

City of Sherwood, Oregon
Planning Commission Meeting

November 16, 1993

1. **Call to Order/Roll Call.** Chairman Birchill called the meeting of the Planning Commission to order at approximately 7:30 p.m. Commission members present were: Chairman Eugene Birchill, Marty Ruehl, Chris Corrado, Marge Stewart, Susan Claus, and Glen Warmbier. Rick Hohnbaum was absent. Planning Director Carole Connell and secretary Kathy Cary were also present.

2. **Minutes of previous meetings.**

Minutes of November 2, 1993 Meeting:

Ms. Stewart moved, seconded by Mr. Warmbier, that the minutes of the November 2, 1993, meeting be approved as presented. The motion carried unanimously.

3. **Public Hearing:**

Chairman Birchill read the hearings disclosure statement and requested that Commission members advise of any conflict of interest or ex-parte contact. Chairman Birchill determined that there had been no ex-parte contract or conflict of interest on any agenda items.

Mr. Ruehl questioned whether Agenda Item 4 C, SUB 93-6 Foothills Estates, Phase 1 Final Plat was subject to public hearing. Ms. Connell responded that the item is not subject to public hearing and the item was removed from that section.

- A. Continued PUD 93-3 Woodhaven: Preliminary PUD Development Plan and Preliminary Subdivision Plat for a 1268-unit residential development on Sunset Boulevard.**

Chairman Birchill requested a motion to delay PUD 93-3 until November 30, 1993, at which time a special Commission meeting will be held to consider only the Woodhaven PUD. Ms. Stewart moved, seconded by Ms. Claus that PUD 93-3 Woodhaven be continued until November 30, 1993. Motion carried unanimously.

Mr. Ruehl questioned the reason for continuing Woodhaven PUD 93-3. Ms. Connell responded that there have been several meetings with the applicant, staff, and several agencies in order to respond to the

questions raised by the Commission at their meeting of November 2, 1993. Additional time is needed to prepare a report of those meetings and answer Commission's questions. She advised that response to Commission's questions may raise additional evidence which might require that the public hearing be re-opened. Ms. Connell noted that if the Commission makes a decision to approve the Woodhaven PUD, it will then be forwarded to the City Council for public hearing, the meeting for which is tentatively scheduled for December 8.

B. SP 93-2 Alto Car Wash.

Chairman Birchill opened the public hearing on SP 93-2, Alto Car Wash, and called for a staff report.

Ms. Connell reported that the applicant originally filed for a Site Plan review in 1990, however, the project had not gone forward because of a delay in sale of the property, and the original approval has expired.

Ms. Connell noted that the applicant has submitted a new request to construct a car wash with some revisions to the original application.

Ms. Connell advised that the new application consists of an automated, coin-operated, three-bay car wash as well as an outside vacuum and chamois strip. Ms. Connell indicated that there will be a 10-foot landscaped strip between the facility and Sherwood Boulevard. She noted that the applicant proposes to landscape the triangular shaped parcel on the southeast side of the property, along North Sherwood and Langer Drive, which will he will maintain if the City will plant the landscaping vegetation. Ms. Connell explained that the applicant proposes to build an eight-foot chain link fence at the adjoining property line, which will eliminate the unusable double-fenced area now covered with weeds.

Ms. Connell pointed out that the property is currently zoned retail commercial and the adjoining property is zoned commercial; however, the building is currently used as a commercial/residential facility and contains a print shop, dry cleaner and residence.

Ms. Connell reviewed the requirements for landscaping and pointed out that the Code requires a 15-foot visual corridor on Sherwood Boulevard; however, the applicant is requesting that the corridor be reduced to 10 feet.

Ms. Connell noted that permitting a reduction would be

consistent with past Commission actions and recommended the reduced corridor width be permitted. Ms. Connell commented that the eight-foot fence behind the neighbor's property exceeds the City's standard of six feet, however, the higher fence will provide increased privacy and security for the adjoining property and is beneficial to both properties.

Ms. Connell stated that the applicant's property is an important entry into the City and pointed out that the applicant has provided a great deal of landscaping on the west side of the service station and that the quality and maintenance of landscaping is expected to continue in the other areas.

Ms. Connell advised that in the previous approval, questions had been raised regarding storm water runoff, oils, grease and other debris resulting from the washing of automobiles. She noted that the applicant must comply with the standards and requirements of the Unified Sewerage Agency (USA), and he intends to use catch basins and the grassy swale and will discharge stormwater into the existing storm water facility at the intersection of Sherwood Boulevard and Pacific Highway. Ms. Connell advised that the applicant will be using soap which does not contain any phosphates and 50 percent of the water will be recycled.

Ms. Connell pointed out that the problems of increased noise levels must be addressed including compliance with State and City standards. Ms. Connell noted that noise from the air dryer will exceed that permitted, and the problem is compounded since it is difficult to obtain accurate noise readings because of the ambient traffic noise in the area.

In conclusion, Ms. Connell reviewed the recommendations contained in the staff report and recommended that SP 93-2 be approved subjected to the conditions outlined therein. Ms. Connell pointed out that the house adjacent to the Chevron Station is zoned commercial, and the fact that the resident lives there is grandfathered, and will not be permitted if the occupancy changes in the future.

Chairman Birchill opened the hearing for testimony from proponents.

