



90 NW Park Street
Sherwood, Oregon 97140
625-5522 625-5523

**City of Sherwood
Planning Commission**

AGENDA

**January 20, 1988
7:30 P.M.**

I. Call to Order

II. Approval of Minutes, November 18, 1987

III. Status Report from Bilet Products

IV. Public Hearing

**A. Approval request for the Westcoast Auto Auction Salvage
Yard Minor Plan Amendment**

V. Other

Staff Report

TO: City of Sherwood
Planning Commission

Date Typed: 12/23/87
File No: MPA 87-01

FROM: Carole W. Connell, Consulting Planner
The Benkendorf Associates Corp.

SUBJECT: City initiated Minor Plan Map Amendment to zone recently
annexed property General Industrial.

I. PROPOSAL DATA

Applicant: City initiated request

Owner: Mr. Jim Dougherty
WestCoast Auto Auction
PO Box 798
Sherwood, OR 97140

Location: Located on Edy Road near the intersetion with
Southern Pacific Railroad and futher described
as a portion of Tax Lot 101, Map 2S-1-29A.

II. Background Data

Because of a survey error, a 3700 square foot portion of Tax Lot 101 was inadvertently left out of the Portland Urban Growth Boundary (UGB) when the Portland Plan was acknowledged, several years ago. Consequently, a pre-existing garage was left straddling the boundary. Mr. Jim Dougherty purchased Tax lots 101 and 102, including the garage and developed West Coast Auto Salvage Auction. Earlier this year Mr. Daugherty had the small 21' x 177' section annexed by Metro and the Boundary Commission, (Metro Case No. 87-733, Boundary Commission (Case #2359). The request was approved (Final Order 4-27-87) and the City is now initiating the final step of applying the appropriate zoning to the subject parcel. The adjoining property is zoned General Industrial, (GI) and the request is to zone the subject piece GI.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2, Section 2.111 General Industrial (GI) Zone
- B. Chapter 3, Section 3.200 Public Notice Requirements

C. Chapter 4, Section 4.200 Plan Amendment

D. Sherwood Community Development Plan

IV. FINDINGS OF FACT

A. An error was made when a small portion of Tax lot 101, Map 2S-1-29A occupied by a garage was left out of the Portland Metro Urban Growth Boundary.

B. The subject property is inside the Sherwood city limits and has been developed as an auto salvage business.

C. In 1987 the property was approved for an annexation into the city by Metro (Case #87-733) and the Boundary Commission (Case #2359).

D. A site plan for the existing use was approved by the city in 1985 (Case #DR85-03).

E. Surrounding property inside the urban growth boundary is zoned industrial and the subject property is occupied by an industrial use.

V. CONCLUSION AND RECOMMENDATION

Based on the Background Data and Findings of Fact in this report, Staff recommends approval of the Minor Plan Map Amendment.



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Date: January 20, 1988
To: Sherwood Planning Commission
From: Carole W. Connell, Consulting Planner
Subject: Quantum Meadows Final Plat for Phase I

On October 21, 1987 the Planning Commission approved the preliminary subdivision plat for Quantum Meadows. At this time the applicant is submitting a request for final plat approval of Phase I. The finished plat was received at City Hall today.

City Staff has reviewed the final plat and after requiring three revisions, now finds it is in compliance with the City subdivision final plat requirements Chapter 7 Section 7.300 as follows:

1. Mansfield Street, a public street, has been dedicated.
2. There are no private streets to be approved by the City.
3. The plat complies with the LDR Zoning requirements.
4. The plat is in conformity with the preliminary plat.
5. The subdivision conforms to the standards of the Community Development Code.

Staff recommends approval of the final plat subject to the following conditions which must be met prior to plat recording by Washington County.

1. The owners shall provide proof that taxes for the current year have been paid in full.
2. Approval by the City Public Works Director of sewer and water construction drawings.

3. City's review and approval of the CC & R's for the development.
4. A supplemental final Title Report.
5. Completion of a City subdivision agreement specifying the period within which all improvements shall be completed.
6. The owner shall provide monetary assurance of full and faithful performance in the form of a bond, cash or other acceptable security in an amount equal to 100% of the estimated cost of improvements.

**City of Sherwood
Planning Commission Meeting
January 20, 1988**

- I. **Call to Order:** The meeting was called to order by Chairman Glen Warmbier at 7:30 p.m. Those present were: Walt Hitchcock, Clarence Langer, Jr., Grant McClellan, Marion Hosler, Ken Shannon, Chairman Glen Warmbier and Consulting City Planner Carole Connell.
- II. **Approval of Minutes, November 18, 1987:** Grant McClellan moved to approve the minutes of November 18, 1987 amending that he was present at that meeting. Clarence Langer seconded and motion carried unanimously.
- III. **Status Report from Bilet Products:** Mrs. Connell advised the Commission that she had talked with Mr. Obteshka from DEQ and he had informed her that Bilet Products continues to be 1-2 decibels over the standard during the day which would make it about 6 decibels over the night standard if they were in production at night. She noted that DEQ does not fine this type of facility when it is 1-2 decibels over standard.

Mr. Blakeslee, owner of Bilet Products, addressed the Commission and reiterated the measures that have already been taken to control the noise problem. He said they found a resonance coming from the blower. He said DEQ did ambient testing which registered 47 decibels, 8 decibels from the limit. He said that he is consulting an acoustical engineer. Walt Hitchcock moved to extend Bilet another 90 days to consult with an acoustical engineer and report back at that time with a definite plan for meeting the DEQ noise standards. Ken Shannon seconded and the motion carried unanimously.

4. Public Hearing

- A. **Westcoast Auto Auction Salvage Yard Minor Plan Amendment:** Glen Warmbier opened the public hearing and asked for proponent testimony. There was none. He then called for opponent testimony and there was none. After discussion, Marion Hossler moved to recommend approval of this minor plan amendment to the City Council. Ken Shannon seconded and the motion carried unanimously.

5. **Quantum Meadows Final Plat for Phase I:** Mrs. Connell reviewed the Staff report of the background and findings of fact. The staff recommended approval with the following conditions:

1. The owners shall provide proof that taxes for the current year have been paid in full.
2. Approval by the City Public Works Director of sewer and water construction drawings.
3. City's review and approval of the CC & R's for the development.
4. A supplemental final Tital Report.
5. Completion of a City subdivision agreement specifying the period within which all improvements shall be completed.
6. The owner shall provide monetary assurance of full and faithful performance in the form of a bond, cash or other acceptable security in an amount equal to 100% of the estimated cost of improvements.

Mr. Balsiger, representing Quantum Meadows said that he would agree with all the conditions for approval.

Mr. Hitchcock questioned why he had CC & R's as he felt the City Code would cover these restrictions. After discussion, Mr. Balsiger requested the addition of #9 which would state that majority vote of the property owners could vote to whether or not to keep these CC & R's or add or subtract to them. Walt Hitchcock moved to approve Quantum Meadows Final Plat Phase I with the conditions recommeded by staff and also the addition of condition #9 to the CC & R's which would give the property owners the right to delete or add to the restrictions. Clarence Langer seconded and the motion carried unanimously.

6. Mr. Warmbier suggested holding a public hearing on the Commercial Zone changes at the next regularly scheduled Planning Commission meeting.

There being no further discussion, the meeting was adjourned at 8:00 p.m.

Rebecca L. Burns
Minutes Secretary