

SPECIAL SCPAC AND PLANNING COMMISSION MEETING  
March 29, 1979

The meeting was opened by Chairman List at 7:30 P.M. Also present were members Norma Borchers, Marsha Taylor, Clyde Sanders, Joe Galbreath, Paul Clayton and Al Swenson. Others present included Wes Adair, Dorothy and Vic Vossen, Bill King, George Andrews, Lyle Hathaway, Alice and Harold Stearns, Sy and Gladys Meigs, Jo Aebischer, Gene Stewart, Todd Dugdale, City Planner and Jim Kennedy, Asst. Planner. Gene Stewart, SCPAC stated that the review of the draft elements of the Comprehensive Plan should continue as scheduled, however the SCPAC group would like to have a meeting with the Planning Commission at a later date. SCPAC has taken longer than planned because of the requirement that 10 members be present for a quorum. Joanna Aebischer moved that SCPAC complete their work and then have it come to the Planning Commission for review and approval or revision. The motion was seconded by Gene Stewart and passed unanimously.

LAND USE ELEMENT OF COMPREHENSIVE PLAN

Clyde List asked Todd if we follow LCDC rules or will this be a plan for the people of the City of Sherwood. Todd stated that we do need to conform to LCDC but that there is enough flexibility built in to the regulations to allow it to be the city's own plan. List asked what caused Senate Bill 100 to be passed. Todd said that the people of Oregon are very proud of their state and protective of the environment and since they wish to protect what they now have.

POLICY 1 Strategy

Clyde Sanders moved to change the wording to state: Higher density residential developments will be located so as to take advantage of existing major arterial and collector streets; nearby shopping, parks, mass transit and other major public facilities and services.

It was decided to reword paragraph 2 under strategy to read: All residential development will be located so it will not be affected by the impact of non residential uses and traffic.

Under heading Policy 1 wording was changed to read: Residential areas will be developed in a manner which will insure that the integrity of residential neighborhoods is preserved.

Paragraph 3 will read: New housing will be located so as to be compatible with existing housing.

Policy 1 Strategy paragraph 4 was recommended by SCPAC to read: Varying densities and types of residential uses, site design features and special construction standards will be used to achieve buffering effects with higher density uses buffering

lower density uses in all residential zones along designated arterials, the railroad corridor and new non residential uses.

Taylor moved to change Policy 1 p. 4 to read: Buffering techniques shall be used to prevent adverse effect of one use upon another. These techniques may include varying densities and types of residential uses, site design features and special construction standards. Sanders seconded the motion and it passed with 6 votes in favor and 1 no vote.

Policy 1, p. 5 insert: along with standard practice following the phrase "planned unit development".

#### POLICY 2

Taylor moved to reword the policy to read: The City will insure that an adequate distribution of housing styles and tenures are available. Sanders seconded and the motion passed unanimously.

Policy 2, Strategy 1 - add at end after densities: are available.

#### Policy 3

Insert after Strategy 2- Housing shall be of a design and quality compatible with the neighborhood in which it is located.

Policy 2, Strategy 2 - SCPAC wants periodic assessment changed to reassessed every three years. No change was made on this.

#### Policy 3

Mrs. Meigs mentioned (HOP) Housing Opportunity Plan and stated that MSD has assessed the needs for low and moderate housing needs and suggests that these be evenly distributed in the area, which would also include subsidized housing.

#### Policy 4

Dugdale explained that in Low Density Residential, Medium Low Density and Medium High Density "manufactured homes" mean modular, fabricated or any type of home which is not built on site and "as a conditional use" should be added.

#### Policy 4 - Very Low Density Residential

Kennedy stated that SCPAC's definition on this was: All density ranges are for minimum lot sizes and shall not restrict larger lots within that residential district. They also felt that Very Low Density and Low Density be combined on a 6,000 to 15,000 sq. ft. lot.

Mr. Adair suggested that there be only one zone limiting it to 10,000 or up to 43,000 sq. ft. No decision was made on this zoning.

Special SCPAC & Planning Commission Meeting  
March 29, 1979  
Page 3

APRIL MEADOWS III

Dugdale said that Travport, Inc. in accordance with the directive from the Planning Commission, has resubmitted his plans and it is tentatively set for a continuation of March 20 hearing.

The meeting adjourned.

*Gertie*

Gertie Hannemann, Secretary