

A RESOLUTION BY THE PLANNING COMMISSION ADOPTING PART 1, BACKGROUND DATA AND ANALYSIS, AND PART 2, COMMUNITY DEVELOPMENT PLAN, SAID DOCUMENTS BEING A PORTION OF THE CITY OF SHERWOOD'S COMPREHENSIVE PLAN, AND RECOMMENDING THEIR ADOPTION BY THE SHERWOOD CITY COUNCIL.

WHEREAS, policy goals and objectives have been adopted by the City Council to guide the development of the Comprehensive Plan, and,

WHEREAS, the City has adopted and carried out a Citizens' Involvement Program to insure the opportunity for Citizens to be involved in all phases of the development of the City's Comprehensive Plan, and,

WHEREAS, the Planning Commission is charged with the responsibility of recommending a Comprehensive Plan to the City Council which complies with Statewide Goals and Guidelines, and,

WHEREAS, the City has coordinated its efforts to develop a plan, for the Sherwood Planning Area with affected agencies.

NOW THEREFORE, BE IT RESOLVED, that the Sherwood Planning Commission adopts Part 1 Background Data and Analysis and Part 2 Community Development Plan as part of the Sherwood Comprehensive Plan, and

BE IT FURTHER RESOLVED, that the Planning Commission recommends these portions of the Sherwood Comprehensive Plan to the Sherwood City Council for adoption as part of the City of Sherwood's Comprehensive Plan.

Adopted by the Sherwood Planning Commission this 18th day of December, 1979.



Chairman



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523
December 10, 1979

Sherwood School Board
School District 88J
P.O. Box 310
Sherwood, Or. 97140

Members of the Board;

The Sherwood Planning Commission has recently completed its work on Parts 1 and 2 of the Sherwood Comprehensive Plan. The Second Draft Plan has been distributed to interested agencies for review and comment in anticipation of final City Council hearings and revisions this month.

In the course of our review several issues involving the School District have surfaced. Among them were the following:

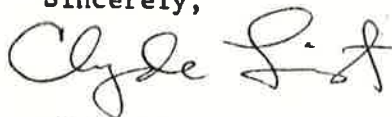
1. Recent City reviews of development proposals have focused on the adequacy of services and facilities to accommodate continued growth in Sherwood. The current lack of adequate elementary school capacity has been identified as a constraint to future growth.
2. Recent efforts by the School Board to pass a bond issue and select a site for a new elementary school has dramatized the need for a long range school facilities plan. Uncertainty as to the actual need for the new facility, lack of published findings on the selection of the prospective site, and questions as to the cost of such improvements have contributed to the defeat of two land measures.
3. The implementation of the Land Use Plan recommended by the Planning Commission includes the provision of several new neighborhood elementary schools. The Commission is seeking to provide a context within which the School District may make its decisions concerning future school facilities. School District decisions must be coordinated with the City to assure that long range growth needs are met.
4. The Commission has recommended a policy which encourages the joint development and use of park and recreation facilities. Steps taken now to reserve ideal school-park sites will save the District and the City money. A detailed City park and recreation master plan will be undertaken soon and the city will need the District's involvement.

The Commission believes that these issues can best be addressed by the development of a long range School Facilities Plan which will identify specific facility needs, identify sites, estimate costs and

outline a step by step implementation strategy.

We urge you to consider developing such a plan in the near future and to that end the Commission seeks to arrange a joint workshop meeting to discuss areas of mutual concern and make progress toward the completion of a District Facilities Plan, Please inform us of your response to such a process.

Sincerely,



Clyde List

Chairman, Sherwood Planning Commission

cc: Tad Milburn, City Administrator
Marge Stewart, Mayor
Elvin Pitney, Superintendent
Todd Dugdale, City Planner

APPROVED MINUTES

PLANNING COMMISSION MEETING
December 18, 1979

Chairman Clyde List called the meeting to order at 7:30 p.m. Planning Commission members Joe Galbreath, Rick Demings, Clyde Sanders, and Paul Clayton were present. Al Swenson arrived late. Norma Borchers was absent.

1. Reading and Approval of the Minutes of November 15, 1979
Mr. Sanders moved the minutes of November 15 be approved as stated. Mr. Demings seconded. The vote was unanimous.

2. Correspondence and Announcements
Mr. List referred to an article by the Western Environmental Trade Asso. that said population has to be there before you get industrial expansion.

