

REGULAR PLANNING COMMISSION MEETING  
LGI ROOM - SHERWOOD HIGH SCHOOL  
November 21, 1978

The meeting was called to order at 7:30 P.M. by Marsha Taylor. Other members present were Jim Bareinger, Clyde List, Norma Borchers, Al Swenson, Lloyd McFall and Paul Clayton. Also in attendance were approximately 20 other persons. The minutes of the meetings of October 17 and November 7 were read and approved. Norma Borchers and Jim Bareinger, whose terms expire in December, were asked if they would continue to serve on the Planning Commission. Both agreed to do so.

H. R. ADAMS CONDITIONAL USE AT N. W. GLENEAGLE DRIVE

Clyde List objected to the development because he felt that parks and public safety are not adequate; it would not be safe for school children and pedestrians and that a pedestrian way should be provided. He also felt that the southeast access is dangerous since it is not wide enough for fire truck access. He said it would have an adverse effect on the environment and that the flood plain has not been sufficiently defined. A discussion followed.

Lloyd McFall moved to approve the Conditional Use to Adams Construction Services at N. W. Gleneagle Dr. with the following conditions:

1. That the flood plain established by the Army Corps of Engineers would have the ground floor level above the flood plain.
2. That the pump station be certified by an independent engineer for present and future satisfaction of the City.
3. That the south end should be an access only and approved by Fire Marshal via the Tualatin Rural Fire Dist.
4. That the 36 units be allowed.
5. That a legal brief be prepared by City Attorney on "Declaration of Unit Ownership".

Al Swenson seconded the above motion. Voting in favor were Swenson, Borchers and McFall; opposed were Bareinger, List, Taylor and Clayton. The motion was defeated.

EXTENSION OF CONDITIONAL USE PERMIT FOR MOBILE HOME PARK BY TILLSTROM DEVELOPMENT

Dwayne Thompson was asked by Marsha Taylor if he was not aware that there had been sewer hookups available since his project had been approved. He stated that at the time of approval he was told it would not be possible to complete his project until the Durham Trunk line was completed since he needed 44 hookups and could not get his financing until he could go ahead and complete the whole project.

Joe Lipska stated that the covenants on the Mobile Home Park should be changed and asked if this could be done. Todd Dugdale responded that the covenants could be changed if conditions have changed since approval, and that approval of the extension had to be based on whether the applicant provides valid reason for the extension.

Randy Fuehrer stated that the site for the park has been surrounded by single family residences and that it is not desirable to have this type of housing in the area.

Joe Lipska stated that the City had no comprehensive plan goals when that was zoned for mobile homes.

Tom Bashaw stated he could foresee no way in which there could be enforcement of the covenants and that there were no mobile homes planned for that area when they purchased their homes. Marsha Taylor informed him that this area was zoned for mobile homes long before the houses were built.

Jim Bareinger moved to approve the request by Tillstrom Development Corp. for an extension of 6 months with the stipulation that they have a site plan available for the Site Review Board by January, 1979 to indicate their intent to proceed with this project. Lloyd McFall seconded the motion and it was approved unanimously. *MT-m*.

ENVIRO INVESTMENT CORPORATION INFORMAL PRELIMINARY REVIEW

Dean Howard stated that this development would be a multi-family/commercial planned development with 16 dwelling units, garden apartments, town houses and commercial space, and also a day care center and it would provide housing for all levels of income and all units would be available for individual ownership. Mr. Peters, Engineer, said that the street would be 24 feet wide with walkways away from the street with a convenience store among other types of uses available. He stated that for access to the highway there will be a 35 foot unlimited access. It was suggested that more parking be provided for incidental uses.

Al Swenson moved to approve the preliminary concept and the general land use concept and their general inter-relationships as submitted by Enviro Investments, Inc. and Lloyd McFall seconded. The motion passed unanimously.

MEETINGS

December 5 - Workshop

December 19 - Regular business meeting

The meeting adjourned at 10:30 P.M.

*Gertie*

Gertie Hannemann, Secretary