

SHERWOOD PLANNING COMMISSION
AGENDA

March 18, 1980

1. Reading and Approval of Minutes of February 18th and March 3rd.
2. Announcements and Correspondence.
3. Review and Revision of Part 2, Section VIII, Economic Development.
4. Recommendation to City Council regarding possible expansion of Old Town Commercial Planning Designation Area in and around the area of the Baron Zone Change (ZC-80-01).
5. Next Meeting Agenda.

Attachments: Draft Economic Development Element
Part 1 - Background Data and Analysis
Part 2 - Community Development Plan

Minutes of February 18th and March 3rd.

Memo on Old Town Commercial Area.

February Planning Dept. Report.

APPROVED MINUTES

PLANNING COMMISSION

March 18, 1980

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

1. Reading and Approval of Minutes of February 18 and March 3rd.
The Minutes of February 18 and March 3rd were approved as submitted.

2. Announcements and Correspondence.

In referring to the March 3rd meeting with the school board, Mr. Demings stated he wanted a long range fiscal plan for the school district. Mr. Demings also offered to prepare a long range capital improvements plan for the City. Mr. Demings felt a long range capital improvements plan would bring reality to the comprehensive plan. Mr. Demings felt that in order to prepare such a plan you would need to deal in general terms and deal with historical data. Mr. List questioned if Mr. Demings was looking at basically expenses to the tax payers and not at ways to increase tax dollars. Mr. Demings commented that population projections were important to fiscal planning. Mr. List suggested that the plan tells us what we need; the question of how we are going to pay for it is an important question, but it is a separate issue. Mr. Demings said if someone asks how are we going to pay for and maintain the greenway and how much is it going to cost the City, that's a very real issue we should answer before we even think about getting the greenway. To implement any plan you have got to show it's supportable.

Mr. Galbreath said, I don't think we should be sticking our nose into the school board's business. We might find ourselves with a conflict of interest. Mr. List said he wasn't sure this was within our jurisdiction, however, if you want to do this as an individual citizen and you want to present it to the City, I'm sure the City would be more than happy to see it.

Mr. Dugdale referred to an article in this issue of Oregon Lands that deals with Capital Improvement Plan budgeting.

Mr. List suggested a letter be drafted following up on the joint meeting of March 3. He suggested the letter be drafted along the following guidelines. Letter should explain what the Planning Commission was doing there. According to Goal II of SB 100, we are required to coordinate our comprehensive plan with affected governmental units and that includes school districts. We are after a 20 year plan for the school district and since you represent the people of 88J, most of whom don't even

live in Sherwood, a 20 year plan covering 88J should come from you and should be your responsibility. The top question in everybody's mind is where are we heading with expenses increasing and inflation the way it is.

Mr. List commented he thought there was nothing more relevant to today's economic condition than the comprehensive plan. It is becoming obvious that urban sprawl has to be curtailed, downtown areas have to be revitalized, we have to become less reliant on the automobile. All of this is encouraged on us by SB 100. We have to make our towns more livable. We have to rely on multifamily units rather than single family dwellings. All of this is becoming obvious whether we have SB 100 or not.

3. Recommendation to City Council regarding possible expansion of Old Town Commercial Planning Designation Area in and around the Area of the Baron Zone Change (ZC-80-01).

Mr. Dugdale explained the City Council is requesting a recommendation from the Planning Commission and SCPAC regarding the enlargement of the OC zone in the downtown core area. The Council was primarily interested in TL 3300. Any change would be made part of the final draft of the land use map of the Comprehensive Plan. Mr. Dugdale explained that another public hearing will be held on the revision to the land use map, revisions to Parts 1 and 2 and the implement ordinances, Part 3.

Mr. List questioned what changing Residential to OC would do to the people's taxes. Mr. Dugdale said he wasn't sure exactly what it would mean in terms of tax rate, but he felt sure it would increase the property values. Mr. Dugdale said the current residential uses would be nonconforming uses in an OC zone. They could, however, be maintained as residences.

There was a discussion regarding whether or not it was necessary to have all the OC contiguous. Mr. List felt a policy encouraging commercial use in the core area should be included. Lots 2400, 2500, and 2600 were also considered for OC designation.

Mr. Demings moved that Tax Lot 3300 be recommended for Office Commercial and that the City Council be advised that if somewhere down the road Sherwood develops as it should, the remainder of those three tax lots, 2400, 2500, and 2600 may be in line for the same type of consideration. That at a future time will not be looked on strangely by the Planning Commission. The motion was seconded and the motion carried.

