



**City of Sherwood
PLANNING COMMISSION**

**Stewart Senior/Community Center
855 N. Sherwood Boulevard**

March 18, 2003

Regular Meeting -7:00 PM

A G E N D A

- 1. Call to Order/Roll Call**
- 2. Consent Agenda – March 4, 2003 PC Minutes (may not be available)**
- 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. (Continued from 03-04-03, public hearing closed)**
PUD 02-03 Madera Planned Unit Development & Preliminary Plat: a request by Centex Homes for a 59-lot single-family attached (townhome) planned unit development on 6.65 acres of an 11.78 acre site with lots sizes ranging from 1,800 square feet to over 5,000 square feet. The site is zoned High Density Residential (HDR) and Retail Commercial (RC). The site is located at 21235 SW Pacific Hwy, east of Edy Village, further described as Tax Lot 1300, Map 2S 1 30D. (*Keith Jones, Senior Planner*)
- 6. New Business**
 - A. Report on 02-25-03 Joint Council/Commission Work Session**
- 7. Adjourn**

**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
March 18, 2003

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
Ken Shannon

Staff:

Keith Jones, Senior Planner
Roxanne Gibbons, Recording Secretary

Commission Members absent:

Bill Whiteman

2. Consent Agenda

Chair Emery noted that the March 3, 2003 Planning Commission meeting minutes would be available at the next meeting.

3. Agenda Review

There were no changes to the Agenda.

4. Community Comments

There were no community comments.

5. Public Hearings

Chair Emery announced that the public hearing for PUD 02-03 Madera was closed and the Commission would continue their deliberations.

5A. PUD 02-03 Madera Planned Unit Development and Preliminary Plat

The Commission reviewed the revised findings and conditions of approval that included the changes discussed during the March 4, 2003 public hearing.

Ms. Lafayette asked if the March 11, 2003 letter from the adjoining property owner's attorney met the condition for access to Edy Road. Mr. Jones responded that this had been covered in the conditions of approval.

The Commission thanked the applicant for providing revised elevations that included improved architectural features in the townhome design.

Patrick Allen moved the Planning Commission recommend to the City Council approval of PUD 02-03 Madera Planned Unit Development and Preliminary Plat based on the findings of fact, public testimony, Staff recommendation and conditions as revised. Seconded by Kevin Henry.

Vote for Passage of Motion: 4-Yes, 0-No, 2-Abstain (Emery, Shannon)

6. New Business

The Commission briefly discussed their 2003 Work Program. They would like to include additional design standards in the “Cannery Area” to require a minimum height of two stories and work on developing commercial design guidelines.

The Commission briefly discussed scheduling a field trip this summer to look at some of the development projects that had been approved during the last year.

7. Adjourn

There being no further business to discuss, Chair Emery adjourned the regular Commission meeting at 7:20 PM.

Respectfully submitted,

Planning Department