

**PLANNING COMMISSION MEETING**  
**JUNE 22, 1987**

**I. CALL TO ORDER**

Chairman Glen Warmbier called the meeting to order at 7:35 p.m. Members present were Walt Hitchcock, Jim Scanlon, Joe Galbreath, Ken Shannon, Clarence Langer, Jr., and Marian Hosler. Consulting Planner, Carole Connell was also present.

**II. Approval of Minutes, April 20 and May 18.** Mr. Galbreath moved and Mr. Langer seconded the minutes of April 20 and May 18 be approved as submitted. The motion passed unanimously.

**III. Public Hearings:**

**A. Bilet Products Co. Conditional Use Permit for a Blower Tower:**

Mrs. Connell read background data and the conclusions and recommendations. Staff recommended approval of the Conditional Use Permit to install a blower tower associated with their manufacturing operation subject to conditions recommended and listed in the Staff report.

Mrs. Connell also noted that there are plans to improve the Oregon Street railway crossing. She explained that there will be changes in the alignment of the driveway into the Bilet Company.

Mrs. Connell explained that primarily Bilet needed to be in compliance with the DEQ noise standards, however compliance could not be determined until they were in operation. Mr. Bilet did say that they would meet DEQ requirements.

Mr. Warmbier opened the Public Hearing and called for proponent testimony. Mr. Bilet was recognized. Mr. Warmbier asked if they were running two shifts. Mr. Bilet said they were, but this was their peak time.

Mr. Hitchcock asked where the DEQ noise level was measured, at the site or at the nearest noise sensitive residence. Mrs. Connell said that noise levels had been measured at both locations. Mr. Bilet said noise level measurements were taken at 180 ft and 330 ft. the latter of which bordered residential property. Mr. Bilet said they have been located at their present site in Tualatin for seven years and had not had any complaints.

Mr. Bilet noted they planned to make \$100,000 worth of improvements after occupancy and they planned to move in two stages.

Mr. Hitchcock asked how the City would be guaranteed the DEQ requirements would be met.

Mr. Bilet said that he would meet the requirements but could only do so after locating at the site.

Marge Stewart, City Council member, wanted to know if the building was being made larger. Mr. Bilet replied that it was not.

As there were no further questions and no opponent testimony, Mr. Warmbier closed the public hearing.

There was much discussion between Commission members regarding the DEQ requirements and how the City would be guaranteed compliance.

Mr. Shannon moved to approve the conditional use permit with the Staff Recommendations and Conditions:

a. The owner shall dedicate 27 feet of road right-of-way along the west property line. Physical improvements shall not be required, and the applicant can continue to use the dedicated area until the road is constructed.

b. The applicant shall make all improvements necessary to meet the State DEQ noise standards. Prior to issuance of an occupancy permit, the applicant shall provide security in an amount equal to 100% of the estimated cost of the improvements, if any.

c. The applicant shall comply with requirements of the Tualatin Fire District.

d. The owner of the property shall enter into a non-remonstrance agreement with the City for future public improvements to the site.

e. On-site drainage improvements shall be made in accordance with City standards.

f. Bilet shall come back in 120 days with the decibel level to ensure compliance is being met, and if they are not in compliance, explain how they plan to meet it.

Mr. Galbreath seconded and motion carried with Mr. Hitchcock opposing.

#### **IV. Bilet Products Site Plan:**

Mrs. Connell said the arbor vitae along the back of the site have died and that Bilet plans to replace those. She then read from the Findings of Fact from the Staff Report.

Mrs. Connell advised the City recommends approval subject to the conditions set forth in the Staff Report.

Mr. Warmbier opened the Public Hearing and called for proponent testimony. Mr. Bilet said that they were determined to have the trucks turn left out of the site rather than going through town.

There being no further proponent testimony and no opponent testimony, Mr. Warmbier closed the public hearing.

After discussion, Mrs. Hosler moved to approve the Bilet Products Site Plan with the following conditions :

a. There shall be compliance with all conditions of the Conditional Use permit as approved by the Planning Commission prior to issuance of an occupancy permit.

b. Arborvitae shall be planted to replace those that died so that there is a continuous row with two and one-half (2 1/2) foot separations between each tree on all sides of the property.

c. A truck loading area shall be provided outside of the two parking areas when the unimproved portion of the lot becomes available.

d. Outdoor lighting shall be provided at a minimum during night time hours.

e. Fence slatting along Oregon Street before occupancy.

Mr. Shannon seconded and motion carried unanimously.

**V. Sherwood Friends Church sign permit:** Mrs. Connell read from the Findings of Fact. She advised the Staff recommended approval with condition that signs shall be posted on existing poles where possible. If a pole does not exist the applicant shall supply a twelve (12) foot, 4x4 pressure treated pole.

After discussion, Mr. Scanlon moved to table this issue for 60 days in order to research background information and the legal aspects of the question. Mr. Shannon seconded and motion carried unanimously.

**VI. Six Corner Modifications and Alternatives:** Mrs. Connell informed the members that she had blueprints of the Six-Corner modification proposals. Mr. Alto of Alto's Towing located on 99W at Six Corners and Clarence Langer, Jr. Planning Commission member explained the plans to those present. They said the "H" solution was most expensive. They noted that the "Town Hall Solution" was most satisfactory to the businesses in the area.

**VII. Sherwood Scholls and Meissinger Island annexations:**

Mrs. Connell explained that these properties are surrounded by City properties and needed to be annexed.

After discussion, Mr. Galbreath moved to table this issue until Mrs. Connell obtained information as to whether the back half of the Sherwood-Scholls property had been annexed to make sure this was an island. This motion was withdrawn because of lack of a second.

Mr. Hitchcock moved that Commission recommends that as a matter of policy the islands within the City of Sherwood be annexed as soon as practical. Mr. Scanlon seconded and the motion carried with Clarence Langer, Jr. opposing.

With regard to the Sherwood Scholls annexation, Mr. Hitchcock moved to proceed with the annexation. Mr. Scanlon seconded and the motion carried unanimously.

Regarding the Meissinger property, Mr. Shannon moved to annex, Mr. Hitchcock seconded and motion carried unanimously.

#### **VII. Discussion and Recommendation of the Commercial Zones Analysis:**

Mrs. Connell reviewed with the members the questions that came up at the last meeting.

After some discussion Mrs. Connell recommended that members review their Partition policy and Mr. Warmbier suggested that the issue be tabled until the next meeting.

Planning members decided not to meet in July.

Meeting was adjourned at 10:20 p.m.

Rebecca L. Burns  
Minutes Secretary