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June 15, 1978

To: Planning Commission Members

The Planning Commission meeting of June 20 will include:

1. PUBLIC HEARING ON A REQUEST BY JAMES AND MARY RODGERS FOR A CONDITIONAL USE PERMIT TO ALLOW MAJOR REMODELING ON A ROCK AND GEM WAREHOUSE IN A C-2 ZONE ON A PARCEL AT WEST EDY ROAD (Tax Lot 2S 130A:1602).
2. Approval of minutes of meetings of May 16 and June 6.
3. Update on Comprehensive Plan.
4. Select dates for July meetings.

THERE WILL BE A WORKSHOP MEETING ON TRANSPORTATION ON JUNE 27.

Gertie

Gertie Hannemann, Secy.

APPROVED MINUTES

REGULAR PLANNING COMMISSION MEETING
June 20, 1978

The Public Hearing scheduled for 7:30 could not be held for lack of a quorum. Present were Marsha Taylor, Lloyd McFall and Al Swenson. Also attending were Dorothy Houston, Simone Loranger, Helen Heater, Don Dripps, Mr. & Mrs. Paul Selden, James Rodgers, Marge Stewart, Todd Dugdale and Jim Kennedy. At 8:15 Donna Cloud arrived and since there was now a quorum, the meeting was called to order.

PUBLIC HEARING ON REQUEST BY JAMES AND MARY RODGERS FOR A CONDITIONAL USE PERMIT

The Public Hearing was opened and Mr. Rodgers took the floor and stated that he would like to expand his existing wholesale rock and gem business by erecting an additional building which would not require more than present use of water or city services. Basically this would be a showroom and office. Rodgers and the people in the area are working on forming an LID for a new water line on Edy Rd. The Public Hearing was closed. Discussion followed by members of the Commission. Al Swenson moved to approve the request by James and Mary Rodgers for a Conditional Use Permit to allow major remodeling on a rock and gem warehouse in a C-2 zone on a parcel at West Edy Road (Tax Lot 2S 130A:1602) with the following recommendations:

1. That the applicant dedicate an additional 25 feet of right of way on Edy Road.
2. That the applicant enter into a non-remonstrance agreement for any future water, sewer or drainage local improvement district benefiting the subject property.
3. That the applicant meet any conditions imposed by the Tualatin Fire District relating to access and fire protection capability within one year of the issuance of a building permit.
4. That plans for sanitary facilities are approved by USA and the Washington County Health Department, and meet applicable State Building and Plumbing codes.
5. That plans be modified to show one parking space for each employee and each vehicle used in the daily conduct of the business.

The motion also included staff findings which were:

Required Findings (Ord. 688 Sec. 6.02 (5) a-f)

Adequacy of Services:

1. Water: Existing water service is not adequate to serve the proposed expansion or the current use subject to Fire Code requirements. A planned 10-12" line will be necessary to serve any additional new development in the area.
2. Sewer: Existing septic tank and sanitary facilities are adequate to serve the expanded use subject to compliance with USA and Uniform Building Code requirements. However a planned Edy Road lateral line will be required for any additional new development in the area.
3. Drainage: Existing natural drainage is favorable but paved areas and roof drains will require the use of catch basins. No drainage facilities are indicated in the plan. An Edy Road storm drain will be required for additional new development in the area.
4. Access: Road access to the proposed use expansion is adequate subject to fire district review. Plans show a 25 foot private drive off of Edy Road. Future improvements to Edy Road will require an additional 25 feet from center.
5. Electrical Distribution: Parks, and public safety are adequate

Conformance to Comprehensive Plan and Existing Zoning.

The application is in conformance with Comprehensive Plan policy goals and the Sherwood Zoning ordinance.

Demonstrated Public Need

A public need exists for the type of use in question based on projected expanded jobs and capital investment.

Other Available Property

The applicant proposes an expansion of an existing use. Alternate suitable sites are not available.

Adverse Effects

Adverse effects to adjoining properties are not significant and can be addressed in the required site plan review.

Lloyd McFall seconded the above motion and it was passed unanimously.

APPROVAL OF MINUTES

Al Swenson moved to approve the minutes of meetings of May 16 and June 6, Donna Cloud seconded and approval was unanimous.

COMPREHENSIVE PLAN


Todd went over what has been accomplished to date, what needs to be worked on next and mentioned the Workshop Meeting of June 27 which will deal with Transportation Plans and will also go into proposed annexations.

JULY MEETINGS

July 11 - Workshop meeting

July 18 - Regular business meeting

The meeting was adjourned.



Gertie Hannemann, Secretary