

Planning Commission Minutes
November 13, 1979

Chairman Clyde List called the meeting to order at 7:40 p.m. The meeting was held in the LGI Room at the High School. Paul Clayton was absent.

- I. Joe Galbreath moved and Norma Borchers seconded to dispense with the reading of the minutes of October 16, 27, and November 6. The motion carried.

II. Old Business

Scheduled Testimony on Section IV Land Use by Representatives of the Smith Property on Highway 99W.

The Chairman recognized Roger Nelson, Attorney, representing Richard and Ruth Smith. Smith's own 26.3 acres bordering on 99W. The Comprehensive Plan proposed Medium High Density Residential. Mr. Nelson said the Plan provides for Office Commercial needs to 1985. Mr. Nelson felt we would require 50,000 to 80,000 additional square feet to meet the needs of the year 2000. Mr. Nelson requested 10.6 acres of the Smith property bordering 99W be put in Office Commercial with the remaining property in Medium High Density Residential.

Mr. Dugdale said the Commission had felt Office Commercial should be justified as the market requires. He said he felt a case could be made for additional office commercial.

Mr. Dave Leland, Consulting Economist, 8835 SW Canyon Lane., pointed out charts showing the rate of office space absorption in the Portland Metro area and in Washington County in particular. He said at present there is a somewhat overbuilt situation in Washington County. He said the Smith property would accommodate about 45% of the office work force.

Mr. List said this would seem to me to not require highway frontage. We want a contained economic unit here. We would like the people to walk to work.

Mr. Demings wanted to make sure the consultants were not confused with industrial and that they were only talking about office.

Dennis Brun, 1020 SW 10th, said they were originally hired to look at what this land is best suited for. They came up with this particular recommendation through review of the Comprehensive Plan. He felt the one detriment of the property was the highway. He said the basic subdivision is almost an impossibility for the majority of the people. Residences should be protected from the noise and other pollutants of the highway. The intention of this plan is to develop a buffer for the residential area. Our recommendation is that you do make adequate provisions for Office Commercial development. You may not have adequate Office Commercial land in the future if you don't take this step.

Mr. List said this request would be considered.

III. New Business

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

1. Sections I and II; Introduction and The Planning Process

No one spoke on Sections I and II.

Mr. Dugdale said this document is available at the Library for reading and short term checkout.

Mr. Dick Grooman, Edy Rd., addressed the Commission to protest the dictatorial powers of LCDC.

2. Section III Growth Management

Mr. Dugdale said this section has implications for many of your properties that you may not be aware of. It covers how the local community and the region as a whole intend to control the rate and placement of growth. Mr. Dugdale said he had a letter from L. W. Christen, Rt. 4 Box 239, Edy Rd. requesting inclusion in the UGB.

Cathy Navara, Highland Dr., was in opposition to growth. They moved here because Sherwood was a small community and wanted it to stay that way.

Mr. List pointed out that the City could not stop growth but the purpose of the Comprehensive Plan was to control it.

Chuck Kennerly wanted to know the status of the land between the City Limits and the Urban Growth Boundary. He asked if the Commission supported the building moratorium. Mr. List said the Commission was not in favor of the moratorium but did support the 10 acre minimum on building sites. Mr. Kennerly was also concerned about a good deal of his property being taken up in greenways, sewer lateral,

and a road. Mr. Kennerly asked for specific dimensions on the greenway so he could determine how much buildable land he would have left.

Mr. List said there would be density trade offs permitted for keeping the greenway.

3. Section V Environmental Resources

Mr. Dugdale explained this section deals with how the City intends to manage its resources and protect the citizens from natural hazards.

Mr. Kennerly asked how do you define these greenways, how wide is it and what is supposed to be on it. Mr. Dugdale did not have specific dimensions but explained the minimum will include the 100 year flood plane.

4. Section VII Community Services and Facilities

Mr. List said Sherwood relies on many regional agencies for many services. We are a long way from being a self contained community. He said the Plan supports a 5 year economic plan.

Mr. Demings commented government can control costs to a certain extent. ~~He said he would be asking a number of people to come up with a funding source for Sherwood.~~ People need to look at the Plan as a budget process as well as a planning process.

*deleted
by motion
Nov. 15*

Mr. Paul Seldon felt the southwest corner of 6 corners should be included in a study area. He related standing water problems and the fact that the area is not sewerred. Mr. Dugdale explained that sewer will be stubbed out when Sherwood Plaza II is constructed.

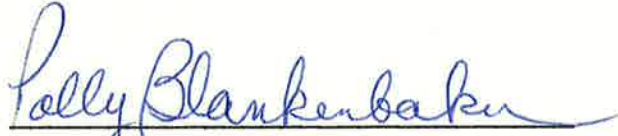
In answer to a question by Mr. Grooman, Mr. Dugdale explained the sewer plant would be taken off line when the Cedar Creek Trunk and Upper Tualatin Interceptor were completed.

Mr. Selden presented the Commission with a letter supporting the concept of a road from Washington St. along the Cedar Creek greenway to 99W. Mr. Selden felt this would alleviate alot of congestion at 6 Corners.

There being no further testimony, Mr. Joe Galbreath moved and Al Swenson seconded that the hearing be closed. The motion carried.

Mr. List announced there would be a Planning Commission meeting at the City Hall on Thursday, November 15 at 7:30 p.m. The meeting would be a workshop to consider testimony taken at the hearings. The regular meeting of November 20 was cancelled.

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


Polly Blankenbaker, Recorder