

City of Sherwood, Oregon  
Planning Commission Meeting  
November 17, 1992

1. **Call to Order/Roll Call:** Chairman Birchill called the meeting to order at approximately 7:30 p.m. Commission members present were: Eugene Birchill, Marty Ruehl, Ken Shannon, Christopher Saxton, and Glen Warmbier. Ms. Hosler and Ms. Stewart were excused. Planning Director Carole Connell and Secretary Kathy Cary were also present.

2. **Minutes of November 3, 1992:**

There being no corrections or changes, the minutes of the November 3, 1992, meeting were approved as submitted.

3. **Public Hearings:**

Chairman Birchill announced that since the items under the Public Hearing section of the agenda had either been continued or withdrawn, he would waive reading of the public hearing disclosure statement.

**A.PA 92-4 and SP 92-8 Drennan Plan Map Amendment and Site Plan for a 71-Unit Manufactured Home Park - Continued.**

Chairman Birchill noted that the applicant had requested that this Plan Map Amendment be continued. Mr. Warmbier moved, seconded by Mr. Saxton, that PA 92-4 and SP 92-8 be continued to the December 1, 1992, meeting. Motion carried unanimously.

**B.MLP 92-4 Seaman: Request for a Minor Land Partition creating three (3) lots on South Sherwood Boulevard - Withdrawn.**

Chairman Birchill advised that the applicant, Chuck Seaman, had requested that MLP 92-4 be withdrawn. Mr. Warmbier moved, seconded by Mr. Ruehl, that the request to withdraw MLP 92-4 be approved. Motion carried unanimously.

**C.SP 92-7 Cascade Columbia Distribution Company: request for Site Plan Approval to construct a chemical distribution facility on Tualatin-Sherwood Road.**

Mr. Ruehl moved, seconded by Mr. Warmbier, that SP 92-7, Cascade Columbia Distribution Company's request for site plan approval be continued to the December 1, 1992, agenda so that staff would have more time to prepare a supplemental report. Motion carried unanimously.

4. **Presentation by Metro of Regional 2040 Plan.**

Mr. Stuart Todd, Assistant Regional Planner, Planning Department, METRO, addressed the Commission. Mr. Todd reported that he was in attendance to provide a progress report on the Metro Region 2040 Plan, and to obtain input from the Commission to assist in choosing a growth pattern.

Mr. Todd noted that Metro anticipates a population growth of more than 500,000 persons over the next 50 years. Therefore, consideration is being given to managing rather than limiting growth. Mr. Todd advised that after several community workshops with citizens, businesses and elected officials, Metro had collected a great deal of information and developed three concepts of the future of the region. He stated that input gathered as a result of these meetings indicates the citizens are concerned about preserving neighborhoods that have convenient access to transportation, having a variety of residential lifestyles, and preserving community identity, and preserving rural atmosphere before expanding outside the urban growth boundary.

Mr. Todd provided an extensive review of the three concepts contained in the Metro Publication Region 2040: Shaping the Choices for Growth. He stated that the intent of the study is to evaluate all alternatives during the next year and develop or expand the proposed concepts. He requested that the Commission provide input to expand on the concepts or create a new concept.

The following suggestions were made:

1. Consider mass transit as a high priority to reduce the current heavy traffic congestion on surface streets and state highways and to better accommodate persons traversing between cities.
2. Consider increasing Tri-Met transit into and out of Sherwood.
3. Increase density in current neighborhoods prior to expanding growth into the UGB.



4. Encourage businesses to locate near the labor pool (employment center).
5. Since Highway 217 is near capacity, consider a parallel transit mode.
6. Incorporate the western bypass into the concepts outlined in the Region 2040 paper.
7. Consider how to attract goods, products and services to outlying areas to avoid traffic congestion of long-distance shopping.
8. None of the concepts outlined in the 2040 paper appear to contain an area of affordable housing.
9. Protect Portland inner-city area from deterioration due to relocation of business/residents to outer urban growth area.

Mr. Todd thanked the Commission for the opportunity to meet with them and for their input. He noted that the Metro study group will again be meeting with interested parties to obtain further report prior to finalizing their report.

**SP91-5 Smith Farms Estates Expansion Extension request:**

Chairman Birchill requested that the Commission add to the agenda consideration of a one-year extension for a site plan approval to expand the Smith Farm Estates Manufactured Home Park by 24 units. He noted that a letter had been received from Mr. Ron Stover requesting extension.

