

SHERWOOD PLANNING COMMISSION

AGENDA

MAY 6,,1980

I Reading and Approval of the minutes of April 15, 1980

II. Announcements and Correspondence

III. A Request By Ladd and Dorothy Arnoti for an extension of time for the filing of a final plat for Doroti Ridge Subdivision located at the east end of Division Street(Case No. S-79-02)

IV. Comprehensive Plan

1. Review and revision of a staff recommended draft portion of Chapter 2 "Planning Designation Area Standards" of Part 3 Community Development Regulations

2. Evaluation of the Sherwood Citizen Involvement Program
A continuation of a review begun on April 15,1980.

V. Next meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION

May 6, 1980

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

I. READING AND APPROVAL OF THE MINUTES OF APRIL 15, 1980

Mr. Sanders moved that the minutes of April 15 be approved. Mrs. Borchers seconded. The motion carried.

II. ANNOUNCEMENTS AND CORRESPONDENCE

Mr. List presented a letter he had written to the School Board. Mr. Sanders felt that communications should be between the City Council and the School Board not the Planning Commission and the School Board.

Mr. Sanders said he is somewhat disappointed in the presentations that are made to us. He said he was also disappointed in the presentation by the City Planner and had reservations of whether this body should be continued. He felt our recommendations carry little weight. He said he didn't think the people on the City Council have access to the minutes, and if they do, they're not reading them. There should be a member of the Planning Commission making presentations to the City Council rather than the Planner. He was sure that if Mr. Demings hadn't insisted, the minutes of our proceedings would not have been read. Mr. Demings said he did have to insist that the minutes be read, and that upset me. He said the developer apologized for giving a less than adequate presentation to the Planning Commission. Mr. Demings said Mr. Dias stated he had four years experience as a planner with another City. That makes me think that he should have known what a good presentation would be. He said he was disappointed with the City Council because they don't seem to regard any financial question as relevant in approving a particular development. Mr. Demings said he no longer believes in the Plan because it is only paper.

Mr. Listed commented that if it can be said that the proponent made an inadequate presentation, it should have been denied on that basis. Mr. Clayton said the presentation did not impress him. He also objected to the Oliphants being called dingbats. Mr. Sanders said he still doesn't like the project and everybody he talks to doesn't like the project. Mr. List said the bottom line is how did an inadequate application get to the City Council.

Mr. Dugdale said I am an advisor. You can choose to accept that advice or reject it. He said any time I give my opinion, it is fair game for rebuttal or refutation.

Mr. List felt the Planning Commission did not do a good job on making findings. Mr. Sanders commented the only thing the City Council was interested in was getting the sewer in.

Mr. List announced that on Saturday, May 17, a seminar was being offered on What Comes After the Plan.

III. A REQUEST BY LAD AND DOROTHY ARNOTI FOR AN EXTENSION OF TIME FOR THE FILING OF A FINAL PLAT FOR DOROTI RIDGE SUBDIVISION LOCATED AT THE EAST END OF DIVISION STREET (Case No. S-79-02)

Mr. Dugdale explained the ordinance intent is that after a fixed period of time the applicant is to come back and the City is to take another look at it. Mr. List commented that we have alot of projects on the back burner that we have approved, maybe more than are necessary. As soon as the interest rate goes down, everyone is going to start building. He suggested maybe the ones approved before are obsolete.

Mr. Dave Bryant, representing Doroti Ridge, said the business of having approved projects on the back burner is indicative of what's happening all over. The emphasis you see attached to single family mobile homes is what the developers are promoting. Those same developers have projects on the back burners. Mr. Sanders asked how far down does the interest rate have to come down before they will be affordable. Mr. Clayton felt the interest rate would not drop below 15%. Mr. Bryant said he was pessimistic about the economy over the next six months. Mr. Sanders asked why haven't you submitted a final plat. Mr. Bryant said Mr. Arnoti would like to put that off until he can go ahead with the whole thing. He said engineering dollars would have to be spent to prepare the final plat. Mr. Sanders said you are saying you don't have the paper work done because you don't want to spend a few thousand dollars. Mr. Bryant explained the developer would prefer to put in the underground improvements prior to filing the final plat. When the final plat is filed, a performance bond covering the cost of the improvements must be provided to the City if the improvements have not already been installed.

