

SHERWOOD PLANNING COMMISSION  
MINUTES

September 25, 1979

The meeting was called to order by Chairman Clyde List. Planning Commission members present were Norma Borchers, Clyde Sanders, Paul Clayton, Al Swenson, and Rick Demings.

The reading and approval of the minutes of September 18th was deferred to the next regular meeting.

ANNOUNCEMENTS

Mr. List reviewed a phone call from Larry Conn of Smith Ritchie Corp. who is representing the Stearns property on Sunset Blvd. Mr. Conn expressed the opinion that the school district should take a second look at the property as a site for the new school. Mr. List said he contacted Mr. Pitney, School District Superintendent, and that Mr. Pitney had asked Mr. Conn for some site information.

Mr. List read a letter from Dr. Mansfield requesting the Commission to revise the Immediate Growth Boundary.

NEW BUSINESS

Growth Management Element Review and Revision

Mr. Dugdale reviewed the major assumptions, findings, and recommendations of the Background Data and Analysis section of the element which includes the 1978 Sherwood Urban Growth Management Plan Study.

Mr. Dugdale reviewed data reflecting changed conditions since the 1978 study. New buildable land figures were discussed based on land which has now been developed. Serviceable land anticipated in 1978 was revised to include a portion of the southeast area which can be serviced by the Cedar Creek Trunk.

Growth factors used to prioritize sub areas in the growth study were discussed. Mr. Dugdale stressed that ease of serviceability is an important factor but is not the only factor to be considered. Environmental and existing land use factors must also be evaluated. Mr. Sanders stressed that the implication of constructing services now as opposed to in the future is important. Inflation will make future service extensions more difficult, he said.

The present immediate growth boundary was discussed and evaluated. Mr. Dugdale explained the County's current policy position. The Commission felt that some areas within the city should not have been annexed. Those properties do not seek city services and extension of service to the properties is more difficult than to some properties outside of the city (ie Mansfield property). Mr. Sanders felt that such lands within the city might be deannexed in favor of lands with greater ease of serviceability. General agreement was reached, however that politically and legally deannexation would not be likely.

Clyde Sanders moved and Clyde List seconded a motion to include the additional lands serviceable by the Cedar Creek sewer trunk into the Immediate Growth Boundary proposal. The findings for the motion were listed as follows:

1. This property is more easily served than properties currently within the city.

2. The area has class II and III agricultural soils with no productive farm activities currently being conducted.
3. Due to the over annexation of inappropriate lands in the past, buildable lands within the city will not meet the need for land by 1985 as well as these lands considering the ease and cost of extending urban services and the timing of development made possible by urban services.
4. The more economical extension of services will result in lower housing costs in these areas.

The motion passed unanimously.

NEXT MEETING AGENDA

October 2, 1979

Complete review and revision of the Growth Management Element.  
Review and Revision of the Environmental Resources Element.