4. Review and Revision of Part 2, Section VIII, Economic Development
Mr. Dugdale explained that this was a staff recommended draft of Section VIII of Part 2 the Community Development Plan. It is to some extent an after thought, but MSD comments indicated there needed to be a collection of economic development policies. A lot of these policies are either implied or explicitly stated in other sections of the plan, but this consolidates those economic development policies. This will be included in the series of public hearings. I am asking that the Council hold a set of joint hearings on Part 3 and this additional portion of Part 2 of the Plan. The hearings will probably be held during April and May so we can wrap up the work on the plan.

Mr. List commented that he felt Newberg should be included in the data base. Mr. Dugdale said he used a market area of about four miles from six corners which takes us about to Yamhill County line and roughly around the unincorporated area around Sherwood. We didn't include any incorporated area. For an overall market analysis of Sherwood you would have to include Wilsonville, Tualatin and Newberg. But I felt for the purposes of our Plan we should focus on what Sherwood should be providing that Tualatin, Wilsonville and Newberg wouldn't be duplicating in terms of services.

Mr. List said there is really no mention of the over riding economic consideration of the cost of energy, oil or transportation. Mr. Dugdale said that was mentioned by MSD. We may have to include some revisions for the Council hearings later on some policies relating to energy. Mr. Dugdale said he would draft up some energy policies and bring them back to the Planning Commission.

Mr. List questioned printing and publishing as a target industry. Mr. Dugdale explained these industries were targeted by the State as clean, job producing, expanding industries and businesses. He said he went through that report and figured out what would be good for Sherwood.

Mr. Galbreath asked what SMSA stood for. Mr. Dugdale said Standard Metropolitan Statistical Area. It is a census tract division that includes the Portland Metropolitan area and also includes the City of Vancouver. Mr. Dugdale said we can't separate Tualatin and Wilsonville's market area from our own. The jobs are coming out to this end of the County. Mr. Dugdale wondered if Tualatin and Wilsonville had assessed the impact to residential requirements their industrial growth was having.

The Planning Commission expressed concerns about our water supply. Mr. Dugdale said the wells are being monitored. Mrs. Borchers asked what the red light means on the well house. Mr. Dugdale didn't know. He said Tad and the Council have commissioned the City Engineer to go ahead and prepare a study design to answer those questions, but he wasn't sure of the status. MSD has identified this as an acknowledgement issue. Whether or not a commitment to do the study will be adequate in their eyes, I don't know.

Mr. Dugdale said environmental quality is a valued asset of the planning area. This has come out all along the planning process. People like Sherwood, like the look of it, like the natural amenities, and a lot of people feel threatened by the growth. Without a quality environmental situation for working and living you are just not going to have a viable economy. He said most of our labor force obviously commute out of our area, and we want to hold some of the labor force in our area. Mr. Dugdale said there are a lot of agencies making decisions that affect us economically.

Mr. Demings questioned the statement "revenues are declining." Mr. Dugdale explained that we are under a state tax limitation. He explained that the increased property values does not increase the tax revenues but decreases the millage rate. He also pointed out the city's dependency on state and federal revenue sharing and the depressed state of the bond market. The bond market will effect the City's ability to finance capital improvement projects.

Mr. Demings referred to the statement on page 3 that Sherwood should experience the trend toward the decentralization of many retail and service uses. He felt that was heading back to the 1950's shopping center mentality and he thought that was a big mistake for the City. Mr. Dugdale commented that it doesn't identify what form those decentralized services will take. These services need not be in the traditional format. Mr. Demings said he didn't want to see us having various businesses spread out all over town.

The policies were considered.

Mr. Demings mentioned that costs were not referred to in the Policies. Mr. Dugdale suggested another strategy be added to evaluate the economic impact of annexations before a decision is made on them. Mr. Demings wanted the City to give the greatest priority as far as expenditures and capital improvement to those areas that have existed within the City limits that are paying taxes but are not getting anything for it essentially.

Mr. Demings moved, "evaluate the public costs of proposed annexations and new developments before they are given City support" be added to Policy 3. Mr. List seconded. The vote was 3 for and 1 against. The motion carried. Mr. Galbreath voted against and said he felt this was just another means to strangle growth.

Mr. List said he would like to have the amount of taxes that the school district collects from the Wilsonville, Tualatin, Interstate 5 area included in the data base.

Mr. List wondered if we can get Tri-Met to go to Tualatin and Wilsonville. Mr. Demings felt that if Tri-Met had routes to Tualatin and Wilsonville it would kill the shopping center. Mr. List moved that Tri-Met be added to Strategy 1 Policy 4. The motion was seconded and carried.

Mr. List moved that Strategy 3 read "encourage development of spur service lines and evaluate the feasibility of passenger service." Mr. Demings seconded the motion. The motion carried.

5. Next Meeting Agenda

Mr. Dugdale referred to the zone change and mobile home park conditional use request on the April 1 agenda.

The meeting was adjourned at 10 p.m.


Polly Blankenbaker
Recorder-Treasurer