



**MEETING NOTICE
CITY PLANNING COMMISSION
March 21, 1988**

A public meeting of the Sherwood Planning Commission will be held on Monday, March 21, 1988 at 7:30 p.m. at the Senior/Community Center, 855 No. Sherwood Blvd., Sherwood, Ore. The meeting agenda will be:

1. Call to Order
2. Approval of Minutes: February 22, 1988
3. Request for Approval: Pride Disposal Revised Site Plan
4. Request for Approval: Goodrich Forest Products Addition

The public is invited to attend and be heard.

Polly Blankenbaker
Recorder

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: March 1, 1988

FROM: Carole W. Connell
The Benkendorf Associates

FILE NO: 271-69/SP 88-1

SUBJECT: Request for a Revised Site Plan Approval by Pride Disposal.

I. PROPOSAL DATA

Applicant: Pride Disposal Company
13980 S.W. Edy Road
Sherwood, Oregon 97140

Owner: Mr. Larry Lechner
same as above

Location: Located at 13980 S.W. Edy Road and further described as Tax Lots 101 and 103, Map 2S-1-28C.

II. BACKGROUND DATA

The Planning Commission reviewed and approved a site plan for this site on January 19, 1987. The area considered in this application (outlined in red on attached drawings) was designated for future development. Pride Disposal has been using the designated area for outdoor storage and was asked by the City to request approval for a revised site plan if the stored materials were to remain indefinitely.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.111 General Industrial GI zone
- B. Chapter 5 Community Design and Appearance
 - 1. Section 5.101.02 Objectives
 - 2. Section 5.102.01 Review Required
 - 3. Section 5.500 On-Site Storage
- C. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The subject area is about 1.9 acres in size and adjoins the existing Pride Disposal business to the west, vacant land to the north, a BPA easement to the east and an industrial use with outdoor storage to the south.
- B. An existing fence is located on three sides of the site and is slatted on the north and east sides. The area is used for storage of garbage truck containers. In spite of the slatted fence, the containers are visible from the Tualatin-Sherwood and Edy Road intersection, the entry into Sherwood. The containers are also visible when traveling west along Edy road and north along Tualatin-Sherwood road near the facility.
- C. Outside storage is permitted in industrial zones but shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot high, sight-obscuring fence. The applicant is proposing that in addition to the fence a row of thirty (30) 5 to 6 foot high Western Red Cedar trees be planted along the east property line. The trees will be about ten (10) feet apart. The trees will not be provided with an irrigation system for maintenance.
- D. The applicant also proposes to gravel the area and make a portion of it available for truck parking.
- E. The Tualatin Fire District was notified of this proposal and had no comment.
- F. The City finds that the proposed revision complies with the CI zoning and Community Design standards.
- G. The City finds that the addition does not need to be served by City services.
- H. The City finds that the storage area is a necessary part of the business, but must be adequately screened.

IV. CONCLUSION AND RECOMMENDATION

Based on the background information and findings of fact, staff recommends approval of the revised site plan subject to the following conditions:

- A. An additional fifteen (15) Western Red Cedar trees from 5 to 6 feet high shall be planted from the southeast corner of the site west for about 175 feet.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: March 1, 1988

FROM: Carole W. Connell
The Benkendorf Associates

FILE NO: 271-70/SP88-2

SUBJECT: Request for Site Plan Approval to Construct an Addition to Goodrich Forest Products.

I. PROPOSAL DATA

Applicant: Jere Goodrich
Goodrich Forest Products
13939 S.W. Edy Road
Sherwood, Oregon 97140

Owner: Same as above

Representative: John R. Low
John Low Consulting Engineers
1750 S.W. Skyline Blvd.
Portland, Oregon 97221

Location: Located at 13939 S.W. Edy Road and further described as Tax Lot 401, Map 2S-1-28B.

II. BACKGROUND DATA

Goodrich Forest Products is an existing industrial wood manufacturing operation located on the north side of Edy Road. The applicant is requesting construction of a 9100 square foot metal building adjoining the railroad along the back portion of the parcel. There will be no change to the present manufacturing operation. The new building will house the pallet manufacturing which will open up more storage room in the existing buildings.

III. SHERWOOD CODE PROVISIONS

- A. Chapter 2 Section 2.111 General Industrial GI zone
- B. Chapter 5 Community Design and Appearance
- C. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

- A. The proposed metal building is 9100 square feet in size and is located along the railroad in the rear of the lot. The area currently is graveled and used for some storage and truck maneuvering. The building will include an office and two restrooms inside.
- B. The site is zoned General Industrial GI which permits wood manufacturing. All surrounding properties are zoned General Industrial, therefore there are no required building setbacks. The proposed building is 20 feet high, within the GI zone's 50 foot height limit.
- C. The code requires that all areas not occupied by structures, roadways and walkways be landscaped. The area immediately occupied by the proposed building is not landscaped.
- D. The code requires a ten (10) foot landscaped strip between loading or vehicular areas and separate abutting properties. This is not necessary adjoining the railroad, however there are no landscaping provisions along the south and east fence lines.
- E. New developments are required to establish a landscaped visual corridor along Edy Road fifteen (15) feet wide. The applicant has agreed to provide landscaping along the property's narrow Edy Road frontage. Two Norway Maple trees and 14 Broadmore Juniper shrubs are proposed. An irrigation system from the existing landscaping area will not be extended to Edy Road, but the applicant has a landscape service to regularly maintain the plant materials.
- F. According to the applicant, the new building may result in a few additional employees. The code requires one off-street parking space per employee. There are currently twenty (20) employees and thirty (30) parking spaces. There is no need for additional parking. The applicant will be designating one or two spaces for handicapped parking.
- G. Truck loading from the proposed building is provided from the northeast side of the building.
- H. The minimum standard for on-site circulation improvements in an industrial development are hard surface driveways. The applicant has proposed to pave the area around the new building.
- I. The proposed development extends into the BPA easement. The applicant has agreed to contact BPA regarding his building plans.
- J. There will likely be the occasional storage of wood along the fence line south and east of the new building. The code requires that all outdoor storage be screened from the view of adjacent properties by a six (6) foot high sight-obscuring fence or evergreen screening. The applicant is proposing that the fence be slatted.
- K. City sewer is located along the southeast property line of the parcel. Goodrich Forest Products is connected to City sewer. City water is located in Edy Road and there is not a connection to the existing Goodrich facility. The proposed plan illustrates storm sewer drainage piped from the building area towards the railroad bed.

