

PLANNING COMMISSION WORKSHOP MEETING
October 3, 1978

The meeting was called to order by Vice Chairman Taylor at 7:30 P.M. Other members present included Al Swenson, Clyde List, Lloyd McFall and James Bareinger. Also attending were Councilwoman Marge Stewart and Assistant Planner, Jim Kennedy.

MEMBERSHIP OF PLANNING COMMISSION

Marsha expressed concern regarding the fact that we are now short one member and after December will lose Lloyd McFall, who is a candidate for City Council. The consensus was that the City Council be strongly urged to fill these positions as soon as possible since it is difficult to have a quorum of four if only five of the positions are filled.

There was a discussion concerning the selection of a chairman and vice chairman. It was decided that since no one volunteered to take these positions, action on this matter should be postponed until there was a full membership, hopefully by the regular business meeting on October 17. Marsha stated that she would be happy to continue to assist until people are elected for these positions.

ANNEXATION ZONING

There were questions concerning the need for city zoning of the land recently annexed to the City in the Northeast area. The County zoning on this land is MA-2, MA-E and R-1. There was some feeling that the city zoning in this area should not be done until the Comprehensive Plan is completed and new zoning set up for the whole city. Also mentioned was the fact that if this is rezoned now, we may find the need to change the zoning at a later date.

Jim Kennedy explained that with the county zoning there could be a number of undesirable uses that could be used. It was the feeling of staff and SCPAC that it was important to change this zoning to I-1 which rules out many uses which are possible under the MA-2 and MA-E designation. He also stated that any development will still have to come to the Planning Commission for Conditional Use approval, go to the Site Review Board for their approval and also have the approval of City Council. This zoning will be in compliance with the Comprehensive Plan and also will encourage the type of industry which require higher numbers of employees for their operation and in so doing would improve the economy.

The newly annexed area presently zoned RS1 was discussed and generally agreed to exclude this area from city zoning for the present.

Lloyd McFall moved and Al Swenson seconded to initiate an amendment to the Zoning Ordinance to change county zoning MA-2 and MA-E of the land recently annexed to the City in the Northeast area to City Zoning I-1 and to hold a Public Hearing on this amendment at the Planning Commission meeting of Oct. 17.

CONSULTANTS

TRANSPORTATION - The City Council selected TCM for the Transportation Study. Mr. Schoolcraft of that firm was invited to attend this meeting but was unable to attend. Since SCPAC is also involved in this process it was decided to have a joint meeting and get periodic briefings on progress from the consultant.

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WATER AND SEWER ELEMENTS - R. A. Wright was chosen for this project.

ENVIRONMENTAL RESOURCES - Montagne-Bierly, Assoc. will be doing the work in this area.

The commission requested that they get the information from these consultants in segments rather than a completed overall study.

CRAG

Marge Stewart announced that there will be a CRAG meeting Thursday, October 5 at 7:30 P.M. in the Administration Bldg. and plan amendments will be heard relating to Tualatin's west Urban Containment Boundary and Sherwood's east Urban Containment Boundary. It was felt that the action of the Boundary Commission in annexing this area to Sherwood should partially eliminate that problem.

The meeting adjourned at 9:30 P.M.

Gertie

Gertie Hannemann, Secretary