



**City of Sherwood  
PLANNING COMMISSION  
Stewart Senior/Community Center  
855 N. Sherwood Boulevard  
July 20, 1999 - 7:00 PM**

**A M E N D E D      A G E N D A**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes – July 6, 1999**
- 3. Agenda Review**
- 4. 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 99-5/SP 99-4/CUP 99-2/VAR 99-3 Fred Meyer Preliminary Plat, Site Plan, Conditional Use & Variance:** a request for approval to divide 59.59 acre parcel into 8 lots, site plan approval for Parcel 1 for 159,698 sf Fred Meyer retail center with 14,044 sf Garden Center, conditional use to allow seasonal outdoor sales of gardening-related merchandise, and variance for outdoor signage which exceeds the square footage permitted by the Code. **The applicant has requested a continuance to August 17, 1999.**
- 5. Community Comments:** are limited to items NOT on the printed agenda under Public Hearings.
- 6. Other Business**
- 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**  
**July 20, 1999**

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

Vice-Chair Angela Weeks called the meeting to order at 7:35 PM.

Commission Members present:

Adrian Emery  
Sterling Fox  
Keith Mays  
Jeff Schroeder  
Angela Weeks

Staff:

Greg Turner, City Planner

Commission Members absent:

Ken Shannon

**2. Minutes of June 15, 1999**

Vice-Chair Weeks asked if there were any additions or corrections to the minutes of July 6, 1999. There were none.

**Keith Mays moved the Planning Commission accept the July 6, 1999 minutes as presented. Seconded by Adrian Emery.**

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

**3. Agenda Review**

There were no other comments.

**4. Public Hearings**

Vice-Chair Weeks announced that the applicant for the Fred Meyer proposal has requested a continuance.

**4A. SUB 99-5/SP 99-4/CUP 99-2/VAR 99-3 Fred Meyer Preliminary Plat, Site Plan, Conditional Use and Variance**

**Adrian Emery moved the Planning Commission continue SUB 99-5/SP 99-4/CUP 99-2/VAR 99-3 Fred Meyer Preliminary Plat, Site Plan, Conditional Use and Variance to the August 17, 1999 Regular Commission meeting. Seconded by Keith Mays.**

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

Greg Turner noted that the 120-day deadline would be tolled during this time period because the continuance was requested by the applicant.

## **5. Community Comments**

Robert J. Claus, 22211 SW Pacific Highway, Sherwood, Oregon 97140, addressed the Commission. He noted:

- Planned Unit Developments were banned in Canada because it was felt they were simply a convenient way to buy zoning and step around comprehensive plans.
- Woodhaven Phase 8C, in all likelihood, will never come back before a public hearing.
- He questioned how Phase 7B and Phase 8C could be a PUD. How could a finding of fact be that there is a public benefit. What public benefit did the City get from the PUD?
- These phases are not PUD's and yet Woodhaven received approval for four extra lots in Phase 7B. This is a minimum of \$120,000.
- Oregon has a court decision which is very similar to the court decision in Canada.
- If you have a Staff that is not careful, you get a situation where the comprehensive plan does not mean anything.
- American zoning, except in Oregon and a few other places, is not community friendly. It is regionally friendly.
- Sherwood jumped outside their comprehensive plan and built a shopping center on the highway that ruined the downtown.
- The Commission is going to have to force people to the letter of the law with zoning.
- The City is down to \$12 million in SDC funds.
- When Mr. Bormet came to Sherwood, the City had \$21 million in the bank. He was here 3-1/2 years and the City has less than \$12 million in the bank. These SDCs are not enough to pay for the infrastructure the City chose. If the City is not very careful on what is done, the infrastructure is going to be overloaded. We will have another debacle of the downtown getting ruined because we over-built.
- You are seeing this played out with Woodhaven on what he said in the first meeting.
- The City did not get what we should have with this PUD. Theoretically, the City should have gotten a better infrastructure from the PUD. This is what a PUD does.
- The citizens of this town are going to be taxed to pay for the infrastructure.
- From this point on, if a PUD does not march to the letter of the law, send it back to the City Council and let them go to LUBA. LUBA is getting aware that the Staff is a little careless with their findings of fact.
- He was beaten at LUBA with Phases 7B, 8A and 8B because the Staff did not tell the truth. If they told the truth, Woodhaven would not have built anything after Phase 6.
- The City is now entering a phase where everyone is going to be trying to cut out the zoning rules and nobody is going to be trying to leave anything on the table. The land is too expensive.
- If things would have been done correctly, the trees would have been protected, the streets would have been protected, there would have been no extra lots and the City would have had a town with the right transportation links. We do not have any of these things today.
- He was not sure what the City got out of the Woodhaven PUD.

Bill Whiteman, 16923 SW King Richard Court, Sherwood, Oregon 97140, addressed the Commission. He wanted to let the Commission know it was a privilege to have served with the other Commissioners for the last 3 years. Serving on the Commission was a very positive experience and he thanked the Commissioners. He looks forward to his continued involvement in City government as he serves on the City Council.

**6. Other Business**

Mr. Turner discussed some of the important issues the Commission will be dealing with in the future. One of these is Metro's Functional Plan which will change the City's Comprehensive Plan. Staff has been meeting with Metro regarding the Plan.

The Commission asked that the public be kept informed as much as possible regarding the public hearing for the Fred Meyer application. Some additional notification could include the Sherwood Gazette, the City Newsletter and the reader board of the Robinhood Theater.

**7. Adjourn**

There being no further business to discuss, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Planning Department