- L. Access to the parcel is available from Edy Road. A ten (10) foot dedication for adequate right-of-way is indicated on the proposed site plan.
- M. The Tualatin Fire District has been notified of this request and made no comment.
- N. The City finds that the proposed development complies with the GI zoning standards but not all provisions of Chapter 5.
- O. The City finds that the addition can be served adequately by City services.
- P. The City finds that building and landscaping maintenance of the proposed addition will occur at the same acceptable level as the existing facility. The City finds that activity within the BPA easement should be coordinated with the BPA.
- Q. The City finds that the proposed building is a compatible extension of the existing facility and an overall improvement to the property.

V. CONCLUSION AND RECOMMENDATION

Based on the Background Data and the Findings of Fact, staff recommends approval of the site plan subject to the following conditions:

- A. Prior to issuance of an occupancy permit the applicant shall dedicate ten (10) feet of road right-of-way to Edy Road.
- B. All approved improvements shall be installed prior to issuance of an occupancy permit, unless security equal to the value of the improvements is supplied to the City.
- C. The proposed building plans shall be approved by the BPA.
- D. The owner shall enter into a non-remonstrance agreement with the City for the future provision of City services.
- E. The proposed building shall be connected to City water lines. Storm drainage shall be reviewed and approved by the City Public Works Director.

Approval of this application is valid for one year. If construction has not begun within a year, an extension of this plan approval or a new site plan approval can be requested.



MEETING NOTICE
JOINT CITY COUNCIL/PLANNING COMMISSION
CITY COMMERCIAL ZONING STUDY

A public meeting of the Sherwood City Council and Planning Commission will be held on Monday, March 14, 1988 at 7:30 p.m. at the Senior/Community Center, 855 No. Sherwood Blvd., Sherwood, Ore.

The purpose of the meeting is to discuss Phase III of the Commercial Zoning Study. In Phase III the City will consider the merits of zoning additional commercial land and/or modifying the boundaries of property currently zoned commercially. The Council and Commission will work on establishing common goals and objectives for this phase of the Study.

The public is invited to attend and be heard.

Polly Blankenbaker
Recorder

APPROVED MINUTES

City of Sherwood
Planning Commission Meeting
March 21, 1988

1. **Call to Order:** Chairperson Glen Warmbier called the meeting to order at 7:30 p.m. and called the roll. Commission members present were: Glen Warmbier, Ken Shannon, Grant McLellan, Joe Galbreath, Marian Hosler, and Jim Scanlon. Consulting Planner Carole Connell was absent.

2. **Approval of Minutes, February 22, 1988:** Marian Hosler said she wanted to change the minutes clarifying the comments she had made regarding the zoning change on 70.39 acres between Hwy 99W, NW 12th Street and North Sherwood Blvd. She said she had not intended to say that another tract might be more suitable in the future for GC zoning, but that she felt that a decision to rezone this property to GC should be tabled until after the zoning discussion on April 4. Mr. Galbreath moved to approve the minutes as amended, Ken Shannon seconded and the motion carried unanimously.

3. **Request for Approval: Pride Disposal Revised Site Plan -** Mr. Warmbier reviewed the staff report and advised that the staff recommended approval with one condition. Mr. Mike Leichner of Pride Disposal said he would be putting in the gravel in stages as he was financially able. He agreed with the staff report and condition. Mr. Shannon asked if the trees would actually obscure the storage area. Mr. Leichner answered that after leveling and placing the gravel, the site would be lower, and in time the trees would obscure the site. Mr. Galbreath moved to grant the request with the following condition recommended by staff:
 1. An additional fifteen (15) Western Red Cedar trees from 5 to 6 feet high shall be planted from the southeast corner of the site west for about 175 feet.Mrs. Hosler seconded, and the motion carried unanimously.

4. **Request for Approval: Goodrich Forest Products Addition -** Mr. Warmbier reviewed the Background Data and Findings of Fact from the staff report. Mr. Bob Bussanich of Portland Steel Structures, representing Goodrich said that they are now being serviced by an existing 3/4 inch City water line and intended to tie into that line. Mr. Warmbier said that would be permissible. Mr. Bussanich advised they had no further comments and were in agreement with the staff report.

Mr. Scanlon asked if BPA had been contacted. Mr. Bussanich said that they were waiting the outcome of the Planning Commission meeting, but would contact BPA the following day. Mr. Galbreath moved to approve the request with the conditions recommended by Staff:

1. Prior to issuance of an occupancy permit the applicant shall dedicate ten (10) feet of road right-of-way to Edy Road.
2. All approved improvements shall be installed prior to issuance of an occupancy permit, unless security equal to the value of the improvements is supplied to the City.
3. The proposed building plans shall be approved by the BPA.
4. The owner shall enter into a non-remonstrance agreement with the City for the future provision of City services.
5. The proposed building shall be connected to City water lines. Storm drainage shall be reviewed and approved by the City Public Works Director.

Ken Shannon seconded and the request was approved unanimously.

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

Rebecca L. Burns
Minutes Secretary