

HEARING FOR ZONE CHANGE FOR SHERWOOD GRANGE # 272

Jan 17th

The hearing was called to order by Mayor Harper at 8:00 p.m. Those present were Councilmen Hartford, Turner and Parr, Recorder Stewart, and interested citizens, Dan Wilson, Lyle Ulrich, Mrs. Saleen, Rudy Olson, Fred Kruger, Howard Weston, Mr. & Mrs. Sunn, Gary Helmer, Barbara Nelson, Boyd Long, Gregg Alexander and Leo Volk.

Letters giving notice of hearing had been mailed to the twenty four owners of property within the two hundred foot area of the proposed zone change. This zone change is asking for a change from C-1 to C-2. The property involved is now a lodge hall and the change is sought for operating an upholstery shop.

Those who appeared in protest of the zone change were:

Eula Saleen who lives at 290 N. W. Third (a property not within the 200 foot area. Mrs. Saleen stated that a business in a residential area would bring the values of the surrounding properties down if spot zoning was allowed.

Gary Helmer, 10860 SW Canterbury Lane, Tigard and speaking in regard to property located at 180 N. W. Third objected because of the decrease in value of their home. He also felt the upkeep of the property would not be good.

Barbara Nelson, 10045 S. W. Garrett, Tigard would agree to the operation of the upholstery shop but was objecting because the property could be sold to another business that would be objectionable.

At this time, the differences between a C-1 and a C-2 was explained to the audience. Also the zoning of the properties in the surrounding area was discussed. The property seeking a zone change is surrounded by other C-1 properties. There are R-3 zoned properties beyond the C-1 zoning.

Fred Kruger, representing the Grange stated that there is no tax monies realized from this property now and that a business would add to the tax roll.

Mr. Volk, prospective purchaser of the property stated that the property is located on a main street and that businesses are usually located on this type of street. They would not store any material on the grounds and would fence the area between properties if this was desired. The property would be kept clean and the shrubbery trimmed. The property affords plenty of off-street parking.

Councilman Hartford asked the audience what they would suggest the property be used for. Mrs Saleen said she had no suggestions. Mr. Helmer thought it would be a good place for a city hall.

Councilman Turner asked where the city would expand to if it was to grow?

Mr. Helmer felt that if this happened, the whole area would be absorbed, and not just a part.

Mr. Boyd Long of 11336 S. W. Capital Hwy, Portland and representing property located at 220 N. Pine, felt the area has a certain charm which should be preserved.

Mr. Volk stated that he had contacted people in the area and that the home on the corner of Third and Washington was unoccupied at the time so no comment was obtained. The only objection was from Mr. Saleen.

There being no further objections or comments, Councilman Turner moved that the hearing be closed and to postpone the decision to January 23 after meeting with the Planning Commission. The motion was seconded by Councilman Hartford and carried.

The hearing was closed

Jack O. Harper
Jack Harper-Mayor

Marjorie Stewart
Marjorie Stewart-Recorder