

SHERWOOD PLANNING COMMISSION
AGENDA

June 3, 1980

1. Reading and Approval of Minutes of May 20, 1980.
2. Correspondence and Announcements.
3. Discussion

Follow up comments/strategy on Land Use Planning Seminar.

4. COMPREHENSIVE PLAN

A. Schedule for Plan Completion

B. Continuation of review and revision of Part 3 Community Development Regulations.

5. Next Meeting Agenda.

APPROVED MINUTES

PLANNING COMMISSION

June 3, 1980

The Planning Commission was called to order by Chairman Clyde List. Clyde Sanders, Norma Borchers, Rick Demings and Gene Stewart were present. Joe Galbreath and Paul Clayton were absent.

1. Reading and Approval of Minutes of May 20, 1980

Mr. Stewart moved the minutes of May 20 be approved as mailed out. The motion was seconded by Mr. Sanders. The motion carried.

2. Correspondence and Announcements.

Mr. List read a memo from LCDC regarding their policy on plan submittal and acknowledgement. Mr. Dugdale said we have a 60 day grace period for acknowledgement of our plan. If we are acknowledged by that time we will be eligible for the maintenance grant program.

Mr. Dugdale went on to explain where our plan was in the acknowledgment process. Parts 1 and 2 revisions have been made. The Council did not take formal action after the previous public hearings on those parts. Planning Commission testimony and MSD review comments have been taken into consideration. The Planning Commission has not seen MSD comments. The revisions should be given public scrutiny. The Public has not yet had a chance to comment on them. Mr. Dugdale also felt the changes made by the Council should be made public. Mr. Dugdale felt the City Council's public hearing on June 11 will wrap it up and the City Attorney will then draw up the formalities for adoption. Mr. Demings said that during the Council's public hearing for the mobile home park, Marge informed the group it would be at least a year before the plan was finished. Mr. Dugdale felt we would make the September 1 deadline.

Mr. Demings announced he had been appointed through his company a member of Portland Chamber of Commerce and has applied for three committees dealing with metro area government. He hoped to be able to dovetail City business with Portland.

3. Follow Up Comments/Strategy on Land Use Planning Seminar

Mr. List said he was confused about what legal standards were, and wished he had legal standards better defined. Mr. Dugdale said the Boundary Commission follows LCDC standards for annexa-

tion. It would be helpful for the City to adopt their own standards for annexations. The City will be forwarding the Resolution for support of the Mansfield property annexation to the Boundary Commission.

Mr. List commented there is no condition allowed in connection with an annexation. Mr. Dugdale said the questions of annexation and zoning are separate. Mr. Stewart commented that at hearings the staff report is basically the testimony of the proponent. Mr. Dugdale said my main function is to present legal criteria and basic facts. His recommendation did not have to go into the record.

Mr. List said it is our job to have our minds open, and wondered if the decision should be made the same night as the hearing. Mr. Dugdale said his recommendations are based on his assessment of the facts. Mr. List asked when was the proper time during a hearing for a commission member to present additional findings. The commission members have a right to question testimony presented or after the hearing is closed, they may make comments before a vote is taken.

Mr. Demings said he was very seriously considering asking the Planning Commission to replace him on the site review board. He said he was scared to death of comments made by Dennis Hille that the site review board is not bound by the City ordinances. Mr. Demings said he had seen an attorney and received instructions on Robert's Rules of order. Mr. Demings requested a copy of the City ordinances. He was supplied with the latest compilation. Mr. Demings asked why hasn't the City Council been informed of the seminar. Mr. Demings stated he felt he was being held in contempt because he was concerned about cost of growth.

4. COMPREHENSIVE PLAN

A. Schedule for Plan Completion

A Public Hearing on Part 3 Community Development Regulations has been set for July 1 in the LGI Room at the high school. A special work session was set for Saturday, June 7 from 9 a.m. to 3 p.m. to continue review and revision of Part 3.

B. Continuation of Review and Revision of Part 3 Community Development Regulations

Mr. Stewart moved to delete 2.06 D. reference to PUD from low density planning designation area. The motion died for lack of a second.

Mr. Stewart moved to delete 2.06 F. 2, 3, and 4. Mr. Demings seconded. Mr. Stewart said he didn't understand the minimum lot widths and depths. Mr. Sanders felt it encouraged pie shaped lots. Mr. Dugdale said he was trying to eliminate irregular lot sizes. The motion failed. Stewart yes; List, Borchers and Sanders no; Demings abstained.

Mr. Stewart moved to eliminate radio and TV aerials from H. Mr. Demings seconded. The motion failed. The vote was Stewart yes; Borchers, List, Sanders no; and Demings abstained.

Part 3, Chapter 2, Section 2.07

Mr. Stewart moved to delete 2 from B and add it to C, mobile home subdivision on uses permitted by right and include it in uses permitted by conditional use. Mr. Demings seconded. Mr. Demings was concerned about there not being garages with mobile homes. He felt this would make a permanent law for a temporary market condition. The motion failed. Demings and Stewart voted yes; Borchers, List, and Sanders voted no.

Mr. Stewart moved to allow single family mobile homes as a conditional use. There was no second, the motion failed.

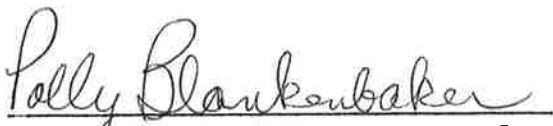
Mr. Demings moved that 2.07 C. numbers 1, and 5 as it pertains to City offices; 6; 7; 8 as it pertains to country clubs and private clubs in Section 8. Mr. Sanders seconded. The motion carried 4-1 with Stewart opposed.

The main motion carried 4-1 with Mr. Stewart voting against.

Mr. Stewart moved to change front yard set backs to a minimum of 15' instead of 20'. There was no second.

Mr. Stewart moved the staff present us with background on set backs. There was no second.

The meeting was adjourned at 10:30 p.m.



Polly Blankenbaker, Recorder