

PLANNING COMMISSION MINUTES
November 6, 1979

Chairman Clyde List called the meeting to order at 7:30 p.m. All Commissioners were present.

I. Reading and Approval of the Minutes of October 16 and October 27

Chair entertained a motion to postpone the reading and approval of the October 16 and October 27 minutes. It was so moved and seconded; the motion carried.

II. Correspondence and Announcements

There were no correspondence nor announcements.

III. New Business

A. PUBLIC HEARING on the Second Draft of the Sherwood Comprehensive Plan

Chairman List explained the purpose and procedures of the hearing. He explained the Comprehensive Plan was a rather complicated document. And, that the Planning Commission was acting in an advisory capacity and would provide recommendations to the City Council. The Policies are broken down into 8 basic categories. The two elements to be discussed tonight are Land Use and Transportation. Mr. List opened the Public Hearing.

1. Section IV Land Use Element - Mr. List explained this document is particularly relevant to zoning. Mr. List invited anyone wishing to speak to come to the microphone and sign the register.

N. L. VanDolah, 1185 So. Pine, explained that he owned a parcel on Railroad that borders Villa Rd. He said it is approximately 60' wide x 200' long. He said he didn't know when it was ever placed in the R-1 zone. In 1912 a mill was built there; it burned down a few years ago and the City has been using it for Tri-Met parking lately. He said he can not understand the justification for placing a piece of railroad property lying adjacent to the railroad tracks in an R-1 zone. When a train goes through, the entire area shakes pretty good. A residence should not be there. Mr. VanDolah pointed up Sherwood Lumber as being on the same side of the tracks at the other end of the street. He felt the residential line should have been drawn at Villa Road.

Mr. List explained the Planning Commission was trying to keep the town from being split in half. Mr. List pointed out a duplex could be built and referred to the new apartments on Washington St. as an example.

Dick Grooman, said he owned property on Edy Rd. midway between 6 corners and the Sherwood-Tualatin Rd. He said the Plan zones his property Light Industrial from the County zoning of RU-4. The property has always been zoned residential. He said it has been hinted from the Sherwood office that we couldn't even use our own sewer system. He said it seems highly unfair, plus the fact that we are not in the City limits. Mr. Grooman felt 1,000' along the railroad tracks was adequate for light industrial. He said it was not necessary to include that much light industrial on that road. He said he had already sacrificed with the power line going through his property.

The Commission was asked how the Plan would effect property outside the City limits. Mr. Dugdale, Planning Director, explained when the City Council adopts the plan, that would change the zonings within the City to the Plan Map. Areas outside the City will not be effected immediately. When they are annexed, the designation on the Plan Map will apply.

Mr. Demings asked Mr. Grooman what zoning he favored. Mr. Grooman replied RU-4.

Virginia Myers, 670 E. Division St., explained they lived at the top of the hill on SE Division St. Mrs. Myers read a letter into the record. Mrs. Myers explained her concern was in the Very Low Density designation on her property. The very low density designation on the map included already approved subdivisions that have approved smaller lot sizes. She felt that it was not reasonable to single out her 1 acre for very low density when the surrounding properties were allowed smaller lot sizes. She also requested that if this Plan was approved, that the Planning Commission grant her property a variance for smaller lot sizes. She said we want the same density as everyone else around us.

Mr. List said this plan is not cast in concrete, and can be changed upon petition.

Marjorie Stewart, 575 No. Sherwood Blvd., explained that she was speaking as a citizen and not as the Mayor. She was concerned about the designations of the church owned properties. She pointed out the property where the sewer plant is located is shown as very low density. She said she can not see homes sitting in that hole. The City is considering using that property for City shops and she was concerned that this would not be possible under this designation. She pointed out property to the west of the high school that was designated as very low density. She felt it should be low density. She said to take very low density and surround it by low density doesn't make much sense. She said she could understand it if there was a question about topography. She said we have portions along Murdock Rd. that are low density, it seems that there are places in there that we could use some apartments. She said she was concerned that we not group all the apartments in one place.

In answer to the question of zoning for church property, Mr. Dugdale explained that churches have been permitted in residential zones. There is no public or semi public designations in the plan. Mr. Dugdale explained that the land inventory will be reduced by 25% for public buildings.

