

CITY OF SHERWOOD, OREGON

Ordinance No. 708

AN ORDINANCE ADOPTING FINDINGS WITH RESPECT TO THE APPLICATION OF STUART M. OLSON AND RUTH W. OLSON FOR CONDITIONAL USE PERMIT APPROVING USE OF THE PREMISES ON TAX LOT 2600, TAX MAP #2S1 32BA AT N.E. SECOND AND N.W. PINE, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, FOR AN ART GLASS STUDIO AND GALLERY IN RESIDENCE, GRANTING SAID APPLICATION AND FIXING AN EFFECTIVE DATE.

THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: The City Council finds the subject property of the applicant, a legal description of which is marked or being marked Exhibit A, attached hereto and by this reference incorporated herein, is located in the C-1 limited commercial zone, subject to the requirements of the Sherwood Zoning Code, Section 3.05 (2). Pursuant to said section of the Sherwood Zoning Code, C-2 or general commercial uses are permitted as conditional uses in the limited commercial zone C-1, subject to the requirements for conditional use permit approval.

Section 2: The Council further finds that pursuant to prescribed procedures the owner of said land has applied to the City of Sherwood pursuant to the conditional use procedure for approval to use the property described on Exhibit A for an art glass studio. The Council further finds that the application has been duly reviewed by the City Planning Commission at a public hearing held on March 6, 1979, after due and legal notice. The Planning Commission, after said hearing, recommended to the City Council, approval of the application with conditions. A copy of the Planning Commission's decision and recommendation to the City Council is marked Exhibit B and by this reference incorporated herein. The City Council, after due and legal notice, held a public hearing on said application at 7:30 P.M. in the City Council Chambers at City Hall at its meeting of March 28, 1979, at which time the City Council gave the proponents and interested citizens an opportunity to be heard.

Section 3: The City Council finds that the City Staff has submitted a staff report dated February 22, 1979, and the City Council adopts as a part of its findings, the statements set forth under paragraph headings I, II, III and IV of said staff report, a copy of same being marked Exhibit C and by this reference incorporated herein. The Council adopts as additional findings the following:

a. That at the public hearing no objections to the use were voiced which cannot be met or which would not be satisfied by the adoption of the conditions hereinafter set forth.

b. The planning commission's recommendation of approval of the application subject to conditions is found by the Council to be appropriate and the Council further finds that the recommended conditions are reasonable and necessary conditions for the protection of the public interest and surrounding property from any adverse effects from the use proposed on the subject property, including but not limited to noise, visual impact and other conditions which might otherwise be injurious to the public health, safety and welfare.

Section 4: The application of Stuart and Ruth Olson to use the building located on the parcel of real property described on Exhibit A for an art glass studio and gallery is hereby approved subject to the following conditions:

a. That the Fire Marshall finds that the proposed use meets with modification required by the Fire Marshall and meets the fire code.

b. That the parking lot adjoining the improvement on the premises be maintained and kept free of weeds and debris.

Section 5: The approval hereby granted shall become effective when the applicant files with the City of Sherwood Recorder, a written statement in form acceptable to the City, that the applicant accepts, approves and agrees to be bound by and to perform each of the foregoing conditions to this approval.

Section 6: Inasmuch as it is necessary for the peace, health and safety for the people of the City of Sherwood that the applicant's request be acted upon and the conditions hereinabove set forth, imposed and carried out, an emergency is hereby declared to exist and this ordinance shall become effective upon its enactment by the Council and approval by the Mayor.

PASSED:

By the Council by Unanimous vote of all Council members present after being read by caption three times this 9 day of May, 1979.

Polly Blankenbaker
Polly Blankenbaker, Recorder
City of Sherwood

APPROVED:

By the Mayor this 10 day of May, 1979.

Marjorie Stewart
Marjorie Stewart, Mayor
City of Sherwood

EXHIBIT A

Property legal description:

Lots 3 and 4, Block 13, Smock Addition to Sherwood,
Washington County, Oregon.



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

March 9, 1979

NOTICE OF DECISION

TO: Members of the City Council
RE: Olson Conditional Use

The Planning Commission of the City of Sherwood, Oregon decided to recommend approval of your application for a conditional use on March 6, 1979.

The decision was based on the following major findings: see staff findings of the related staff report dated February 22, 1979.

The following conditions were placed on approval of the application:

- 1) The fire marshall find that the use for the structure meets the fire code.
- 2) The adjoining parking lot be maintained.

