



City of Sherwood
PLANNING COMMISSION
Stewart Senior/Community Center
855 N. Sherwood Boulevard
May 2, 2000 - 7:00 PM

A G E N D A

1. **Call to Order/Roll Call**
2. **Agenda Review**
3. **Community Comments** *are limited to items NOT on the printed Agenda.*
4. **Consent Agenda:**
 - A. **Approval of Minutes – April 18, 2000**
 - B. **SUB 96-7 Lucas Subdivision Final Plat:** a 5-lot subdivision located at the intersection of SW Borchers Drive and Highway 99W, on the north and south side of Scholls-Sherwood Road. Tax Lot 300, Tract 2, Map 2S 1 29B
5. **Public Hearings:** (Hearing Disclosure Statement. Also, declare conflict of interest, ex-parte contact, or personal bias) **Public Hearings** before the City Council and other Boards and Commissions shall follow the following procedure (Resolution 98-743, adopted June 9, 1998):
 - Staff Report--15 minutes
 - Applicant--30 minutes(to be split, at the discretion of the applicant, between presentation and rebuttal.)
 - Proponents—5 minutes each (applicants may not also speak as proponents.)
 - Opponents—5 minutes each
 - Rebuttal—Balance of applicant time (see above)
 - Close Public Hearing
 - Staff Final Comments—15 minutes
 - Questions of Staff/Discussion by Body—no limit
 - Decision (Note: Written comments are encouraged, and may be submitted prior to the hearing, at the hearing, or when the record is left open, after the hearing for a limited time. There is no limit to the length of written comment that may be submitted)
 - A. **SUB 00-03 Orchard Hill Subdivision Preliminary Plat:** a request by Joe Broadhurst for a 56-lot sf subdivision and 1-lot general commercial site, located west of Hwy 99W and east of Elwert Rd. Presently zoned 12.1 acres as Low Density Residential (LDR) and 4 acres General Commercial (GC). Tax Lot 1201, Map 2S 1 31B and Tax Lot 5700, Map 2S 1 31BB. (*Carole Connell*)
6. **Discussion of Metro 2040 Title 3 & Title 4 Compliance** (*Carole Connell*)
(Draft amendments being sent under separate cover)
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
May 2, 2000

1. Call to Order/Roll Call

Chair Angela Weeks called the meeting to order at 7:10 PM.

Commission Members present:

Adrian Emery
Keith Mays
Jeff Schroeder
Ken Shannon
Angela Weeks

Staff:

Dave Wechner, Planning Director
Carole W. Connell, Planning Consultant
Roxanne Gibbons, Recording Secretary

Commission Members absent:

Jeff Fletcher
Sterling Fox

2. Agenda Review

Carole Connell advised the Commission that Agenda Item #6 would be deferred to the June 6, 2000 Regular Commission meeting. There was no information submitted to the Commission.

Chair Weeks advised the Commission that "Community Comments" had been moved to the third item on the Agenda.

3. Community Comments

There were no comments.

4. Consent Agenda

A. Approval of Minutes – April 18, 2000

B. SUB 96-7 Lucas Subdivision Final Plat

Carole Connell reported that the Lucas Final Plat was conditioned to come back before the Commission as a Consent Agenda. All of the conditions for SUB 96-7 Lucas Subdivision Preliminary Plat have been met. She recommended two additional conditions on the Final Plat as stated in the Staff Report. The applicant has subsequently met Condition #1. She recommended that Condition #2 be revised to state, "Complete the bonding requirements with Washington County and ODOT for Scholls-Sherwood Road and Highway 99W improvements."

The City will not sign the final plat until the bonding requirements are met, as stated in Condition #1. She recommended the Commission approve SUB 96-7 Lucas Subdivision Final Plat with the one revised Condition.

Keith Mays moved the Planning Commission approve the Consent Agenda, with the revised condition for SUB 96-7 Lucas Subdivision Final Plat. Seconded by Ken Shannon.

Vote for Passage of Motion: 4-Yes, 0-No, 1-Abstain (Emery)

5. Public Hearings

Chair Weeks announced that the applicant was requesting a continuance of the public hearing for SUB 00-03 Orchard Hill Subdivision Preliminary Plat.

Mr. Joe Broadhurst, the applicant, asked for a two-week continuance to the May 16, 2000 Regular Commission meeting. If accepted by the Commission, this request would automatically extend the 120-day deadline.

A member of the audience asked if the Commission would open the hearing tonight for public testimony. Chair Weeks responded that the hearing would not be opened for public testimony tonight because there will probably be changes made to this application.

Dave Wechner, Planning Director, stated that the two-week continuance was probably the minimum amount of time required to resolve some of the issues on this application. The public hearing for the Marketplace at Sherwood (GI Joes) Site Plan is also scheduled for May 16, 2000. If the Commission opens the public hearing on Orchard Hill tonight, they would be taking testimony on issues that may change because the plat is likely to be changed.

The Commission agreed not to take any public testimony and wait until the revised plat is received.

Adrian Emery moved the Planning Commission continue SUB 00-03 Orchard Hill Subdivision Preliminary Plat to the May 16, 2000 Regular Commission meeting, as requested by the applicant. The 120-day deadline will also be extended for this time period. Seconded by Keith Mays.

Vote for Passage of Motion: 5-Yes, 0-No, 0-Abstain

6. Discussion of Metro 2040 Title 3 and Title 4 Compliance

Carole Connell stated that this item would be deferred to a future Commission meeting. The applicant for GI Joes has asked for a continuance from the May 16, 2000 Regular Commission meeting. There are three other fairly substantial applications being scheduled for a May 30, 2000 Commission meeting. All of these things have to be considered when scheduling the Commission review of Metro 2040 items. She had planned to have a joint work session on May 30, but this will not be possible. The current plan is to have a public hearing on Metro 2040 Title 3, 4 and 6 at the Commission meeting of either June 6 or June 20, 2000.

The Commission requested that a draft of the amendments for Metro 2040 be available at the May 16, 2000 Regular Commission meeting.

Ms. Connell said the conditions for the Home Depot project will be made available to the Commission as soon as the City receives them or after the Stipulated Order is filed with the Circuit Court.

Mr. Brian O'Boyle, 22206 Bushong Terrace, Sherwood, Oregon 97140, addressed the Commission. He asked if the City had some type of architectural review committee. The City of Sherwood does not seem to be any different than Newberg or Tigard when you look at the building designs along Highway 99W.

The Commission explained that the Development Code contains criteria for signage. The Commission also receives building elevations with each land use application.

Mr. Wechner said in the near future the City will be developing an Old Town Redevelopment Plan that will be made for public review. He said Mr. O'Boyle may be interested in this process.

Ms. Connell said there are three land use applications scheduled for May 30. These are a planned unit development next to the Gleneagle Condominiums, a planned unit development east of the railroad tracks and north of Sunset Boulevard, and a large industrial park south of Tualatin-Sherwood Road and west of the railroad tracks.

Mr. Wechner noted the following:

- Mr. Keith Jones has been hired as an Associate Planner for the City. He will begin on May 15, 2000.
- The applicant for GI Joes has asked for a continuance to work out some transportation and traffic circulation issues. The City Engineer has raised certain points in this regard.
- The City has hired Paul Norr to act as the Hearings Officer. His first hearing will be May 22, 2000 at the Senior Center to hear three School District projects; improvements at Hopkins Elementary School, Middle School remodel and High School addition..

Chair Weeks announced that the City Planning Department will be moving downstairs at City Hall within the next two weeks.

7. Adjourn

There being no further business to discuss, the meeting was adjourned at 7:35 PM.

Respectfully submitted,

Planning Department