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PUBLIC NOTICE

The Sherwood Planning Commission will hold a workshop meeting at the City Hall on Saturday, July 28, 1979, from 9:00 a.m. to 4:00 p.m. for the purpose of reviewing and revising the draft transportation and environmental resources elements of the Comprehensive Plan.

Cheryl Henderson  
Cheryl Henderson, Secretary

# **APPROVED MINUTES**

## PLANNING COMMISSION MEETING

Saturday July 28, 1979

### MINUTES

The special workshop meeting was called to order by Chair Clyde List at 9:15 a.m. Planning Commission members present were Clyde Sanders, Joe Galbreath, Norma Borchers and Paul Clayton. Planning Director Todd Dugdale was present from the City Staff.

Chairman List recognized Todd Dugdale for a statement of the meeting's purpose. Mr. Dugdale explained that the all day session was for the purpose of consideration of a Commission minority report on the draft Land Use Element and to review the draft Transportation Element.

#### 1. Draft Land Use Element Review

- a. Clyde List reviewed a minority report containing recommended revisions by a non-quorum Commission meeting on July 17, 1979. Quorum action was as follows:

- Houston request to designate their property on Edy Road as Medium High Residential Density (MDRH)

Clyde Sanders moved to retain recommended Medium Low residential density designation on Houston property based on the following findings:

- A change from MDRL to MDRH would require that other adjoining properties be changed. The other changes are not justified by the reasons given in the request.
- Reasons given by owner were not sufficient to justify the change, i.e. that the property is in the City, that a planned arterial road abuts the property and that owners should be compensated for land or payment required for road or utility improvements benefiting the property.

Mr. Clayton seconded the motion. Motion carried.

- Designation of land east of Murdock Road as Very Low Density Residential (VLDR) (Staff recommended Low Density Residential (LDR)). Designate VLDR near High School to LDR (Staff recommended VLDR).

Clyde Sanders moved to change VLDR near High School to land east of Murdock and change land near High School to LDR. Mr. Clayton seconded. Motion failed.

- b. Discussion centered on control of parcelization in the unincorporated area of the Urban Growth Boundary (UGB).

Mr. List moved to add a policy to the Growth Management Element to limit all new lots in the unincorporated portion of the UGB to 10 acres. Mr. Clayton seconded. Motion carried.

- c. Mr. Sanders moved to remove all Neighborhood Commercial Centers from the draft plan map; i.e. designate centers to surrounding residential densities on draft plan (with exception of NC north of highway); retain Neighborhood Commercial policies in the text, and add to the text policy that neighborhood commercial developments will be approved upon the showing of need on a case by case basis. Mr. List seconded. Motion carried.
- d. Mr. Sanders moved to designate the Stearns property as Medium Low Residential Density (MDRL). Mr. Galbreath seconded. Motion carried.
- e. Mr. Sanders moved to designate the upper portion of the Minor property Medium Low Residential Density (MDRL). Mr. Clayton seconded. Motion carried.

## 2. Draft Transportation Element

- a. The Commission reviewed the Background Data and Analysis for the Transportation Element prepared by TPM consultants.
- b. Mr. Dugdale outlined the methodology used by TPM Consultants in developing the Transportation Network Plan.
- c. The Commission began their review and revisions of the draft Transportation Policies and Network Plan Map.
  - Mr. Sanders moved to ask the staff to review the policy document and simplify language where possible. Mr. List seconded. Motion carried.
  - Mr. Sanders moved to delete Policy 7; pg. 6. Mr. List seconded. Motion carried.
  - Commission requested staff to investigate the degree of use of bicycle systems in other cities.
- d. It was decided to hold a special workshop meeting on Saturday, August 4, 1979 from 9 a.m. to 4 p.m. for the purpose of completing review and revision of the Transportation Element.

The meeting was adjourned at 1 p.m.