Mrs. Borchers pointed out that the Commission gave an extension to the mobile home park proposed for Oregon and Hall St. Mr. Sanders said he understood that the market is slow and the developer doesn't want to borrow money on today's market. Mr. Sanders was in favor of allowing a 6 month extension.

Mr. Sanders moved to allow Doroti Ridge an extension to December 5 in filing the final plat. Mr. Clayton seconded. the motion failed with Sanders and Clayton voting yes, Borchers, List Demings and Stewart voted no.

Mr. Stewart moved that a one year time extension be granted in filing the final plat for Doroti Ridge based on the reasons given by the applicant. Mrs. Borchers seconded. Mr. Demings commented he did not feel the City owes anybody a living or should protect specific investments, but he felt we do have a moral responsibility not to undermine a developer. He said to take several thousand out of a developer's cash flow is really a hardship. He felt the whole process of granting extensions is rather ludicrous. He said there doesn't really seem any reason not to. The motion carried 4-1. Mr. Clayton voted no and Mr. Sanders abstained.

Mr. Sanders said he felt it would be two years before Doroti Ridge would be developed.

IV. COMPREHENSIVE PLAN

1. REVIEW AND REVISION OF A STAFF RECOMMENDED DRAFT PORTION OF CHAPTER 2 "PLANNING DESIGNATION AREA STANDARDS" OF PART 3 COMMUNITY DEVELOPMENT REGULATIONS

Mr. List questioned density revisions. Mr. Dugdale said the reason there is a discrepancy is we are building with a net building acre. A net acre is that amount of land out of an acre that is actually built on. Mr. List requested that a definition of net and gross buildable acres be placed in the glossary of definitions.

Mr. Dugdale highlighted some of the differences to our current zoning ordinance. He pointed out there are five residential categories, 4 commercial districts and two light or heavy industrial designations. A PD will be a conditional use district. He felt a PD will encourage creativity and flexibility. References to community design standards are through the designations. He has tried to consolidate all the regulatory material into resource standards.

Mr. List moved 2.06 paragraph B.2. regarding mobile home subdivisions be deleted. Mr. Stewart seconded. The vote was 5-1 with Stewart voting against.

Mr. Stewart moved to delete 2.06 C.11. The motion died for lack of a second.

Mr. Demings moved to delete 2.06 C.1; 4; a portion of 5. relating to city offices; a portion of 6. relating to retail nurseries; 7.; a portion of 8. referring to country clubs and private clubs; 10.; and 11. Mr. Sanders seconded. Mr. Demings said the reason is that VLDR should not be an invitation to a variety of businesses without appropriate zone change. The motion passed with Mr. Stewart voting against.

A special meeting was called for May 13 to continue reviewing the ordinance.

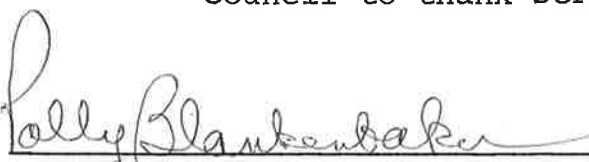
2. EVALUATION OF THE SHERWOOD CITIZEN INVOLVEMENT PROGRAM
(A CONTINUATION OF A REVIEW BEGUN ON APRIL 15, 1980.)

Mr. Stewart said SCPAC has felt the same way about the Planning Commission that the Planning Commission felt about the City Council. The problem of getting SCPAC review prior to Planning Commission review was discussed.

Mr. Sanders felt public information put into the Planning process was minimal. Mr. Stewart said SCPAC still has a large role. Mr. Dugdale felt the planning process would be enhanced by citizens' group.

Mrs. Borchers said most of the citizens weren't interested at all. Mr. Demings felt the City is obligated to engage in affirmative action where they are encouraging involvement in town. He said there is a feeling of despair toward City government. Mr. Stewart said some of them felt they weren't being heard and some of them felt what they said had come through. Once the controversies were being solved their other interests became more important.

Mr. Dugdale was authorized to request a memo from the Council to thank SCPAC for their help and support.


Polly Blankenbaker, Recorder