

## PLANNING COMMISSION MINUTES

February 18, 1980

Chairman Clyde List opened the meeting at 7:30 p.m. Commission members Norma Borchers, Paul Clayton and Rick Demings were present. Joe Galbreath and Clyde Sanders were absent. Terry Tollen, Elmer Baron, Planning Director Todd Dugdale and City Recorder Polly Blankenbaker were also present.

1. Minutes Approval - The minutes of February 12th were reviewed. Mr. Clayton moved that the minutes of February 12, 1980 be approved. Mrs. Borchers seconded. The motion carried.
2. Announcements and Correspondence
  - A. Mr. Dugdale announced that Mr. Pitney had shared a draft agenda for the March 3 joint School Board and Planning Commission meeting. Mr. Dugdale said he would like to meet with Mr. List to go over this agenda prior to the meeting. One of the items suggested was the general school siting concept of centralization vs. decentralization. The effects of the Comprehensive Plan on the School District was another item of discussion. The meeting will be held at the High School Library.

Mr. Demings felt that the District's long range plans were important to the City's capital improvements budgeting. Mr. List commented that land use has to be the basic question. Mr. Demings felt two specific areas would be recreational facilities and bike paths. Mr. Demings felt long range plans with costs identified would aid their credibility with the voters. One of the problems with taxes going up is not being able to explain why. Mr. Dugdale mentioned that one of the things we should stress to them is that under the new plan, a school siting will be a conditional use and the City can require reservation of school sites. Mr. List pointed out that the School District is the largest single land owner in the City. Mr. Dugdale said we are mandated by Goal 2 to coordinate between service providers.
  - B. Mr. List informed the Commission he was receiving mail from the Dept. of Transportation supporting tourism. The Dept. of Transportation was requesting information from cities on travel.

3. PUBLIC HEARING - A Request by Donna Baron to Amend the Zoning Map from R-3 to C-1 on Tax Lot 2S1 32BC : 2300

Mr. Dugdale reviewed the staff report. He explained that this is currently R-3 zoning with a single family home. There are system deficiencies in the area that will be addressed by the HUD grant. There is currently single family on three sides. Mr. Dugdale recommended the site be redesignated OC on the final draft of the comprehensive plan land use map. Mr. Dugdale pointed out that there was no off street parking.

Mr. List called for those in favor of the request to speak.

Mr. Terry Tollen explained that he did not intent to make any major changes or any apparent remodeling. He would try to keep low key. Mr. Tollen explained that he intended to move his architectural firm here. Mr. Tollen said he had talked to neighbors in the area and none had raised any objections. He said he would be willing to consider any alternatives to off street parking, but that he preferred to keep the yard in tact if possible.

Mr. List asked how many employees would be working. Mr. Tollen said probably 2 besides himself. Mr. List asked if Mr. Tollen had been involved in community remodeling. Mr. Tollen said his office in Portland had been in the Old Town section. Mr. Tollen said if the people are enthusiastic about doing civic improvements then everyone should get behind you.

Mr. List asked if Mr. Tollen felt there was a trend to old towns. Mr. Tollen said people in my kind of business look for a different type of space. He said Sherwood's downtown core area was not automobile oriented. Mr. Tollen said that in Wilsonville and Tualatin there was not an identifiable core area that you could walk around.

Mr. Demings asked Mr. Dugdale if there was such a need for office space why was Stan Adkins having a problem with his office complex. Mr. Dugdale said that much of the "ground up" office space is priced out of reach. Mr. Demings felt what we're really saying is there is nothing available cheap. Mr. Tollen said that as an architect I am looking for a certain kind of thing. He felt that the offices that located in a shopping center were there so they can be where everyone else is. Traffic that will develop from his office will be very low key. He said if I was to locate myself by a freeway it would do me no good and might be detrimental. I am looking for a very personalized and pointed type of office space that I can identify with and my clients can identify with.

Mr. Tollen said he would not be living on the property.

Mr. List wondered if we will be having more of these requests, and if we should be looking at that whole block. Mr. Demings said it looks like we have neglected an identifiable part of the commercial community. Mr. Dugdale felt that it was not that we didn't anticipate the need but didn't do a space study.

Mr. Clayton asked if the neighbors had been notified of the hearing. He was assured they had been given proper notification.

No one spoke in opposition to the request for zone change.

Mr. Demings moved that the proposal be accepted with staff findings and recommendations and that it be recommended to the City Council for approval. Mr. Clayton seconded the motion. The motion carried unanimously.

Mr. Demings asked Mr. Tollen what he would do if the zone change was denied. Mr. Tollen said he would probably keep the property and try again in a few years. He said he would probably build office space over his garage, and would probably sell or rent the house out.

The Planning Commission discussed the continuing need for a water resources study.

The dates for the next Planning Commission meetings were set. Monday, March 3 will be a joint meeting with the School Board. March 18th will continue the review of the Comprehensive Plan Implementing Ordinances Chapter 2.

The meeting was adjourned at 9:00 p.m.

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Polly Blankenbaker, Recorder