

PLANNING COMMISSION MEETING
June 28, 1977

AGENDA

1. Approval of minutes of meetings of May 24 and June 14.
2. Committee Reports
3. Covenants for Mobile Home Park
4. Heater-Juhr Zone Change at 755 N. Sherwood Blvd.
5. McFall Minor Land Partition at 21805 S. W. Pacific Hwy.
6. Ferry Minor Land Partition w/variance at S. Sherwood Blvd. & West Division St.
7. Goals and Objectives of Planning Commission for 1977
8. Set date for joint meeting with Zoning Committee
9. Final report from Urbanization Committee on policy goals
10. Set meeting dates for July

June 1, 1977

MEMORANDUM:

To: Planning Commission
From: Todd Dugdale, City Planner
Re: Recommended Planning Commission Goals and Objectives for
fiscal 1977-78

The following is a suggested outline of goals and objectives as requested by the City Council.

I. Comprehensive Plan Development

Goal: To complete a 1978 Sherwood Comprehensive Plan which is in compliance with county, regional, state and other agency requirements.

Objectives:

1. To complete the following major plan elements according to the Comprehensive Plan Work Schedule (attached).
 - Land Use Plan
 - Community Facilities and Services Plan
 - Transportation Plan
 - Parks and Open Space Plan
 - Growth Management Plan
 - Housing Plan
2. To involve citizens at all stages of plan development
3. To coordinate all planning with appropriate county, regional and state agencies to assure future cooperation in implementing the plan.

II. Implementation of current planning ordinances

Goal: To implement the present Planning Ordinances so as to efficiently and effectively serve the public interest

Objectives:

1. To improve procedures governing the routine review of land use related matters.
2. To conduct regular workshops for the purpose of sharing information which will aid in decision making.

III. Implementation of ongoing planning related activities

Goal: To provide appropriate input into on going city, county, regional and state planning related matters affecting the city.

1. To participate in the Regional Water Resource and Solid Waste Management studies.
2. To make recommendations to the City Council on planning related matters based on interpretations of adopted ordinances and plans.
3. To register comments on planning policy at all levels of government according to the city's best interests.

APPROVED MINUTES

REGULAR PLANNING COMMISSION MEETING
June 28, 1977

Meeting called to order at 7:45 P.M. with Wayne Bender, Dan Reber, Marge Stewart and Brian Yerka present, also about 30 interested citizens in attendance.

Marge Stewart made a motion to set aside approval of minutes until after completion of other items on agenda which was seconded by Dan Reber. Approval was unanimous. It was also decided to have committee reports later.

HEATER-JUHR ZONE CHANGE

John Arends explained that they want to change the least 200 ft. which is presently zoned R-1 to R-3 and propose 48 units or less designed for use of elderly citizens in the moderate income bracket. They feel the location is good because it is on the bus line and within walking distance of downtown. If permitted this will be required to commit to a 50 year program, and units must be rentals and would have a resident manager. Dan Reber made a motion to make a decision regarding this zone change at the next regular meeting which will be July 26. Marge Stewart seconded the motion and it passed unanimously.

MOBILE HOME PARK COVENANTS

The covenants as amended at previous meeting were read by members and city staff. Marge Stewart moved that since all conditions have been met that the Planning Commission approve the covenants as presented. Brian Yerka seconded the motion and it passed unanimously. Wayne Bender announced that there is a choice of whether the further action required for the Mobile Home Park be completed by the Planning Commission (since the initial work was done before the Site Development Review Board was established) or referred to the Site Development Review Board. Marge Stewart moved that the Mobile Home Park site review be referred to the Site Development Review Board, Dan Reber seconded and the motion passed unanimously.

McFALL MINOR LAND PARTITION

Dan Reber moved to grant McFall's Minor Land Partition with the deed restrictions as outlined, Marge Stewart seconded the motion and it passed unanimously.

FERRY MINOR LAND PARTITION W/VARIANCE

Wayne Bender read a letter from City Attorney, Derryck Dittman advising against granting of the minor land partition with the variance. Mr. Ferry presented a petition in favor of the partition which had signatures of 22 persons on it. There were several residents of the neighborhood present who spoke in favor of approving and creating three non-conforming lots. Dan Reber moved to accept the Minor Land Partition with variance, Marge Stewart seconded. Voting in favor were Stewart and Reber, opposed were Bender and Yerka. With the tie vote the motion did not pass. Brian Yerka made a motion to refer this matter to the City Council for their action at City Council meeting of July 13, Dan Reber seconded and the motion was passed unanimously.

GOALS & OBJECTIVES OF PLANNING COMMISSION FOR 1977

There was a discussion of things to be added to Todd Dugdale's recommendations. Marge Stewart moved to refer the memorandum prepared by Todd to City Council as the Planning Commission's goals and objectives for 1977, Brian Yerka seconded and the motion passed unanimously.

CITIZEN COMMITTEES

Todd Dugdale gave a rundown of the work which has been done by the various committees. Marge Stewart moved to have a joint meeting of the Planning Commission with Open Spaces, (Final) Agri/Forests, and Transportation Committees on July 12, Brian Yerka seconded and the motion passed unanimously.

APPROVAL OF MINUTES

Marge Stewart moved and Dan Reber seconded to approve the minutes of the meetings of May 24 and June 14. Motion passed unanimously.

JULY MEETINGS

July 12 - Joint meeting with Open Spaces, Agri/Forests and Transp. Committees

July 26 - Regular business meeting

The meeting adjourned at 10:45 P.M.

Gertie Hannemann
Gertie Hannemann, Secretary