

City of Sherwood
PLANNING COMMISSION MEETING
855 N. Sherwood Blvd
Tuesday, May 21, 1996
7:00 PM

A G E N D A

1. **Call to Order/Roll Call**
2. **Approval of Minutes of May 7, 1996**
3. **Community Comments:** *Community comments are limited to items NOT on the printed agenda.*
4. **Consent Agenda**
 - A. **PUD 93-2 Wyndham Ridge Phase 2 Final Plat for 48 single family lots.**
5. **Public Hearings:** (Hearing Disclosure Statement. Also, declare conflict of interest, ex-parte contact, or personal bias)
 - A. **(Continued until further notice) CUP 96-3 PCS:** a Conditional Use Permit to install a cellular communication facility on a 100 ft monopole at Sherwood Tractor & Rental on Pacific Highway.
6. **99W Corridor Planning** - workshop discussion.
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 Meeting
May 21, 1996

1. Call to Order/Roll Call

Vice-Chairman Corrado called the meeting to order at 7:01 PM.

Commission Members present:

Allen Baker
George Bechtold
Susan Claus (arrived 7:33 PM)
Chris Corrado
Rick Hohnbaum (left 8:33 PM)
Angela Weeks
Bill Whiteman

Staff:

Sue Engels, Asst to City Manager
Jon Bormet, City Manager
Garth Shull, City Engineer

2. Minutes of May 7, 1996 Commission Meetings

Vice-Chairman Corrado asked if there were any corrections, additions or deletions to the minutes of May 7, 1996.

**Rick Hohnbaum moved the Planning Commission accept the May 7, 1996 minutes as presented. Seconded by George Bechtold.
Vote for Passage: 6 - Yes, 0-No, 0-Abstain**

3. Community Comments

Vice-Chairman Corrado called for comments from the audience regarding any items not on the printed agenda. There were no community comments.

4. Consent Agenda

The Commission removed PUD 93-2 Wyndham Ridge Phase 2 Final Plat from the Consent Agenda for discussion.

4A. PUD 93-2 Wyndham Ridge Phase 2 Final Plat for 48 single family lots.

Mr. Whiteman asked for clarification regarding the fire district approval. The Commission briefly discussed Highway 99W and Meinecke Road intersection safety issues. Mr. Bechtold asked for clarification regarding the location of the storm water facility. His concern was that the Commission had requested the information as a condition of approval approximately one year ago. He expected to see this information come in prior to final plat approval. He asked if the City wanted the Planning Commission to require the applicant to provide as much information as possible so that the City is not doing the engineering that the applicant should be doing. Mr. Bormet responded the City is not doing the engineering. The applicant will be doing the engineering and then it becomes a question of when the Commission wants it to be done. Mr. Bechtold asked that the applicant provide the storm water facility location information as soon as possible. There were no further comments.

Bill Whiteman moved the Planning Commission approve PUD 93-2 Wyndham Ridge Phase 2 Final Plat subject to the conditions of approval contained in the May 15, 1996 Staff Report. Seconded by George Bechtold.

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

5. Public Hearings

Vice Chairman Corrado read the hearings disclosure statement and requested that Commission members reveal any conflict of interest, ex-parte contact or bias regarding any issues on the agenda. There were no disclosures.

5A. CUP 96-3 PCS (continued from May 7, 1996)

Vice-Chairman Corrado called for the Staff Report. Sue Engels reported Staff is requesting a continuance until the June 4, 1996 Planning Commission meeting. Staff is preparing additional findings for this application. Mr. Bormet said it is Staff's intent to move as expeditiously as possible, but that the application applies to a fairly major issue. The Commission agreed the application concerned an issue which required additional time for further research and review.

Vice-Chairman Corrado opened the public hearing for comments from the applicant.

Ken Hranicky, (representing the applicant Western PCS) 7535B NE Ambassador Place, Portland, Oregon 97220, addressed the Commission. Mr. Hranicky stated for the record:

- Western is not requesting this continuance.
- Western is under the impression that Staff was directed to report back to the Commissioners tonight with conditions that the Commissioners could consider for possible approval.
- Western requests that this item, CUP 96-3 PCS, be continued no further than the next scheduled Planning Commission meeting.

He referred to the report, comments and application materials provided at the previous Commission meeting. The applicant will provide this report for the Commissioners. Time is an important factor due to construction scheduling and they have a concern regarding the 120 day deadline.

Vice-Chairman Corrado asked if there was anyone else wishing to speak on the application. There was no further testimony. Vice-Chairman Corrado closed the public hearing on this agenda item, unless a Commission member ask that it be reopened for additional testimony, for discussion and comments by the Commission.

Rick Hohnbaum moved the Planning Commission continue until further notice CUP 96-3 PCS, as requested by Staff. Seconded by Susan Claus.

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

Election of Planning Commission Chair and Vice-Chair

Rick Hohhbaum moved the Commission go through the election process for Commission Chair and Vice-Chair. There was no second to the motion and following discussion, the Commission

agreed to defer the election of officers to the June 4, 1996 Planning Commission meeting as the last agenda item before the Director's Report.

6. 99W Corridor Planning - Workshop Discussion

Jon Bormet reported on various planning issues facing the City and brought the Commission up-to-date. He presented the following items which were open for discussion:

- Highway 99W Corridor
 - ❖ Speed limits are designated by ODOT
- System Development Charges (SDC's)
- Fence Code
- Downtown Sherwood - streets, development
- New City Planner
- Metro 2040 Plan

The Commission liked having the City Manager available to report on different issues, although it was sometimes difficult to receive the reports at a regular Commission meeting. The Commission agreed to hold a workshop meeting on **Monday, June 10, 1996, 7:00 to 9:00 PM at the City Hall.**

There being no further business to discuss, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Planning Department