Mr. Dugdale informed the Commission that in a 4-3 vote LCDC had acknowledged the Urban Growth Boundary. He said there were a couple of threats of appeal. Mr. Sanders felt there were too many layers of government.

The expiration of the terms of office for Al Swenson and Rick Demings was discussed. Mr. Swenson does not want reappointment. Mr. Demings is willing to accept another term.

Mr. Sanders question the well drilling operation on Oregon St. It was explained it was Northwest Natural Gas and not the city's operation.

Mr. Demings referred to regulations on microwave transmissions by the City of Portland. He suggested the City of Portland should be contacted for more information. He felt this might have an effect on cable TV operations.

3. Old Business:

- A. Resolution Adopting Parts 1 and 2 of the Sherwood Comprehensive Plan and Recommending Its Adoption by the City Council
Mr. Dugdale explained this resolution is a formal expression of previous Planning Commission action. Mr. List read the resolution. Mr. Dugdale explained that Part 3 will be the implementing ordinances. It was pointed out that some of the information was outdated. Mr. Dugdale explained that the data base was started in 1977. Once the plan is adopted the data will be continually updated. Mr. Dugdale went on

3. A. to explain that the City Council has had these two documents for a month or so. The public hearings have been held. The Council held a work session Saturday, Dec. 15. MSD will be providing draft comments on Friday. Mr. Sanders moved to approve the resolution. Mr. Demings seconded the motion. The vote was unanimous.

B. Draft letter to the Sherwood School District Urging the Development of a Long Range Facilities Plan

Mr. Sanders did not feel the letter was necessary. Mr. Demings said the major thrust of this will put the school board on notice that we need them to dovetail with the City on the needs of the community. He felt it would be a primary funding tool for the community. Mr. Sanders felt the Commission should not inject itself into the politics and funding of the school board. Mr. List said we are only interested in the land use effects in the City. Mr. Sanders said I don't see the need unless we want to sit with them as a coordinating body. Mr. List pointed out the City is in the center of the school district. Mr. Galbreath moved the letter be signed and sent. Mr. Demings seconded. The motion carried with Mr. Sanders voting no. Mr. Demings felt this would be creating some consistency.

4. New Business

A. Public Hearing - A Request by Schwan Sales Enterprises for a Front Yard Setback Variance. - V7902

Mr. Dugdale presented the staff report, findings and recommendation. Staff recommended approval with conditions. Mr. Dugdale explained this request was for a variance to the set back requirement in the I-1 zone. A total of 60' is required from the building line. The applicant wants to build an addition to the storage facility that would encroach on the front yard 5 ft.

- M Mr. List opened the Public Hearing and asked proponents of the request to speak.

The owner and applicant, Steve Tyree, explained the depot was set in there wrong four years ago. The turning radius of the semis and security for the facility make it necessary to position the addition in this manner. He explained the additional 5' was needed for backing. Mr. List asked if the entrance would be moved over to the side. Mr. Tyree explained that if a driver starts overshooting, he runs into the telephone pole. At a request from Mr. Demings,

4. A. Mr. Dugdale explained what a nonremonstrance agreement was. Mr. Demings asked what would that additional 5' do to the building. Mr. Tyree explained he expected to expand his business in the future and would rather spend the money now than a couple of years from now. Mr. Sanders felt giving up 5' on the road frontage was not going to hurt anyone. Mr. Dugdale asked about access off a secondary road. Mr. Tyree said if you can get a good secondary road, we would look closely at it. Mr. Galbreath felt there was no need for 15' set back anyway.

No one spoke in opposition to the request.

The hearing was closed.

Mr. Sanders moved that the variance be granted based on staff findings and recommendations. Mr. Galbreath seconded the motion. The motion carried unanimously.

There was a discussion about the requirements for landscaping. Mr. Dugdale explained the landscaping strip was required by the Site Review Board.

B. Work Program for Ordinance Revision (Part 3 Community Development Regulations)

Mr. Dugdale explained the staff in conjunction with the city attorney was preparing revised zoning and subdivision ordinances.

5. Next Meeting Agenda

Staff has not received any planning applications and Mr. Dugdale felt the ordinance revisions would not be ready by the first week in January. The next meeting of the Planning Commission was set for the third Tuesday in January, Jan. 15.

The meeting was adjourned at 8:45 p.m.


Polly Blankenbaker, Recorder