the 99W school location as a step to decentralize the schools. Mr. Pitney felt the Ruprecht property was still a good buy and they should hold on to it. Mr. Pitney felt that having a third grade school in the immediate area was a bad deal. The trend was away from large high schools in Oregon.

Mr. Galbreath felt we should not be sticking our nose into the school district's business.

Mr. Pitney said he was happy to coordinate school facilities with the City.

Mr. Sanders said they are creating their own problems by not having a long range program.

Mr. Dugdale will developed a tentative agenda of discussion items.

Mr. Sanders said the only thing we have a common ground for discussion is the long range planning. Mayor Stewart said Mr. Pitney has been using a 5% growth rate. Mr. List said one of the ways the school district benefits Sherwood is by increased real estate values.

Mayor Stewart reported on a meeting she attended on cable TV. She said she went to learn how to write a franchise. Sherwood has a bare franchise ordinance. It takes them six years before they make enough to get their money back. She was concerned about microwaves. Cable TV should not distort current TV. Mr. Demings said he was concerned about electrical energy in the air. It would relieve his concern if we can get away from having actual air transmission.

Mr. Demings reported on the Site Development Review Board meeting on Adkins Plaza II. Mr. Demings said Dennis Hille, Chairman of the Site Review Board, was upset with the City Council. He felt the City Council has preempted the Site Review Board by approving a change in the PUD. The Board will be taking a closer look at the PUD ordinance. Mr. Demings felt that with the economic conditions and the concerns with the feasibility of building, the way the PUD is set up is not in the interest of good long range planning and orderly development. Mr. Demings said Dennis will be bringing it to the City Council. Mr. Demings felt there is a lack of communication between the different government bodies.

Mr. Dugdale presented some page updates to Chapter 1, Administrative Provisions of Part 3 Community Development Regulation. Mr. Dugdale explained that the attorney had not yet reviewed the proposed ordinance. He felt the Planning Commission should see and comment on the proposed ordinance before and after the attorney checks it. Mr. Dugdale presented a flow chart for plan compliance review process and explained the following steps:

1. Preap conference
2. Application for plan compliance review.
Commission felt application materials and staff findings and recommendations should be made available to them a week before the date of the hearing.
3. Review Body action
4. Issuance of Certificate of Plan Compliance

There was a discussion about whether or not a Certificate of Plan Compliance was necessary. Mr. Sanders felt it was piling government on top of government. Mr. Demings said there is an issue of accountability here. Mr. Galbreath and Mr. Sanders felt plan compliance should be the job of the building inspector.

Mr. Demings asked how long it would take to get a Certificate of Plan Compliance. Mr. Dugdale said it could be just a matter of a few minutes if all the requirements of the review body were met.

Mr. Sanders moved Section 4.06 be eliminated but be passed on to the Council for final action. And, that Section 4.02 be changed to read "The Planning Director shall be responsible for the coordination of the application and decision making procedure." Mrs. Borchers seconded.

Mr. Demings felt this is a basic building block in separation of duties and accountability in making sure the Council's wishes are carried out. It is going to be important from a systems point of view to have accountability in one spot. The Certificate of Plan Compliance will make Leonard's job easier. There is no mechanism at this point for following up on plan compliance. This will be a major gap with the growth we are expecting. We need to be responsible enough to make sure we are following up on what the City Council is saying.

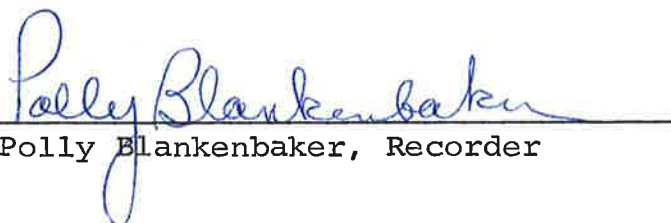
The vote was 3 yes, Borchers, Sanders and Galbreath, and 2 no, List and Demings.

Mr. List pointed out there was no definition for Public Interest. Mr. Dugdale felt the definition might be vague as it is locally perceived.

The fee for a Minor Land partition was discussed. No change in the fee schedule was made.

Mr. Demings commented that he was concerned about accountability and enforcement. He said in my mind the issue of plan compliance is not dead. He requested Mr. Dugdale prepare an outline on the present situation.

The meeting was adjourned at 10:30 p.m.


Polly Blankenbaker, Recorder