

## PLANNING COMMISSION MEETING

July 1, 1980

The meeting was called to order by Chairman Clyde List at 7:30 p.m. in the LGI Room of the Sherwood High School. Planning Commissioners present were Norma Borchers, Joe Galbreath, Rick Demings, and Gene Stewart. Commissioners Paul Clayton and Clyde Sanders were absent. Mr. Keith Whitmore, Frontier Leather representatives, Don Nelson, Ron Stone and Bev Hilton, Councilman Jack Harper, Planning Director Todd Dugdale, and City Recorder Polly Blankenbaker were also present.

Mr. Galbreath moved and Mrs. Borchers seconded that the minutes be approved.

Mr. Demings discussed a meeting of the Metro Area Chamber of Commerce where LCDC and METRO were considered. He felt the attitude of the Chamber was that METRO has more support than any one of the tri-Counties.

Mr. Dugdale announced that at the July 15th meeting a slide show on Growth Management will be presented. The meeting will start at 7:00 p.m.

### 1. Final Plat Approval of Whitmore Estates

Mr. Dugdale said the staff has found that the plat complies with the preliminary plat as revised. Public improvements are in and accepted or assurances have been given to the City.

Mr. Galbreath moved and Mrs. Borchers seconded that the final plat for Whitmore Estates be approved. The motion carried unanimously.

### 2. PUBLIC HEARING - Part 3 of the Comprehensive Plan.

Mr. List opened the Public Hearing at 7:53.

Mr. Dugdale said this is the next to last hearing on the Comprehensive Plan package. This part is the Community Development Regulations. The City Council will receive testimony on this Part on July 16. The City is looking at early August for adoption.

Ron Stone, Rt. 1 Box 21, Amity, Oregon representing Frontier Leather said that Frontier Leather did not receive notice of the hearings. Mr. Stone asked if the Plan Map had been adopted. Mr. Dugdale explained that the Plan Map is a part of Part 2 and that no more verbal testimony would be taken on that Part but the Council will accept written testimony on the Plan Map until adoption.

Mr. Stone said they would oppose the taking of 7 acres of land for greenway from Frontier Leather. He said our concern is that we feel it is an inappropriate area for a park. It is a swamp in the middle of an industrial area. He pointed out we were reducing our taxable land. He said if you want an open space area, I am sure you could find a more appropriate area. There is nothing aesthetically pleasing about it at all.

Mr. Dugdale explained the greenway area does not carry with it the specific scope of regulations the other designations do. The regulations that are pertinent are the flood plain. He pointed out State Goals 5 and 3 require that we identify natural resources and habitats. He said it is the intent of the City to preserve the natural values and protect the citizens from the flooding. It is not a matter of taking because you will be fully compensated. The plan provides for certain density bonuses. The City may reserve the greenway area and compensate you within three years.

In the flood plain district, extensive filling might be required for any kind of use. The Corp of Engineers has provided a map showing the flood plain. Mr. Dugdale went on to say it is the public intent to acquire those lands for public recreation and use.

Mr. Stone commented that for three years they could be held in limbo. He asked if the City is not able to buy does the designation come off. He commented that building is possible in the flood fringe. He requested that area not be designated greenway. He said we can live with flood plain because it is flood plain. He said that all this time there has been no question the land could be developed and they didn't want to be the sacrificial lamb.

Mr. Demings commented that the City is not going to be embarking on a policy to stifle development. He said there is no way we can restrict any piece of property so it becomes a bad investment. He felt the City has gone overboard in favor of the developer. He said you're not going to have anything to worry about with the City going overboard with undo restrictions.

Mr. Dugdale commented that if the City determined that greenway was needed under condemnation you would get fair market value.

Mr. Galbreath asked if the Army Corp. of Engineers wouldn't still have the final say. Mr. Dugdale said the State has a permit procedure for fill. The Corp. would not have jurisdiction because the stream is not navigable.

Mr. Harper requested a definition of flag lot be added.

Mr. Harper asked if the Site Review Board had been changed to Design Review. Mr. Dugdale said the name has been changed and some of the powers expanded.

There was a discussion of the differences between mobile, manufactured and modular homes.

The hearing was closed at 9:00 p.m.

The Planning Commission agreed to meet Tuesday, July 8 to continue their review of Part 3 of the Comprehensive Plan.

  
Polly Blankenbaker, Recorder