

Mailed to P.C., 4-24-80

PLANNING COMMISSION MINUTES

April 15, 1980

The meeting was called to order by Chairman Clyde List. Commission members Rick Demings, Clyde Sanders, Norma Borchers and new member Eugene Stewart were also present. Joe Galbreath and Paul Clayton were absent. Mr. & Mrs. James Rich, Charles Gribble, Planning Director Todd Dugdale, and City Recorder Polly Blankenbaker were also present.

Mr. List moved that the last sentence of the first paragraph of 3.A. be changed to read "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 two items would be held as a single hearing." Mr. Sanders seconded the motion. The motion carried.

Mr. Demings moved to add there was no proposed development plan presented. Mrs. Borchers seconded. The motion carried.

Mr. Sanders moved the minutes be approved as amended. Mr. Demings seconded. The motion carried.

Mr. Demings questioned the time advantages of zone change. Mr. Dugdale explained the time advantages relate to the cost and financing of the development.

Mr. Gene Stewart was introduced as the new Planning Commission member.

Mr. Dugdale suggested the findings for denial be discussed. Mr. List read the findings prepared by staff. Mr. Demings moved #2 be stricken from findings. Mr. Sanders seconded; the motion carried. Mr. List moved that Item 1 be modified to read either for a commercial area or for an RT zone. Mr. Demings seconded. The motion carried.

2. Correspondence and Announcements

Mr. Demings read a clipping from the Daily Journal of Commerce. The article dealt with funding problems and the lack of structured methods and statistical data.

Mr. Dugdale highlighted items in the Planning Department report to the City Council. Mr. Dugdale said a petition for the formation of an LID for the Cedar Creek Trunk had been received. The City Attorney recommended the property owners put up the front end money. Mr. Dugdale explained the question as to whether the restricted area could be included in the LID. He explained that the part of the line that would serve the area inside the City limits would be a priority one.

Mr. Dugdale explained that the Port of Portland had 20 projects submitted. This project has a low priority on their budgetary list and may be delayed another year. Robert E. Meyers Engineering has investigated the applications and reduced them to three.

Mr. Demings expressed concern about coordinating our traffic plan with Tualatin. Mr. List felt these major roadways should be coordinated by regional planning. Mr. Dugdale commented that the problem is the link is only as good as the bottleneck. It is in both Sherwood's and Tualatin's interest to find a route to connect 99W and I-5. Mr. Sanders said he felt either the County or MSD should dovetail this without any more prodding from Sherwood or Tualatin. Mr. Stewart felt we wouldn't need the major roads if we can get our people to stay in this area to work. Mr. Demings said if there is no good dovetailing going on, at least we should see what Tualatin is going to do because it might help us in downgrading some of the right of ways.

3. REVIEW OF FINAL DRAFT REVISIONS TO PARTS 1 and 2 of the COMPREHENSIVE PLAN

Mr. Dugdale explained the purpose of this review was to examine Council revisions and the revisions necessitated by MSD review. Mr. Dugdale explained two sections had been added. Chapter 53 of the building code allows that the degree of enforcement is somewhat discretionary at the local level.

Mr. Sanders felt that many of the energy saving proposals are for show and are not producing results. He felt we must be practical and consider what the costs are. Mr. Demings felt bikepaths should be considered only in terms of recreation. Mr. Dugdale commented if we don't have public support, it won't be implemented. Mr. Demings reiterated that the primary concern for at least the next few years, is primarily for convenience and recreation.

Mr. Demings moved to strike the phrase "after inefficient lighthing" from Energy section F, Policy 1, Strategy 2. Mr. Stewart seconded the motion; the motion carried.

Mr. Demings moved that Strategy Point 4 be stricken. Mr. Stewart seconded. Mr. Demings said that in the context of energy, use of bikepaths will not have sufficient enough impacts. The motion carried with Clyde List voting no.

Mr. Stewart felt school busses could be used for mass transit. Mr. Stewart asked if the City has the people to enforce this? Mr. Dugdale emphasized this is a dream.

Mr. Demings moved that F. Policy 4, Strategy points 6 and 7 be stricken due to redundancy. Mr. Stewart seconded. The motion carried with Mr. List voting no.

Mr. Dugdale said that much of this is covered in other sections of the Comprehensive Plan, but this is an attempt to accumulate the policies in one place.

Mr. Demings referred to using fiscal impacts as exclusionary policies.

Mr. Stewart said higher densities, if they are used right, are fine. But why not scatter them around instead of packing them in the middle.

Mr. Stewart moved to strike F. Policy 4, Strategy 2. Mr. Dugdale commented that we should reward those developers that come up with innovative ways to use energy efficiency. Mr. Dugdale requested the word allow be changed to consider. He said this will be one of the considerations in allowing maximum density. Mr. Stewart changed his motion to agree with Mr. Dugdale's suggestion. Mr. Demings seconded the motion. The motion carried.

Mr. Demings commented that funds for financing parks only go as far as securing but not maintaining. Mr. Demings moved the word maintenance be added after the word acquisition in V.24.H. #1. Mr. Stewart seconded the motion. The motion carried. There was a discussion about density transfers in exchange for greenway.

Mr. Stewart moved that Section 5.H.3. read "will be financed by general revenue park funds, state and federal grant program (BOR) and special bond elections." Mr. Demings seconded; the motion carried with Mr. List voting no.

There was a discussion regarding who had responsibility for maintaining a conservation easement.

Mr. Demings felt that 2,000 sq. ft. was too large for a Council chamber. If the Council felt attendance at a meeting would be high, they could secure a room at one of the schools.

Mr. Demings moved that Part 1 Section 8 page 8-2 read "based on current information, the City must immediately evaluate". Mr. Sanders seconded; the motion carried.

4. EVALUATION OF CITIZEN INVOLVEMENT PROGRAM

Mr. Demings commented that given the level of publicity and involvement at this point, it appears that the citizens who want to be involved have been. The City has been well served. Their views have been heard and dealt with in a very positive manner.

Mr. Dugdale explained LCDC requirements for citizen participation in the plan. He explained that Section 2 of the plan utilizes citizen participation.

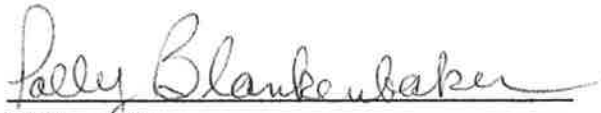
Mr. Jim Rich asked if your citizen involvement really carries weight or is it just for show. He said he came alot of times and didn't get much opportunity to express his views. He felt the southwest area of the UGB was ignored and the boundary was drawn anyway. He said he got the feeling that in spite of what he said and brought you were going to do whatever was necessary to get a nice straight line.

Mr. Demings said he had contested the population projections. No development will occur unless it is manageable and liveable.

Mr. Rich felt the meetings were too structured.

Mr. Rich suggested that the City seek design professionals to prepare an energy savings check list.

The meeting was adjourned at 10:15 p.m.


Polly Blankenbaker, Recorder