



**AGENDA  
CITY COUNCIL & PLANNING COMMISSION  
MEETINGS**

**Marjorie Stewart Senior Center  
855 N. Sherwood Boulevard  
January 18, 2000 - 7:00 PM**

- 1. Call to Order City Council meeting - City Council and Planning Commission are seated.**
- 2. Roll Call for City Council.**
- 3. Public Hearing: PUD 93-3 Woodhaven Final Development Plan Changes:** a request for modifications to the approved Woodhaven PUD Final Development Plan:
  - A.** To designate a 6.19 acre area in the northeastern quadrant of the intersection of Sunset Blvd and Pinehurst Drive for park use; and
  - B.** To return the 7.56 acre area to the previously approved use; and
  - C.** To modify the conditions of approval primarily related to the school and park sites.  
Applicable Code Criteria: Chapter 2, Section 2.202.04B Changes in Approved Plans
- 4. Council goes into recess but remains at table.**
- 5. Planning Commission Call to Order and Roll Call.**
- 6. Planning Commission deliberations and recommendations.**
- 7. Planning Commission recesses and City Council reconvenes.**
- 8. City Council reviews Planning Commission recommendation.**
- 9. Council deliberations.**
- 10. Council action – Findings and Decision (proposed Ordinance available if Council chooses to adopt at this meeting)**
- 11. City Council adjourns.**
- 12. Planning Commission reconvenes for their regularly scheduled meeting – Call to Order/Roll Call**
- 13. Approval of Minutes – December 21, 1999 & January 4, 2000**
- 14. SUB 99-3 Woodhaven Phase 8C Preliminary Plat - public hearing closed:** a request by Genstar Land Co for approval of a 55-lot single family residential subdivision located in the Woodhaven PUD. Tax Lot 300, Map 2S 1 31. *Continued from January 4, 2000 to consider approval of Draft Conditions of Approval.*
- 15. Adjourn**

# **APPROVED MINUTES**

City of Sherwood, Oregon  
**Planning Commission Minutes**  
**January 18, 2000**

**Note:** Prior to convening the regular Commission meeting a joint City Council, Planning Commission meeting was held for a public hearing on PUD 93-3 Woodhaven Final Development Plan Changes to designate a 6.19 acre area in the northeastern quadrant of the intersection of Sunset Boulevard and Pinehurst Drive for park use and to return the 7.56 acre area to the previously approved use. The Commission recommended approval of the Woodhaven PUD modifications to the City Council. **The City Council approved the changes as well as modifications to the general conditions of approval for the Woodhaven PUD.** The minutes of the Council for January 18, 2000 will reflect the public hearing for this application.

**1. Call to Order/Roll Call**

Chair Angela Weeks called the meeting to order at 8:00 PM.

Commission Members present:

Adrian Emery  
Jeff Fletcher  
Sterling Fox  
Keith Mays  
Jeff Schroeder  
Ken Shannon  
Angela Weeks

Staff:

Carole W. Connell, Planning Consultant  
Roxanne Gibbons, Recording Secretary

During the joint council and commission meeting, Chair Weeks introduced Jeff Fletcher, who was recently appointed to fill the last vacancy on the Planning Commission. His term will expire in March of 2001.

**2. Minutes of December 21, 1999 and January 4, 2000**

Chair Weeks asked if there were any additions or corrections to the minutes of December 21, 1999 or January 2, 2000. There were no comments.

**Adrian Emery moved the Planning Commission accept the December 21, 1999 and January 4, 2000 minutes as presented. Seconded by Sterling Fox.**

**Vote for Passage of Motion: 7-Yes, 0-No, 0-Abstain**

### **3. SUB 99-3 Woodhaven Phase 8C Preliminary Plat**

Chair Weeks advised the Commission that the public hearing had been closed. The Commission would review the Draft Notice of Decision and recommended conditions of approval.

Chair Weeks apologized to the applicant, Genstar Land Company, for comments she made at the last Commission meeting. She did not mean to offend Genstar.

Chair Weeks referred the Commission to a letter dated January 17, 2000 from Tim Ramis regarding his review of Condition #50 for the Phase 8C preliminary plat application.

The Commission agreed to change Condition #51 to read:

“The final plat for Woodhaven Phase 8C will be released for recording when the deed to the park site has been released for recording, provided all other requirements for recording of that plat have been met. If the deed to the park site is not released to the City for recording, the application for approval of Woodhaven Phase 8C Preliminary Plat will return to the status which it was in when the Planning Commission denial was appealed to the City Council.”

The Commission also agreed to add the following language to the Notice of Decision:

“On January 18, 2000, the Planning Commission recommended and the City Council approved an amendment to PUD 93-3 Woodhaven Planned Unit Development re-designating a 6.19 acre commercial/residential site at the northeast corner of Sunset Boulevard and Pinehurst for public park use. The previously approved 7.56 acre park site on Meinecke Road adjoining the Sherwood High School was returned to its previous residential designation.

Condition #50 of the approval has been imposed because, without transfer of the park parcel, the Planning Commission does not find that the applicable criteria for approval of Woodhaven Phase 8C Preliminary Plat are satisfied.”

**Adrian Emery moved the Planning Commission approve SUB 99-3 Woodhaven Phase 8C Preliminary Plat based on the findings of fact, Staff Report recommendations, revisions to Condition #51 and additional language to the Notice of Decision as noted. Seconded by Sterling Fox.**

**Vote for Passage of Motion: 6-Yes, 1-No (Mays), 0-Abstain**

Ms. Connell said the site which the school district plans to develop will be required to come back before the Commission for a site plan and conditional use permit. They would also have to apply for an Institutional/Public (IP) zoning designation.

**4. Adjourn**

There being no further business to discuss, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Planning Department