Mel Hansen, 430 Roy St., said he shared the same feelings as Mrs. Myers. And he hoped the Commission would consider their comments.

Chuck Kennerly, Rt. 3 Box 58, pointed out the property that he owns. He asked if they are in an agricultural soft area. He asked that the Commission do their best to get this removed from a moratorium. He said his property is designed as very low density and is surrounded by low density. He felt it should be treated the same as the surrounding property.

Norma Oyler, 21175 SW Pacific Hwy., explained the map changed the designation of her property from commercial to residential. She wanted the property designated commercial. Ms. Oyler asked about the fees involved in changing the Plan once it is adopted.

Exact fees were not certain, however, it was agreed there would be some expense involved.

Lyle Hathaway, 110 Hazelbrook Rd., explained he purchased a commercially zoned property on Packfic Hwy. He said it is presently zoned and used as commercial. He said we purchased it as commercial property at a commercial price. He said on the map it is down zoned considerably. There are currently two commercial buildings on it, Charlie's Tavern and Jim's TV Shop.

Mr. List said the Commission assumed that there will be less need for commercial zoning along the highway, primarily because of the energy crisis.

Mike Elton, 210 E. Willamette, asked if there is any Neighborhood Commercial designations. Mr. List said neighborhood commercial lots would be allowed as the need arose. Mr. Elton said his property might be a good piece for neighborhood commercial to buffer the junk behind it.

Dorothy Houston, West Edy Rd., pointed out that their property was in the City limits. She said the property on two sides was zoned Medium-High Density whereas their property was designated Medium Low Density. She pointed out their property was given the same designation as the church property behind them that is out of the City limits. She said we feel that we should be the same as everyone else in high density.

No one else wished to speak on the Land Use Element.

2. Section VI Transportation Element

Mr. Dugdale explained that the Transportation Network Plan classifies road way by function and width. Major Arterials are 90' right of way, Minor Arterials are 70' right of way with 48' of pavement, Collectors collect traffic off of local streets and have 54' right of way and 40' of pavement and Local streets have 48' of right of way and 34' of pavement.

Norma Oyler, questioned the placement of the proposed collector to W. Edy Rd.

Mike Elton, commented it was unfortunate that a warehouse building blocked Pine St. This would eliminate a lot of jogging through town if that could be made a straight shot to the Wilsonville Rd.

Ken Hosler, Rt. 3 Box 310, asked how permanent are these plans for roads and collectors. He said one of the proposed collectors cuts his land in half. Mr. Dugdale explained that the dotted lines are corridors and not actual alignments. And the roads would not be built until development in that area warranted.

Marjorie Stewart expressed concern about Meinecke Rd. being a Minor Arterial, 70' right of way. She said she could go along with a 60' right of way. Mr. Clyde Sanders said there was considerable discussion about decreasing the width and right of way and some attempt to reduce collectors.

Paul Seldon, Rt. 2 Box 560, Aurora, (owner of 6 Corners parcel) said he was concerned about the right of way acquisition at the intersection.

The 6 Corners intersection was discussed. Mr. Dugdale pointed out that this is shown as a study area. Mr. Seldon suggested a corridor for a new road to 99W could be along Cedar Creek greenway.

There were no other comments on the Transportation Plan.

Mr. Paul Clayton moved the hearing be suspended until the next meeting, November 13. Mr. Demings seconded the motion. The motion carried.

B. Approval of Final Plat for April Meadow III

Mr. Dugdale explained the ordinance requires that the Planning Commission approve the final plat. Developer has met all requirements placed on the preliminary plat.

Mr. Sanders felt this was an unnecessary step that should be handled by the staff.

Mr. Al Swenson moved the final plat of April Meadows III be signed. Mr. Demings seconded. The motion carried with List, Demings, Swenson and Borchers voting aye, Clayton voting no, and Sanders, and Galbreath abstaining.

IV. Next Meeting Agenda

Tuesday, November 13, will be a public hearing on the remain elements of the Comprehensive Plan. The meeting will be in the LGI Room of the High School. Thursday, November 15 was set as a work shop meeting to consider testimony taken at the public hearings.

The meeting was adjourned at 9:50 p.m.

Polly Blankenbaker
Polly Blankenbaker, Recorder

A complete taped transcript is available.