Ms. Connell reported that this approval was granted one-year ago and that she had called the applicant and advised that the approval was about to expire. She noted that it has been the policy of the Planning Commission to grant a one-year extension if there are no significant changes in the area to warrant a new review.

Mr. Ron Stover, P.O. Box 325, McMinnville, Oregon, addressed the Commission. Mr. Stover stated that he had no comments to add, except that work is ongoing with Ruth Smith to create a master plan for park expansion, and he expects to have a plan completed within the next few months.

In response to Chairman Birchill's inquiry regarding changes or conditions, Ms. Connell responded that there have been no significant changes and that the applicant will comply with the

new manufactured housing standards.

After a brief discussion, Mr. Warmbier moved, seconded by Mr. Shannon, that the request for a one-year extension of SP 91-5 be granted based on the fact that the City typically grants one extension as long as there are no major changes to the area. Motion carried unanimously.

**5. Directors Report:**

Ms. Connell brought the following items to the attention of the Commissioners:

1. Ms. Connell reported that Mr. David Pasiemiak, 13825 Tualatin-Sherwood Road, has been contacted by the Sherwood Police Department and requested to remove the abandoned automobiles from the property. Mr. Pasiemiak responded that he is moving in approximately three weeks and will remove the cars at that time.
2. The Sherwood Baptist Church has filed an intent to appeal to LUBA the SP 92-4 decision regarding requirements for a road dedication and non-remonstrance agreement, which was upheld by the City Council. Ms. Connell indicated that it is uncertain if the appeal will actually be filed with LUBA and that negotiations are ongoing with the City to drop the non-remonstrance requirements, in general, since the City doesn't plan for or promote LIDs.

Chairman Birchill offered to supply a letter from the Fire Marshal to substantiate the position of the City regarding the need for Pine Street, if necessary.

Ms. Connell noted that the vacant property to the rear of the church had recently been purchased, and it is expected that the parcel will be subdivided. This again raises the question of the need for Pine Street.

3. Letter from DLCDC regarding periodic review status: Ms. Connell reported that a letter had been received from the Oregon Department of Land Conservation and Development advising that the City's historic review document does not comply with State requirements. She requested that the Commission develop a recommendation for consideration by the City Council. Ms. Connell indicated that the DLCDC had requested that the City Council agree to either amend its historic resources document and provide a timetable for completion of the

amendments, or indicate that the City wishes the matter be forwarded to the Commission.

After an extensive discussion, the Commissioners consented to forward the following recommendation to the City Council: The Planning Commission recommended that the Historic Advisory Board be established and start the review process of identifying an inventory based on the adopted code. Further, research progress being made by other cities reading historic preservation provisions and see if several cities are interested in joining to file a class action lawsuit against the State on this issue.

4. Solid Waste Facility Siting provisions. Ms. Connell directed the Commission's attention to a memorandum dated September 24, 1992, from Scot Siegel, regarding the preliminary findings on the City's Comprehensive Plan and Development Code for solid waste facility siting. Ms. Connell noted that the standards for siting are vague and deal with only one of the 15 types of solid waste facilities. She advised that it is now necessary for the City to review and revise its code in order to comply with the Metro Solid Waste Management Plan.

Mr. Warmbier expressed concern that Metro will require inclusion of a specific use in a specific zone and a change to the Code might permit construction of a land fill in Sherwood.

Ms. Connell advised that she will continue exploring the work done by Mr. Siegel and will begin drafting appropriate Code provisions.

6. FYI:

STOP - Western Bypass Study.

Ms. Connell noted that the above items were included in the packets for information purposes.

Commissioner Ruehl requested that the Commission members discuss legal and plant operational technicalities of the questions he raised at the last Commission meeting regarding Cascade Distribution Company, and the responses to those questions as provided by Municipal Attorney Dittman during a meeting with staff and Mr. Dittman. A copy of the questions and Mr. Dittman's response to the questions are attached as part of these minutes.

7. **Adjourn:**

There being no further items before the Commission, Mr. Shannon moved, seconded by Mr. Saxton that the meeting be adjourned. Motion carried, and the meeting adjourned at approximately 10:30 p.m.

Respectfully submitted,

Kathy Cary,  
Secretary