



**City of Sherwood  
PLANNING COMMISSION  
20 NW Washington (City Hall)  
Monday, November 11, 1996  
12 NOON**

The Planning Commission of the City of Sherwood will hold a special meeting to take action on the following land use application which was tabled at the November 5, 1996 Commission meeting:

**A G E N D A**

- 1. Call to Order/Roll Call**
- 2. Consent Agenda**
  - A. SUB 96-4 Woodhaven Phase 5 Final Plat:** (tabled at November 5, 1996 PC Mtg) a request by Genstar for final plat approval of a 36-lot subdivision in Woodhaven PUD.
- 3. Other Business**
- 4. 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**  
**Special Commission Meeting**  
**November 11, 1996**

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

Chairman Bill Whiteman called the meeting to order at 12:10 PM.

Commission Members present:

Allen Baker  
George Bechtold  
Susan Claus (12:15 PM)  
Rick Hohnbaum  
Bill Whiteman

Staff:

Jason Tuck, Assistant Planner  
Roxanne Gibbons, Recording Secretary

Commission Members absent and excused:

Chris Corrado  
Angela Weeks

Other Attendees:

Phil Nachbar, Genstar Land Company Northwest

**2. Consent Agenda**

Chairman Whiteman explained the purpose of this special Commission meeting. On November 5, the Commission tabled SUB 96-4 Woodhaven Phase 5 Final Plat pending receipt of additional information regarding the signalization at Highway 99W and Sunset Boulevard. He asked if there was a motion to remove this item from the table.

**Rick Hohnbaum moved the Planning Commission remove SUB 96-4 Woodhaven Phase 5 Final Plat from the table. Seconded by George Bechtold.**

**Vote for Passage of Motion: 4-Yes, 0-No, 0-Abstain**

Chairman Whiteman asked if there was a motion to approve SUB 96-4 Woodhaven Phase 5 Final Plat.

**Rick Hohnbaum moved the Planning Commission approve SUB 96-4 Woodhaven Phase 5 Final Plat based on the recent information received from the applicant and the Oregon Department of Transportation (ODOT). Seconded by George Bechtold.**

Chairman Whiteman opened the floor for discussion by the Commission. He reported on the November 8, 1996 meeting with representatives from ODOT, Genstar and City Staff. Phil Nachbar, Genstar, chaired the meeting. The main concern of ODOT was sight distance. The state accepts the AASHTO standards of 1200 feet for minimum sight distance. After modification, Genstar will have 850 feet of sight distance at the intersection which will be acceptable to ODOT. The proposed schedule showed that Genstar would start construction of the traffic light by January 2, 1997.

As a result of the November 8th meeting, ODOT prepared a letter dated November 8, 1996 regarding signalization at the 99W and Sunset Boulevard intersection. The letter confirmed that ODOT Region 1 would approve the proposed signal and proceed with the issuance of a permit for construction upon agreement to and execution of the following conditions of approval:

1. Developer will provide maximum intersection sight distance limited by vertical crest of northbound vertical crest of highway as shown in Developer's Line-of-Sight Survey dated 9-6-96. Developer will clear and grade sight line pursuant to ODOT approval of grading plan to be submitted by developer. Additional right-of-way or easement needed outside ODOT property shall be acquired by developer.
2. Developer will perform field survey to determine existing cross sections at intersection (minimum five). Based on this information developer will submit plans for approval and construct intersection improvements, as determined by ODOT, to address grade deficiencies as soon as possible.

The letter referenced the draft of the Signal Agreement and forwarding a response directly to the 2A District Office as soon as possible.

Genstar agreed to these conditions.

Chairman Whiteman thanked Jon Bormet for his assistance in resolving this matter.

A vote on the motion was taken:

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

Rick Hohnbaum stated for the record that it should be clear to the applicant that any changes or further delays in this schedule for the signalization may require further action by the Commission.

Bob Schmidt, ODOT, will be in contact with Mr. Bormet on a weekly basis regarding the signalization.

Chairman Whiteman thanked the Commission for their support. Mr. Nachbar invited the Commissioners to contact him if they had any further questions.

There being no further business to discuss, the meeting was adjourned at 12:20 PM.

Respectfully submitted,

Planning Department