

SHERWOOD PLANNING COMMISSION  
AGENDA

September 18, 1979

1. Reading and Approval of Minutes of September 4, 1979.
2. Correspondence and Announcements.
3. Old Business
  - A. Clarification of Recommendations on Revisions to Transportation Network Plan.
    1. Reply of TPM to revisions in road standards and arterial classifications.
    2. North Sherwood Boulevard.
    3. Division Street Collector replacement alignment.
    4. Norton Street Extension.
    5. Proposed Collector Corridors.
4. New Business
  - A. Community Design Policies: Review and Revision.
  - B. Environmental Resources Element: Review and Revision.
5. Next Meeting Agenda.

# **APPROVED MINUTES**

# SHERWOOD CITY PLANNING COMMISSION

## MINUTES

September 18, 1979

Meeting was called to order by Chairman Clyde List. Planning Commission members present were Norma Borchers, Joe Galbreath, and Rick Demings.

It was moved by Joe Galbreath and seconded by Norma Borchers to approve the minutes of September 4, 1979. Motion was carried.

### ANNOUNCEMENTS

Rick Demings briefed the Commission of the Site Review Board meeting of September 17. Demings suggested to the commission that it prepare a checklist to enable applicants to present necessary information to the Commission enabling it

to make more clear decisions. Todd Dugdale said that a checklist is provided to applicants stating the ordinance requirements. It was shown as an ongoing problem with ongoing solutions.

Clyde List discussed the Tigard Chamber of Commerce meeting which had been held September 10. Nancy Tore, Policy Director for LCDC, spoke. She stated that most of the problems LCDC incurred were those arising from competing interests, ie. Oregon Businessman's Council, 1000 Friends. She stated that the economy of the state goal was the most neglected and that there was little policy direction from the state.

### OLD BUSINESS

TPM, Inc. affirmed the motions of September 4 made by the Planning Commission on road standards and arterial classification. A suggested list of streets that could be downgraded from minor arterial to collector status was presented. TPM did not recommend that these streets be downgraded, but that they could be downgrade possibilities.

Rick Demings moved that the minor arterial streets be downgraded to collectors, in accordance with TPM's revised recommendations, with the exceptions of Meinecke Road, Cipole Road, and subject to amendment of South Sherwood Boulevard. Joe Galbreath seconded. Motion carried unanimously.

### North Sherwood Boulevard

Joe Galbreath moved that North Sherwood Boulevard (Six Corners) be made a study area. Norma Borchers seconded. Motion carried.

### Division Street Collector Replacement Alignment

Todd Dugdale commented that a need was established at the September 4 meeting that a collector was necessary between South Sherwood and Murdock, but that an alignment was never committed. He suggested that if the Commission wanted to go with an alternative collector route, a corridor south of Division should be indicated.

Rick Demings moved that a southerly alignment be adopted running from Derotti Ridge southwest through the Snyder property, then due west crossing Pine Street approximately at mid-point, and for purposes of direction only, immediately to the south of Demings' property, from that point northwest to South Sherwood Boulevard. Joe Galbreath seconded. Motion carried unanimously.

### North Street Extension

Todd Dugdale pointed out that on the Commission's recommended plan, Norton street went through to Division where it continued south to Wilsonville Road. He asked if the motion to eliminate Norton street as a collector eliminated the extension too.

The Commission clarified that the proposed Norton street extension was eliminated from Division street to the proposed east-west collector south of Division. The proposed collector to Sunset Boulevard from that point was left in.

### Proposed Collector Corridors

Joe Galbreath moved that Murdock Road follow the Washington County's alignment projection (where Murdock hits Wilsonville Road). Rick Demings seconded. Motion carried unanimously.

### NEW BUSINESS

The "Community Design Policies: Review and Revision" document prepared by staff, was read before the Commission.

Rick Demings expressed concern that the language within the document might be too strong and too requiring. Todd Dugdale replied that the language was intended to discourage developers from stock production and required them to show visual variety in their proposals.

Todd Dugdale was commended for having presented a review document that was well written, educated in language, with the repetition of sentiments in different contexts allowing for the entirety to take shape.

Clyde List moved that the Commission strike "Stabilize and

improve property values and increase tax revenues" from Policy No. 5. (Policy #5: "Stabilize and improve property values and increase tax revenues by the prevention of blighting influences including those resulting from noise, heat, glare, air, water, and land pollution; traffic congestion; improper sight and structure maintenance and incompatible land uses.") Norma Borchers seconded. List and Borchers approve; Galbreath and Demings oppose. Motion tied.

Clyde List suggested that Policy 4 needed more definition on "planned community development," and "density transfer." Todd Dugdale said that he was developing a glossary of terms to supplement the review document.

NEXT MEETING AGENDA

Immediate Growth Boundary, including Mansfield property

Urban Development

Environmental Resources Element: Review and Revision

Meeting adjourned at 9:55 p.m.