



**City of Sherwood
PLANNING COMMISSION**

**Sherwood Police Facility
20495 SW Borchers Drive**

May 4, 2004

Regular Meeting -7:00 PM

A G E N D A

1. **Call to Order/Roll Call**
2. **Consent Agenda** – April 20, 2004 PC Minutes (available for 5-18-04 PC Mtg)
3. **Agenda Review**
4. **Community Comments** *are limited to items NOT on the printed Agenda.*
5. **Public Hearings:** (Commissioners declare conflict of interest, ex-parte contact, or personal bias) **Public Hearings** before the City Council and other Boards and Commissions shall follow the procedure identified in Resolution 98-743, adopted June 9, 1998 (copies available on table):
 - A. (cont'd from 04-20-04) **SP 04-02 Sherwood Lofts Site Plan:** a request by Mark Stewart to construct an 18,529 square foot, 3-story, mixed use building for office space and 8 upper floor condo units, including lower floor parking, located at 270/290 NW Railroad Street, Tax Lot 4700, Map 2S 1 32BC. (*Dave Wechner, Planning Director*)
6. **New Business**
7. **Adjourn to Work Session on Transportation System Plan (TSP)** (*DKS Associates*)

**ITEMS NOT COMPLETED BY 11:00 PM WILL BE CONTINUED
TO THE NEXT REGULARLY SCHEDULED MEETING**

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Minutes
May 4, 2004

1. Call to Order/Roll Call

Chair Adrian Emery called the Planning Commission meeting to order at 7:00 PM.

Commission Members present:

Patrick Allen
Dan Balza
Adrian Emery
Kevin Henry
Jean Lafayette
Dan King

Staff:

Dave Wechner, Planning Director
Terry Keyes, City Engineer

Commission Members absent:

Matt Nolan

2. Consent Agenda

There were no items.

3. Agenda Review

There were no changes to the Agenda.

4. Community Comments

There were no community comments.

5. Public Hearings

Patrick Allen read the hearings disclosure statement and asked that Commission members reveal any conflicts of interest, ex-parte contact or bias.

There were no Commissioner disclosures.

5A. SP 04-02 Sherwood Lofts Site Plan (continued from 04-20-04 PC)

Chair Emery opened the public hearing and asked if Staff wished to provide further comments.

Dave Wechner entered the following items into the record:

- “Conservation of Historic Trees” submitted by Tess Kies.
- May 4, 2004 letter from Vicki Spear Real Estate.
- May 4, 2004 letter from the Sherwood Historical Society.
- May 4, 2004 letter from Vicki Spear.

Chair Emery asked if the applicant wished to provide testimony.

Roger Harris, Attorney representing the applicant, 5000 SW Meadows Road, Suite 400, Lake Oswego, Oregon 97035, and Mark Stewart (applicant), 8137 SW Seneca Street, Tualatin, Oregon 97062, addressed the Commission. Mr. Harris noted:

- Two building graphic designs were distributed to the Commission, identified as:
 - Option 'A' (day and night) – building as proposed without trellis feature.
 - Option 'B' – building with different facade treatments, color and stone.
- A materials board was also shown.
- He asked the Commission for a determination of “fineals” on the roof, as allowed by exceptions to height.
- There are no previous approvals under Chapter 9 to use as precedences.
- The “Downtown Sherwood Street Plan Vision Statement” is supportive of this application.
- Other supportive documents are a City Survey and various e-mails.

Chair Emery asked if there was any proponent testimony.

Ken Marlow (proponent), 5548 SW Dogwood, Lake Oswego, Oregon 97035, addressed the Commission. Mr. Marlow supported the application.

Mike Cook (proponent), 16200 SW Langer Drive, Sherwood, Oregon 97140, addressed the Commission. Mr. Cook supported the application and thought more housing was needed in Old Town Sherwood.

Patrick Lucas (proponent), 23861 Dewberry Place, Sherwood, Oregon 97140, addressed the Commission. Mr. Lucas stated he is a member of SURPAC, but not financially involved in the project. This project will invest a lot of money in Old Town.

Tess Kies (opponent), 80 S. Sherwood Boulevard, Sherwood, Oregon 97140, addressed the Commission. Ms. Kies was concerned about height of the building. She commented on the lack of parking and loading zones. A change to new buildings will cause the other buildings to be considered “blight”.

Steve White (proponent), 9790 SW Nimbus Avenue, Beaverton, Oregon 97008, addressed the Commission. Mr. White spoke in favor of the project at the last public hearing. He is supportive of the application.

Eugene Stewart (opponent), PO Box 534, Sherwood, Oregon 97140, addressed the Commission. Mr. Stewart objected to the allowed density and cited the HDR zoning standards. He would like 24 units per acre as a maximum.

Chair Emery asked if the applicant wished to provide rebuttal testimony.

Mr. Mark Stewart discussed the financial feasibility of the site as proposed.

Chair Emery closed the public hearing on SP 04-02 Sherwood Lofts Site Plan for Commission discussion and deliberations.

The Commission made the following findings and recommendations:

- Locate HVAC equipment on roof, back from the edge.
- “Fineals” are similar to a parapet and can be allowed as such.
- Not all parking will occur on-site.
- Revise #1 under Summary.
- Add language to Condition F concerning Homeowners Association requirement for color/materials remain as proposed.

Adrian Emery moved the Planning Commission approve SP 04-02 Sherwood Lofts Site Plan as revised, Option B, with conditions, based on the Staff Report, additional findings, applicant and public testimony. Seconded by Patrick Allen.

Vote for Passage of Motion: 5-Yes, 1-No (Henry), 0-Abstain

6. New Business

There was no New Business.

7. Adjourn to Work Session

There being no further business to discuss Chair Emery adjourned the regular Commission meeting at 9:05 PM to go into a work session on the proposed Transportation System Plan (TSP).

The TSP Work Session was adjourned at approximately 10:20 PM.

END OF MINUTES