

REGULAR MEETING  
SHERWOOD PLANNING COMMISSION

January 13, 1976

1. Call to Order
2. Announcements and Correspondence
3. Agenda Items
  - a. Selection of New President
  - b. Application for Site Review by Wilbur T. West
  - c. Request by Walter Bolitho for consideration of apartment complex on Lincoln St.
  - d. Comprehensive Plan

# CITY OF SHERWOOD

SHERWOOD, OREGON 97140

January 8, 1976

To: Sherwood Planning Commission

There will be a special meeting on January 13, 1976 at the City Hall at 7:30 p.m. Attached is an agenda.

The City Council will hold a public hearing at the L. E. I. room of the Sherwood High School on February 17, 1976 at 7:30 p.m. The meeting will review CRAG's Draft II of their Goals and Objectives and Land Use Framework Plan. And in particular how it relates to our urban Containment Boundary. I tried to get the meeting on Feb. 18 but the school is booked. Please talk up the meeting around town so we can have a big turn out. CRAG staff will be here to provide background and answer questions.

*Polly*

Polly Blankenbaker

# **APPROVED MINUTES**

## SHERWOOD PLANNING COMMISSION

SPECIAL MEETING OF JANUARY 13, 1976

The special meeting was called to order by chairman Wes Birch. Members Marge Stewart, Jack Lepper, Jack Gruber and Doug Smith were present. Also in attendance were Mayor Jack Harper and City Administrator Ed Walden.

### ANNOUNCEMENTS & CORRESPONDENCE

It was announced that at 7:30 P.M., Feb. 17th City Councilman Norm Wishardt would represent the city in a meeting regarding the urban containment boundary. The meeting will be held at the Sherwood High School. It was also announced that the planning commission and city council would meet together Tuesday Jan. 20th for an explanatory session of CRAG goals and objectives by Wink Brooks. It was suggested that a member of the LCDC staff be invited to attend that meeting.

Ed Walden gave a rundown of building permits issued in November, and December 1975. He stated that permits for 5 new dwellings were issued in November valued at \$132,000. and permits for 9 buildings were issued in December valued at \$286,900. He said that since July 1, 1975 new construction in Sherwood was valued at \$850,000. January is also off to a good start with 3 permit applications.

### ELECTION OF OFFICERS

Because 2 members of the planning commission were not in attendance it was moved by Marge Stewart that the selection be delayed until the next regular meeting on January 27th. Jack Gruber seconded the motion and it passed unanimously.

### WILBUR T. WEST SITE REVIEW

Mr. West submitted a rough map showing proposed placement of buildings, roadway and access as a preliminary to the site review. The possibility that it could not meet water and sewage codes was brought up by Jack Lepper and Marge Stewart. All members agreed that updating of ordinances and zoning would have to be done in the near future. Due to the lack of water and sewage facilities and questions regarding road blockage by his trucks it was decided to review the matter and decide at the next regular meeting if the proposal merited a site review.

### LINCOLN STREET APARTMENTS

Walter Bolitho submitted a print of apartment units for his property on Lincoln Street (see map in files) between the Parrots and the Sanders properties. His plans included housing for 15 families and proportionate parking. The land involved contains 41,000 square feet. Mr. Bolitho stated he had talked to the Sanders and met with no objections. Carol Palo, speaking as a resident of Lincoln street and owning property directly across the street from the proposed apartments stated that her feelings and those of several other property owners on Lincoln Street were strongly in favor of keeping the single residential zoning status. Mr. Bolitho was informed that even with a zone change, the maximum amount of living units the land would support per ordinances was 10 or possibly 11. Doug Smith suggested that he

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check for alternate housing arrangements such as planned unit developments. Mr. Bolitho said he would revise the plans and check back at a later date.

MISCELLANEOUS

Dick Farance was present, representing property owners of a 17 acre tract on Pacific Highway between Meinecke Road and Villa Road. He said the owners were interested in the comprehensive plan, water, sewage and a chance to offer input regarding these. He was told that the areas sewage system would be decided at a series of USDA hearings the first one occurring tonight. He was assured all citizen input was welcomed.

The draft #2 of CRAGS goals and Objectives was passed out for review before next Tuesdays meeting.

The meeting was adjourned at 10.45P.M.

Carol Palo Carol Palo, Secretary