



**City of Sherwood
PLANNING COMMISSION
Stewart Senior/Community Center
855 N. Sherwood Boulevard
August 1, 2000 - 6:00 PM**

A G E N D A

- 1. Call to Order/Roll Call**
- 2. Consent Agenda**
 - A. Approval of Minutes – July 18, 2000 Regular Commission Meeting**
 - B. Review Findings for PUD 00-02 Drennan Estates Preliminary Development Plat and Preliminary Plat. This will be a recommendation to the City Council, for which a public hearing is scheduled on August 8, 2000. (cont'd from 07-18-00)**
- 3. Agenda Review**
- 4. Community Comments** *are limited to items NOT on the printed Agenda.*
- 5. Public Hearings – None Scheduled.**
- 6. New Business**
- 7. Adjourn to Work Session on Hearings Procedures and 2000-2001 Work Plan**

**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
August 1, 2000

1. Call to Order/Roll Call

Chair Weeks called the meeting to order at 6:10 PM.

Commission Members present:

Adrian Emery
Jeff Fletcher (6:25 PM)
Sterling Fox
Keith Mays
Jeff Schroeder
Ken Shannon
Angela Weeks

Staff:

Dave Wechner, Planning Director
Keith Jones, Associate Planner
Shannon Johnson, Legal Counsel
Roxanne Gibbons, Recording Secretary

2A. Minutes of July 18, 2000

Chair Weeks asked if there were any additions or corrections to the minutes of July 18, 2000. Dave Wechner referred the Commission to page 8 of the minutes and made the following changes:

- Page 8, 2nd paragraph, should read, “Dave Wechner advised the Commission that the density of the townhouse portion of the PUD would be 13.77 units per acre on this site.”
- Page 8, 5th paragraph, should read, “Mr. Shannon said the applicant knew the restraints on the property when it was purchased. He asked whether the City is obligated to see that the applicant is able to develop this site?”

Adrian Emery moved the Planning Commission accept the July 18, 2000 minutes as amended. Seconded by Sterling Fox.

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

2B. PUD 00-02 Drennan Estates Preliminary Development Plan and Preliminary Plat

Chair Weeks advised the Commission that this item is a review of the Findings for this application. The Commission decision will be a recommendation to the City Council.

It was the consensus of the Commission that the Findings were well prepared and reflected the concerns of the Commission.

Mr. Shannon asked what benefits the City would receive if this PUD was granted allowing several exceptions to the Development Code. The only item he could come up with was that the applicant would provide a trail. He asked in general, how responsible is the City to allow exceptions in granting planned unit developments.

Mr. Wechner responded that a planned unit development has several criteria that must be met for approval. In this case, the applicant met two of eight criteria. Part of what the Commission will address in the future, that will be legislative in nature, is how the PUD criteria should reflect what the City wants to see in a planned unit development. Mr. Shannon's question is whether the City is allowing exceptions to the standards of the underlying zoning district that are warranted with the preliminary development plan. From the previous public hearing, the Commission had concerns with criteria #2, #3 and #5 for approval of a planned unit development.

Mr. Shannon asked what agencies were involved in the permitting process to fill a portion of the wetlands located on the back portion of the site.

Mr. Wechner said the Division of State Lands (DSL) would do the review if the area was one acre or less. The U.S. Army Corps of Engineers would become involved if it was more than one acre. Just prior to this meeting, and after the public hearing was closed, the City just received a copy of the evaluation from DSL. This information will be included in the packet with the Commission recommendation to the City Council. The DSL report concurred with the applicant's wetlands report done by Schott & Associates for wetlands fill. The permit from DSL has not been issued at this time.

Ms. Weeks said her feeling from what was presented in the findings and application materials was that the applicant was not really prepared and did not submit a complete plan.

There being no further Commissioner comments,

Keith Mays moved the Planning Commission accept the findings dated August 1, 2000 for PUD 00-02 Drennan Estates Preliminary Development Plan and Preliminary Plat as a recommendation to the City Council for denial of this application. Seconded by Sterling Fox.

Vote for Passage of Motion: 6-Yes, 0-No, 0-Abstain

3. Agenda Review

There were no comments.

4. Community Comments

Ken Shannon asked if he could provide a report from the Council regarding the G.I. Joes Site Plan and Variance application heard by the City Council. The Council held a public hearing on July 25, 2000. The Council concerns mirrored those of Commissioner Schroeder regarding the proposed G.I. Joes building elevations. The Council thought that the proposed G.I. Joes store was not architecturally consistent with the design of the surrounding shopping center buildings in Sherwood. The Council asked the applicant to provide a design that was more consistent with the other shopping centers.

Shannon Johnson said there is a section in the Development Code that provides objectives for design. These objectives are in Chapter 5, Section 5.100 Community Design, Site Plan Review of the Development Code. Section 5.100 states, in part, "Encourage development that is compatible with the existing natural and manmade environment, existing community activity patterns, and community identity."

Mr. Wechner read Section 5.101.02B, "Minimize or eliminate adverse visual, aesthetic or environment effects caused by the design and location of new development, including, but not limited to effects from 1) Scale, mass height, areas, appearance and architectural design of buildings and other development structures and features, 2) Vehicular and pedestrian ways and parking areas, and 3) Existing or proposed alteration of natural topographic features, vegetation and water-ways."

Shannon Johnson said the Council directed Staff to include conditions of approval that would ensure architectural consistency with the Sherwood Plaza and Sherwood Market Center.

The Commission asked Staff to include a Report from Council Liaison under New Business on future Commission Agendas.

5. Public Hearings

There were no public hearings scheduled.

6. New Business

Mr. Wechner reported that the Urban Reserve Area 45 Study has been completed by Westlake Consultants. A copy of the study will be provided to the Commission. The report will be presented to the City Council on August 8, 2000 at their Regular Council meeting. The Commission asked if this report could be included with the next Commission packet.

Mr. Wechner said the acceptance of additional urban reserve land and expansion of the Urban Growth Boundary would be a decision by Metro.

7. Adjourn to Work Session

There being no further business to discuss, the Regular Commission meeting adjourned at 6:35 PM.

The Commission adjourned to a work session to discuss Hearings Procedures and the 2000-2001 Work Program. The Work Session adjourned at approximately 8:30 PM.

Respectfully submitted,

Dave Wechner
Planning Director