

SHERWOOD PLANNING COMMISSION
AGENDA

April 1, 1980

1. Reading and Approval of Minutes of March 18, 1980.
2. Announcements and Correspondence.
3. A. PUBLIC HEARING

A request by Harvey Poole for an amendment to the Sherwood Zoning map from I-1 (General Industrial) and R-3 (High Density Residential) to RT (Mobile Home) and C-1 (Limited Commercial) on tax lots 2S132C: 1600 and 1301 located on Sunset Blvd. and South Sherwood Blvd.

B. PUBLIC HEARING

A request by Harvey Poole for a Conditional Use Permit to allow the development of a mobile home park on tax lot 2S132C: 1600 and a portion of 1301.

4. Next Meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION

April 1, 1980

The Planning Commission meeting was called to order at 7:30 p.m. by Chairman Clyde List. Commissioners Paul Clayton, Clyde Sanders, Rick Demings and Norma Borchers were present.

1. READING AND APPROVAL OF MINUTES OF MARCH 18, 1980

Mr. Clayton moved the minutes of March 18, 1980 be approved as presented. Mr. Sanders seconded. The motion carried.

2. ANNOUNCEMENTS AND CORRESPONDENCE

a. Mr. List announced the League of Oregon Cities regional meeting would be held in Wilsonville on Tuesday, April 8, 1980.

b. It was announced the City had received a draft LCDC acknowledgement procedure.

3. A. PUBLIC HEARING - A REQUEST BY HARVEY POOLE FOR AN AMENDMENT TO THE SHERWOOD ZONING MAP FROM I-1 (GENERAL INDUSTRIAL) AND R-3 (HIGH DENSITY RESIDENTIAL) TO RT (MOBILE HOME) AND C-1 (LIMITED COMMERCIAL) FOR TAX LOTS 2S 132C : 1600 and 1301 LOCATED ON SUNSET BLVD. AND SO. SHERWOOD BLVD.

Mr. Dugdale asked the Commission if they wanted to have separate hearings on the zone change and conditional use request or one hearing. It was decided that since the conditional use permit was contingent on the zone change approval, and since the zone change could be approved without approval of the conditional use permit, the hearings would be held separately.

Mr. Dugdale presented the staff report. Mr. Dugdale explained that until the comprehensive plan is adopted, the final draft of the plan is merely instructional and is not binding. The Comprehensive Plan draft map shows the property to be MHD-PD with 8-11 DU/acre. This designation would accommodate a mobile home park as a conditional use. The Comprehensive Plan also limits mobile homes to 10% of the housing stock in the City. Mr. Dugdale explained the City has one developed mobile home park with 40 spaces. The average space size is 4600 sq. ft. There is an approved conditional use for another 39 unit mobile home park. The approved spaces are equivalent to 5% of the housing stock. If the proposed zoning were approved, the percentage would rise to 25% of the housing stock. Based on the need for affordable housing, staff recommended approval of the RT zone.

3. A. Applicant requests two acres of land located at 4-Corners be zoned C-1. Staff recommended denial of this request because the proposed C-1 zoning is within 1/2 mile of the downtown area and the applicant did not submit sufficient findings showing need.

Mr. Dugdale felt there is a need for housing for elderly and female headed households. He felt mobile homes are an affordable option. Mr. Dugdale felt the site was favorably located and pointed out it abuts the Cedar Creek Greenway. Mr. Dugdale said the plot plan would have to be substantially revised before site review action. Sewer service would require a trunk extension along Cedar Creek.

Access to the site would be provided by So. Sherwood Blvd., Sunset Blvd., and W. Division St. These streets would either need to be improved or a nonremonstrance agreement entered into.

Staff recommended approval of zone change for TL 1600 only. Staff found that TL 1301 was not appropriate for mobile homes. Mr. Dugdale went over the recommended conditions for the zone change.

Mr. List asked if anyone wished to speak in favor of the zone change.

Mr. Anard Dias explained that the applicant is receptive to some changes. He explained the applicant was considering a PUD on the property where the entire development would not be a park. Mr. Dias explained the commercial zoning would be used for a convenience center with office space. He said the PUD concept on these specific uses could be looked at later. The plot plan submitted was only a guide for the maximum number of units possible. Mr. Dias explained that a home owners association would maintain the grounds under a PUD concept.

Harvey Poole informed the Commission that he has had experience in developing other parks and manufactured housing.

Mr. Dugdale asked the applicant for clarification of his request. Mr. Dugdale asked if the applicant intended to develop a mobile home development and if he was withdrawing his request for a conditional use for a park. Mr. Dugdale explained that a site plan would need to be considered concurrently with a PUD request. Mr. Dugdale explained that in view of what had been said tonight, he should go for a zone change to RT-PD. A mobile home PD would allow more flexibility.

3. A. Mr. Clyde Sanders commented he thought the Commission should proceed with the application they have.

Applicant agreed they wanted the commission to proceed with the applications they have in hand.

Mr. Demings asked if the requested zoning would conflict with the draft comprehensive plan map.

Mr. Dugdale explained that the draft map had been changed to MHD and a mobile home park would be a conditional use allowable under this zoning.

Mr. Demings said it seems strange to change the zoning now. The requirements could not be met before the comprehensive plan was adopted. Mr. Dugdale said the applicant felt there would be some time advantages.

Mr. List asked for anyone opposed to the application to speak.