John Alto, Chevron Automotive, Post Office Box 1090, Sherwood, addressed the Commission. Mr. Alto stated

that he would like to address Condition No. 6, which limits operation hours of the car wash. Mr. Alto remarked that the car wash can operate without the dryer, which is a separate part of the car wash and is located on the west end of the building and should generate less noise than the existing traffic. Mr. Alto advised that the manufacturer, Hanna Corporation, will work with him to reduce the noise levels. He commented that his intent is to be a good neighbor; the facility has been designed so as to not create any problems; he is sensitive to the restrictions, and the dryer will not run 24 hours since it has a one-minute cycle. Mr. Alto stated that he would like to have use of the dryer at night because many of his customers have their automobiles washed at night, but if a noise problem does arise, the dryer will be shut off. Mr. Alto noted that the noise levels at the Commission meeting had been monitored during the evening and the speaking voices exceed the decibel levels permitted by the State standards.

Chairman Birchill opened the hearing for testimony from opponents.

Clyde List, 21235 SW Pacific Highway, Sherwood, addressed the Commission. Mr. List pointed out that sounds carry differently during the day than at nighttime and recommended that testing be done at night time as well as during the daytime hours.

There being no further testimony, Chairman Birchill closed the public hearing and opened the meeting for comments, questions and discussion among the Commissioners.

Ms. Stewart commented that she has no problems with the noise issue since Mr. Alto has agreed to turn the dryer off; however, she is concerned with the oil and grease resulting from washing an automobile. Mr. Graves, of Hanna Corporation, advised that all water goes through a treatment process before it flows into the sanitary sewer and will be treated in accordance with USA's requirements.

In response to Chairman Birchill's question as to what has been done to mitigate the noise problems after the car wash has been placed into operation, Mr. Graves responded that the noise cannot be eliminated, but there are several options that can be installed to significantly reduce the noise levels.

After extensive discussion of the difficulty with noise decibel readings and establishing suitable decibel levels, Ms. Connell recommended that a condition be added to require evidence of compliance with the City and State requirements for noise rather than trying to resolve the problem in advance.

Ms. Stewart suggested that a condition be added which will require the car wash's waste water to be treated in accordance with USA standards.

After further discussion, Mr. Warmbier moved, seconded by Mr. Corrado, that based on findings of fact, SP 93-2 Alto Car Wash be approved subjected to the following conditions:

1. Submit for City review and approval a detailed landscaping plan, including irrigation and maintenance.
2. Submit for City review and approval a signage plan in accordance with City sign standards.
3. Submit for City review and approval an outdoor lighting plan.
4. Provide an acoustical engineer's certification showing compliance with State noise control standards.
5. Provide a storm water run-off plan for City and USA review and approval.
6. The car wash waste water must meet USA standards.

Motion carried unanimously.

5. **SUB 93-6 Foothills Estates Phase 1 Final Plat.**

Chairman Birchill called for a staff report.

Ms. Connell reported that the Commission is reviewing the final plat for a 15-lot Phase 1 of the Foothills Estates. She noted that the Commission had approved the plan on October 17, 1993, and the entire project consists of 37 lots.

Ms. Connell pointed out that the final subdivision plat approval does not require a public hearing. Ms. Connell reviewed the criteria for final plat approval and noted that Phase 1 extends from Whispering Firs and Paula Lane on the south; Paula Lane eventually being the highest elevation

point in the City.

Ms. Connell noted that there are only two conditions which apply to Phase 1, one of which is renaming Paula Lane since it will be a through street traveling west through adjacent developments. Ms. Connell recommended that the street be renamed and that the City be requested to initiate the process of changing the existing street name in Whispering Firs. Ms. Connell pointed out that the street name of "Scott Ridge Terrace" had not yet been approved by Washington County. The names "Sherwood Heights" and "Sherwood View" were suggested as alternate names for Paula Lane. Chairman Birchill directed the applicant to coordinate street renaming with Staff.

After a brief discussion, Mr. Ruehl moved, seconded by Ms. Stewart, that based on findings of fact SP 93-6 Foothills Estates Phase 1 Final Plat be approved subject to the following conditions:

1. The owner shall post "No Parking" signs on the north side of Paula Lane and on the west side of Scott Ridge Terrace.
2. Provide an alternative name for Paula Lane in accordance with City street naming standards, and submit for City approval. Verify with Washington County acceptance of the name Scott Ridge Terrace.

The motion carried unanimously.

Prior to presentation of the Planning Director's report, Chairman Birchill requested that consideration be given to an observation made by Ms. Stewart. Ms. Stewart expressed her concern with the seemingly inappropriate length of testimony provided by some citizens. She suggested that consideration be given to limiting remarks to a specific time frame since doing so forces a speaker to be more concise. After a brief discussion, the Commission concurred that testimony time should not be limited, but is under the control of the Chairman.

6. **Planning Director's Report**

Ms. Connell advised that she had nothing further to report and inquired whether the Commission wished to meet December 21 and January 4. Commission concurred that the decision to meet would be at Ms. Connell's discretion.

Ms. Connell commented that a meeting is Scheduled for November 30, the subject of which will be limited to Woodhaven PUD 93-3. She noted that several meetings have been held with representatives from USA, US Fish and Wildlife, LCDC, and ODOT, all of which had been very productive. Ms. Connell indicated that a report will be mailed to the Commission within the next week.

7. **Adjournment:**

There being no further items before the Commission, Chairman Birchill adjourned the meeting at approximately 9:15 p.m.

Respectfully submitted,

Kathy Cary
Secretary