



Planning Commission Meeting
 Tuesday, July 26, 2005 – Sign In Sheet

Added to
 2005 Sign In Sheet
 7/27

NAME (Please Print)	ADDRESS	EMAIL	PHONE
MANE CONISTE	23395 SW STANLICH DR.	MANEKO@COMO.NET	503628-0307
Richard Piacentini	2001 S. HILL AVE ^{Suite} 95001		(206) 448-1975
Olga Anders	2637 NW A R ST	Olga	625-6873
Prasanna	ELWENT		
Marvin Mandel	21340 SW Elwert Road		
Loretta Labahn	18022 SW Edy Rd.		503-625-6275
Lowell Labahn	18283 SW Edy Rd.		
Rod Kotel	21661 SW Aldridge Tr.	rrkotel@hotmail.com	503 625 2851
JOHN RANVIN	26715 SW BAKER ROAD	john@johnranvin.com	682-5855
Edith Rychelek	17806 SW Edy Rd	edie@vickink.com	625-7197
Marleen Mandel	18550 SW Edy Rd	MA	625-6896
David & Nancy Mandel	560 SE Alexander Corvallis, OR 97333	rosefrog@gmail.com dmandel@DavidMandel.com	541-730-5285
CARL AXERSEN	22961 SW Pine Sher, OR		



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NAME (Please Print)	ADDRESS	EMAIL	PHONE
MANE CONRISTE	23395 SW STALLION DR. Summit	MANEKC@COHO.NET	503 628-0307
Richard Procentini	2001 S. 44th Ave 95121		(206) 448-1975
Edgar Andjela	2637 NW A R St	Edgar	625-6873
D Rasmussen	ELWERT		
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Carl Axelsen	22961 SW Pine Sher, OR		



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NAME (Please Print)	ADDRESS	EMAIL	PHONE
MARC CONRISTE	23395 SW STANLIDGE DR.	MARKKO@COHO.NET	503 628-0307
Richard Procentini	2001 S. 41 st AVE ^{Suite} 95101		(206) 448-1975
Oda Gubler	2637 NW R R ST	JGubler	625-6873
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Lowell Labahn	18283 SW EDY RD.		
Rod Kotel	21661 SW Aldridge Tr.	rkotel@hotmail.com	503 625 2851
JOHN RANVIN	26715 SW BAKER ROAD	john@johnranvin.com	682-5855
Edith Rychnick	17806 SW Edy Rd	edie@vickink.com	625-7197
Marleen Mandel	18550 SW Edy Rd	rosefrog@gmail.com	625-6896
David & Nancy Mandel	560 SE Alexander Corvallis, OR 97333	dmandel@DavidMandel.com	541-730-5285
CARL AXELSON	22961 SW Pine Sher. OR		

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Minutes
July 26, 2005

1. Call to Order/Roll Call

Commission Members Present:

Russell Griffin
Jean Lafayette
Matt Nolan
Adrian Emery
Patrick Allen

Commission Members Absent:

Dan Balza
Todd Skelton

Staff Present:

Kevin Cronin, Planning Supervisor & Project Team
Rob Dixon – Community Development Director
Cynthia Butler – Administrative Assistant

Area 59 CAC Present:

Dave Heironimus – City Councilor
Marvin Mandel – Property Owner
Lowal Labahn – Property Owner

Area 59 Project Team:

Carl Axelsen

Chair Emery called the meeting to order at 7 PM.

2. Agenda Review

3. Brief Announcements – None.

4. Community Comments – None.

5. Presentation – Area 59 Charrette:

[This meeting was conducted primarily from audience seating to view a presentation. As such, the taped recording produced largely inaudible coverage of the session. Notes taken by the Recording Secretary/Administrative Assistant, Cynthia Butler, are the source of these transcribed minutes.]