Mr. List read the letter from the Oliphants opposing the development of a mobile home park.

Geraldine Meyer said she didn't want to pay for a sewer that would accommodate the applicant. Mrs. Meyer said there was no need for commercial activity up that way.

Wis Adair asked what was allowable in an RT zone. Mr. Dugdale explained that RT zoning would enable the applicant to submit a subdivision plat and locate the mobile homes on individual lots if given a conditional use.

Jim Rich said a mobile home park would not increase our taxable real property. He said this development would be a load on city services and school services. Mr. Rich said manufactured housing can be pretty good quality.

Mark Landis, Ladd Hill Rd., said quality doesn't relate to affordability of housing. You should not be asked to lay your cards on the table before he is ready to lay his cards on the table. Mr. Landis said this site lends itself to PUD. The site plan submitted is deficient. Mr. Landis said the developer should be required to develop the street and a play area for children.

Polly Blankenbaker, 405 SW Division, said she was opposed to a park of this size because of the traffic it would generate. She felt So. Sherwood Blvd. was not adequate to handle this volume of traffic. She felt that at the very least, the applicant should be required to put in a sidewalk or bikepath for pedestrian traffic along So. Sherwood Blvd.

3. A. Mr. Dias said the traffic impact was considered in the draft comprehensive plan.

Mr. Pool said standards for manufactured housing and mobile homes must meet housing approval. Mr. Pool said that once manufactured housing is placed on a foundation, it is taxed as real property.

Mr. Landis asked if the commission approved both requests for a zone change and a conditional use what can go on that site outright.

Mr. Dugdale explained that the RT zone would allow the placement of a single mobile home on a lot. The conditional use on the RT zone would allow a mobile home park. Under the comprehensive plan, a mobile home subdivision would be a permitted use in an MDRH zone on 5 acres or more.

Mr. Pool said there are zero spaces available for mobile homes in Washington County and for putting in manufactured housing on real property within the City of Portland.

George Bickford said that criteria for site selection is sewer and water availability. He said we will get the trunk out that far.

The hearing was closed.

Mr. List commented that the commission had to decide if there was a need for this type of housing and if this was the best site for it.

Mr. Demings said this was forcing population growth in this particular area. He said areas within the City that aren't receiving services should get top priority. He didn't like the idea of running the sewer 2,000 ft. The growth rate, 17%, that this development would create would be almost unmanageable. He said he saw this as leep frogging, going out to the boundaries. He felt that lumping manufactured housing in one spot would be detrimental to the goals and guidelines as they have been interpreted. He said the 10% guideline is certainly flexible. He envisioned this type of housing growth over a 20 year time span. He felt that by approving this within the next couple of years we will be kissing off new technology. He said this is just too much, it thwarts the planning process. He felt it would be detrimental to the community at this time. Mr. Demings recognized the need for different housing mixes.

3. A. Mr. List asked about the sewer LID. He was informed the City Attorney has the LID petition.

Mr. Pool said that 2,000' of 18" line is proposed to accommodate future hookups. The applicant has agreed to put in the 2,000' of 8" and the City will put in the oversizing. Mr. Dugdale explained the charter requires initiation of an LID if a valid petition is presented.

Mr. Dugdale explained that there is currently 33' of right of way on W. Division St.

Mr. Demings asked can we absorb a 17% increase. He was inclined to wait until we get the water study information. Mr. Dugdale said ground water survey is a very difficult technical problem. He informed the commission that he and Mr. Milburn would be meeting next week with the City Engineer and hydrologist.

Mr. Dugdale said a zone change could be adopted with conditions. He said services is a relevant consideration for granting a conditional use.

Mr. Demings said he was also opposed to the commercial area down there. He said we would be inviting people to invest their money to go bust. He felt this area was all close enough to the downtown area. There will be a good deal of traffic on those roads. We could have to live with very hazardous traffic conditions. He said the planning process and the orderliness of it is an evolutionary process, this is more of a shock than orderly development. He said some time in the future when the City has a clear finance picture, this will be a very positive thing for Sherwood.

Mr. Demings moved that approval of the zone change be denied because the zoning is dealt with in the Comprehensive Plan and the timing will come long before the sewer is completed, it makes a zone change unnecessary at this time. Mr. Clayton seconded.

Mr. List said the comprehensive plan should not be a burden on the applicant. Mr. Demings said I don't see the place being developed by the time the place is approved.

3. A. The motion passed with three ayes and 2 nays. Mr. Sanders, Mr. Clayton, and Mr. Demings voted yes, Mr. List and Mrs. Borchers voted no.

Mr. Bob Stearns, owner of the property, said a four month delay is equivalent to 8% of the project cost. Applicant pointed out they were unable to get financing for the sewer line until the zoning was approved.


- B. PUBLIC HEARING - A REQUEST BY HARVEY POOLE FOR A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A MOBILE HOME PARK ON TAX LOT 2S 132C : 1600 AND A PORTION OF 1301.

As a result of the denial of the zone change request, the Commission did not consider the Request for a Conditional Use Permit.

4. NEXT MEETING AGENDA

Mr. Dugdale presented the Commissioners with a packet containing revisions of the Comprehensive Plan draft. Mr. Dugdale announced the meeting of April 15 would be a joint meeting with SCPAC.

The meeting was adjourned at 9:30 p.m.



Polly Blankenbaker, Recorder