

PLANNING COMMISSION

AGENDA

July 27, 1976

1. Call to Order
2. Minutes of Meetings
3. Announcements and Correspondence
 - a. The Public Hearing on our Urban Containment Boundary with the County Commissioners has been set over to August 10,
 - b. Jill Hinckly to start August 3, 1976
4. Agenda
 - a. Longbow Acres - Sign Final Plat
 - b. Crossbow Phase II - Sign Final Plat
 - c. G & T Terrace - Sign Final Plat
 - d. Manley Trailer Park Proposal
 - e. Little - Minor Land Partition

PUBLIC HEARINGS

- a. Jeff Wright - Variance
- b. Sherwood Country Estates - Variance
- c. Hickey & Evans - Variance

APPROVED MINUTES

CITY OF SHERWOOD
July 27, 1976
PLANNING COMMISSION MEETING

The regular meeting of the Sherwood Planning Commission was called to order by Marge Stewart at 7:40 p.m. Members present were Dan Reber, Jack Gruver, Doug Smith, and Wayne Bender. Also attending were Secretary Lila Nollette and City Administrator Tad Milburn. Interested citizens included Dick Bartholomew, Mr. Little, Tony Hickey, Dave Cook, and Gary and Martha Werner. Mayor Jack Harper, Mr. Killgard, Gene Stewart, Howard Smith, and Gary Evans attended a portion of the meeting.

Minutes from the previous meeting, July 20, 1976, were read and approved as submitted.

ANNOUNCEMENTS:

The public hearing on our Urban Containment Boundary with the County Commissioners has been set over to August 10, 1976.

Ms. Jill Hinckley will start on August 3, 1976.

PUBLIC HEARINGS:

Jeff Wright Variance: (Mr. Wright was not present at this meeting). The variance concerns South Hyland St., which has a 20 ft. wide dedication. The City wants to widen it to 60 ft. right of way. Dependable Fordath has dedicated 20 feet. Future plans show that street would be 60 ft. This variance is only for the purpose of Lot #1 (100 ft. x 100 ft.).

The variance is to get permission to build a duplex on a lot under 10,000 sq. ft. Stewart read a letter from Mrs. Schultz regarding this matter. Mrs. Schultz's main concern was upkeep of this property. Letter was submitted as evidence.

Sherwood Country Estates: G&T Terrace was requested to provide street improvements, sidewalks, and curbs on Sunset Blvd., south of Sherwood Blvd. Discussion centered on grading, drainage, and improvements of roads. Because Sunset is a county road, the extensive development is not necessary. The county does not want it improved, but instead, is requesting a bike path. Everything was stipulated, and a preliminary plan was approved at the last meeting.

Hickey-Evans Variance: Requesting that a 10,000 sq. ft. minimum for a building project be dropped to 5,500 sq. ft., and set backs be changed. Mr. Hickey would like to build a duplex on the old church property. Estimated cost of the project is \$38,000.

Discussion was open to the public. Stewart read an excerpt from the Comprehensive Plan, page 18, stating that high density should be encouraged in commercial areas.

Mr. Blenkinsop, 280 NW Main St., stated he felt the street was too narrow to handle the additional traffic. There is already a traffic problem in that area.

Howard Smith, 260 W. Second, argued that the lot is not big enough. A single family duplex should be constructed.

Dave Cook, 290 NW Third St., preferred single family dwelling also. Renters are more likely to neglect property, causing depreciation of other residents's property. Also, traffic is a problem.

Gary and Martha Werner, 230 NW Third St., concerned about the traffic problem added traffic would cause.

Glen Stewart, 245 NW Main St., thought water supply may limit fire protection. Presently, four units are supplied by a 2 inch pipe.

Smith questioned off-street parking: consists of carport and a 13 ft. driveway.

AGENDA ITEMS:

Longbow Acres: (Signing final plat). Milburn varified that the plat met ordinance requirements. Reber moved that Marge Stewart, vice-chairperson, be authorized to sign the final plat. Motion passed unanimously.

Crossbow Acres: (Signing final plat). Milburn varified that the plat met ordinance requirements. The plat shows street dedication and road size. No engineering is illustrated. Smith moved that Stewart be authorized to sign the final plat of Crossbow Acres, Phase II. Reber seconded the motion. Motion passed unanimously.

G&T Terrace: (Signing final plat). Plat shows 19 lots at the top of Roy Street. This plat previously approved by the City Council. Reber moved that Stewart be authorized to sign the final plat of G&T Terrace. Motion passed unanimously.

Manley Trailer Park Proposal: Mr. Killgard asked the commission the status of regulations governing mobile homes. The State has adopted a new ordinance, very different from those previous.

The commission recommended Mr. Killgard employ a designer who is up-to-date on mobile home designs which will meet new state ordinances. Smith reminded him to consider Planned Unit Development requirements. Also, he recommended Killgard talk with city staff.

Killgard will bring designers ideas and copies for each member to the next Planning Commission meeting.

Little -- Minor Land Partition: Stewart read letter from Dittman. (Submitted as evidence). After little discussion, Smith moved to approve the minor land partition. Reber seconded the motion. Motion passed unanimously.

PUBLIC HEARING VOTINGS:

Jeff Wright Variance: After discussing the matter further, the commission reminded Wright of his responsibilities in meeting City ordinances, including mean and bounds regulations. Recommended that he follow the same radius as that of Dependable Fordath's dedication. Gruver made a motion to approve the variance for Jeff Wright. Reber seconded the motion. Motion passed unanimously. Variance granted upon accurate description of dedication of streets.

Sherwood Country Estates: Smith read a letter from Washington County. After considerable discussion, Smith moved to approve the variance of Sherwood Country Estates, subject to suggested requirements of Washington County per their letter of June 8, 1976. Gruver seconded the motion. Motion carried. Dan Reber voted no.

Hickey-Evans Variance: Variance was reviewed, and little discussion was held. Reber moved to deny the variance in lieu of present people's testimonies against it. Smith seconded the motion. Gruver abstained. Bender's vote opposed the motion. Variance not granted.

Final announcements were made before the meeting ended: Stewart mentioned she had talked with Mr. McFall. He asked if an ordinance had been written regarding his annexation to the City.

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Smith reported that he had spoken with Stan Schmidt of FHA. Schmidt said that FHA cannot create rules for developers. Does not know of any town who has a written ordinance regulating disbursement of subsidized housing.

Smith also showed concern regarding the Commission being behind on ordinances. "We require developers to improve streets, yet we are not communicating with Washington County."

It was agreed by all Planning Commission members to have weekly workshops. Attendance is of the essence. Again, members showed concern regarding the absenteeism of the present commission chairman, Wes Birch. A letter was drafted. A copy of that letter has been submitted as evidence.

The meeting was adjourned by Marge Stewart at 11:20 p.m. The next meeting is scheduled for August 3, 1976.



Lila Nollette, Secretary