Kevin Cronin provided a summary of the Charrette process. Joe Dills and Steve Dixon, design consultants from OTAK, presented an oral overview of the Charrette process and a PowerPoint presentation. Joe Dills reiterated the purpose of the Charrette was to glean a consensus of pros and cons to design alternatives for Area 59 from participants, and find common themes to determine final alternatives for presentation to the Planning Commission for approval. Following approval from the Planning Commission, design alternatives will be presented at the next Project Team and Citizen's Advisory Committee meetings for further recommendation.

The final design alternatives were discussed. An unidentified audience member asked OTAK how many dwellings may be approximately represented in each alternative. Joe Dills and Kevin Cronin responded that design alternative A-G represented approximately 210 dwellings, alternative C approximately 321 dwellings, and alternative E approximately 227 dwellings. Kevin stated a traffic study is needed to determine how connectivity relates in each of the alternatives particularly in regard to school access.

Patrick Allen said he would be interested in seeing a financial feasibility study for the project.

Matt Nolan expressed concern over having park areas close to schools as shown in the design alternatives, and stated there was some public concern expressed initially over having Sherwood High School close to Stella Olsen Park.

Jean Lafayette asked if the 30 acres being requested for schools included room for growth.

Kevin Cronin stated that this was a 20-year planning concept plan.

Mark Christie, Chair for the Sherwood School District Board, reiterated that the 10 acres designated for an elementary school would serve approximately 600 children, and the 20 acres for a middle school would serve approximately 900 children. Mark stated that the last figures given by Bonnie Maplethorpe from the Sherwood School District indicate there are currently approximately 750 school-aged children residing on the west side of Hwy.99.

Carl Axelsen stated that his preference was one of the alternatives not selected as a final design, # F, because of wetlands protection in the upper left corner of the property.

An unidentified audience member asked what the zoning for the property would be.

Kevin Cronin stated that zoning would be involved in the discussion more in the coming months.

Lowal Lebahn reiterated that none of the property is currently inside the City limits.

John Rankin, attorney, reiterated that there are interests by property owners on the correlation between property values and any zoning that may be determined.

Darwin Rasmussen, property owner, said that there would be traffic issues if streets were designed around schools placed at the center of the property area that may hinder residential traffic flow.

Jean Lafayette asked Kevin to recap the next steps.

Kevin Cronin summarized the following five steps:

1. Draft criteria (referenced yellow sheet in Commissioner's packets) will be evaluated and graded by City Staff and the CAC at the next meeting expected to be in September.
2. One preferred alternative will hopefully be determined at the CAC meeting.
3. A traffic consultant will be contracted (as soon as funds are available) to conduct a traffic study.
4. Another opportunity will be provided to receive additional public comments.
5. Final alternative will be presented to the Planning Commission, possibly in 3-4 months.

Jean Lafayette stated that she thought an additional option should be considered that would place traffic patterns closer to existing roads.

Kevin Cronin reiterated that the agreement with the consultant was to compile three alternatives and that these alternatives were derived by consensus. Kevin asked what the feedback would be for adopting a 4th.

Patrick Allen suggested that a 4th option may be evident depending on what the traffic study recommends.

Marvin Mandel said that it would be important to communicate with everyone that participated in the Charrette if another option was brought into the mix.

Kevin Cronin reiterated that current information will continue to be posted to the website and that the alternatives would be posted on the website tomorrow, Wednesday, July 27th.

Lowal Labahn stated that the participants at the Charrette discussed the possibility of adding a 4th alternative and the consensus from the group was not to do so. Lowal reiterated that the process was to vote on alternatives from the highest to lowest in terms of preference.

General discussion ensued regarding the possibility of different alternatives based on a traffic study.

Mark Christie said that there is a school board work session on August 15th and that an architect may be present.

Darwin Rasmussen reiterated his suggestion that a 2-story school building would reduce the acreage requirements.

General consensus was to adjourn the meeting and revisit the information after the process reviewed by Kevin has had a chance to be completed.

6. Next Meeting: August 9, 2005 – MLP 05-02, Sunset Minor Land Partition Appeal; and SP 05-07, Oregon-Washington Lumber Co.

7. Adjournment - Chair Emery adjourned the meeting at 8:50 PM.

End of Minutes