Clyde Liff

EXHIBIT "C"



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

STAFF REPORT
February 22, 1979

Subject: Conditional Use Application for Old Friends' Church
Location: N. E. 2nd and N. W. Pine
Applicant: Stuart & Ruth Olson

I. Description of proposed action

The applicant is proposing an art glass studio and gallery-in-residence.

Application for conditional use is pursuant to Section 3.05(2) of the Sherwood Zoning Ordinances which requires a conditional use for a C-2 use in a C-1 zone.

II. Applicable standards for review

Section 6.02 of the Sherwood Zoning ordinance states that no conditional use shall be granted unless each of the following is found:

- a) That all public facilities are adequate
- b) That approval of the request is in conformity to existing zoning, the comprehensive plan, or elements of the plan adopted to date.
- c) There is a public need for the use of the kind in question.
- d) The public need is best served by locating the use in the requested location compared to other available sites.
- e) Adverse effects if any on the surrounding neighborhood and city can be ameliorated by the conditions imposed.
- f) Access to the site is adequate.

III. Basic Facts

1. Current zoning is C-1 Limited Commercial
2. Parcel data: 2S 132BA:2600 = .23 acre
3. Existing structures/uses: Vacant Friends Church Building approximately 5,000 square feet of floor space.
4. Access: Principal access to the building is off of N. E. 2nd St.

5. Public Services

Water Existing 2 inch line

Sanitary Sewer Existing 6 inch sewer main

Drainage Existing line in 2nd Street

IV. Findings

1. Adequacy of Public Facilities:

Facilities to the site are adequate.

2. Conformity to Zoning Ordinance and the Comprehensive Plan and elements to the extent it has been adopted:

a) Present zoning requires a conditional use for the use in question.

b) The use conforms to the policy goals.

3. Public need for the use in question:

Use of the Friends Church utilizes an existing downtown building.

4. Is public need best served considering location and other available properties:

Other structures in Sherwood do not lend themselves to multi-use concept of residence, studio and gallery.

5. Access and parking:

Access to the site is provided by N. E. 2nd and N. W. Pine, Sec. 5:01 (1b) of the Sherwood Zoning ordinances requiring off street parking is met by spaces on the site.

6. Adverse Effects:

There appear to be no significant adverse effects to surrounding property. The applicant will comply with applicable DEQ noise standards.

V. Staff Recommendations

The staff recommends approval of the application without conditions.

MEMORANDUM

We are setting up a Studio-In-Residence in the former Friends church building at 193 No. Pine street, here in Sherwood.

In our Studio we design, manufacture, and install, - or detail installation of, Art Glass windows.

I say 'Art Glass' because the term 'Stained Glass' is too restrictive for our works. (By th' way, -- most of what one sees around today that is called 'Stained Glass' is in reality, Leaded Glass.) Anyway, my media includes Leaded Glass, Stained Glass, - which entails bistre painting, staining, etching, and firing, - glazed with copper foil, lead and zinc. I also do dalle-de-verre, sometimes called 'Glass-in-Concrete', which is executed in inch thick glass. We also do light fixtures and other sundry items.

We try to maintain studio samples which we display so that clients, secular and liturgical, can see our several styles in design, and techniques. As we expand our own display gallery, we shall also augment our works with selected fine art works of other media, like sculpture and paintings.

Having taught at Portland Community College for seven or eight years, I have many former students who have asked me to teach an advanced, and professional level, course in painting, etching, et al. I am as yet undecided, but I may classes. (Several Sherwood neighbors have stopped in to inquire when I was going to start classes.)

Some of these former students come out with particular problems and/or advice, and for supplies.

For an Art Studio, this media does require considerable space for supplies of glass, -- in hundreds of colors, lead and solder, etc. And at my level, space for kilns, diamond saws, beveling wheels, etc.

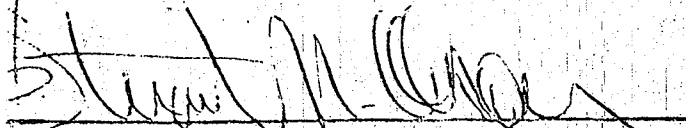
Although we are in a big mess yet, feel free to drop in and look around.

---and by th' way, -- since I won't be Olson of Oswego any more, we thing that we shall call our place:

THE OLD NORTH CHURCH

Stained Glass Studio and Gallery

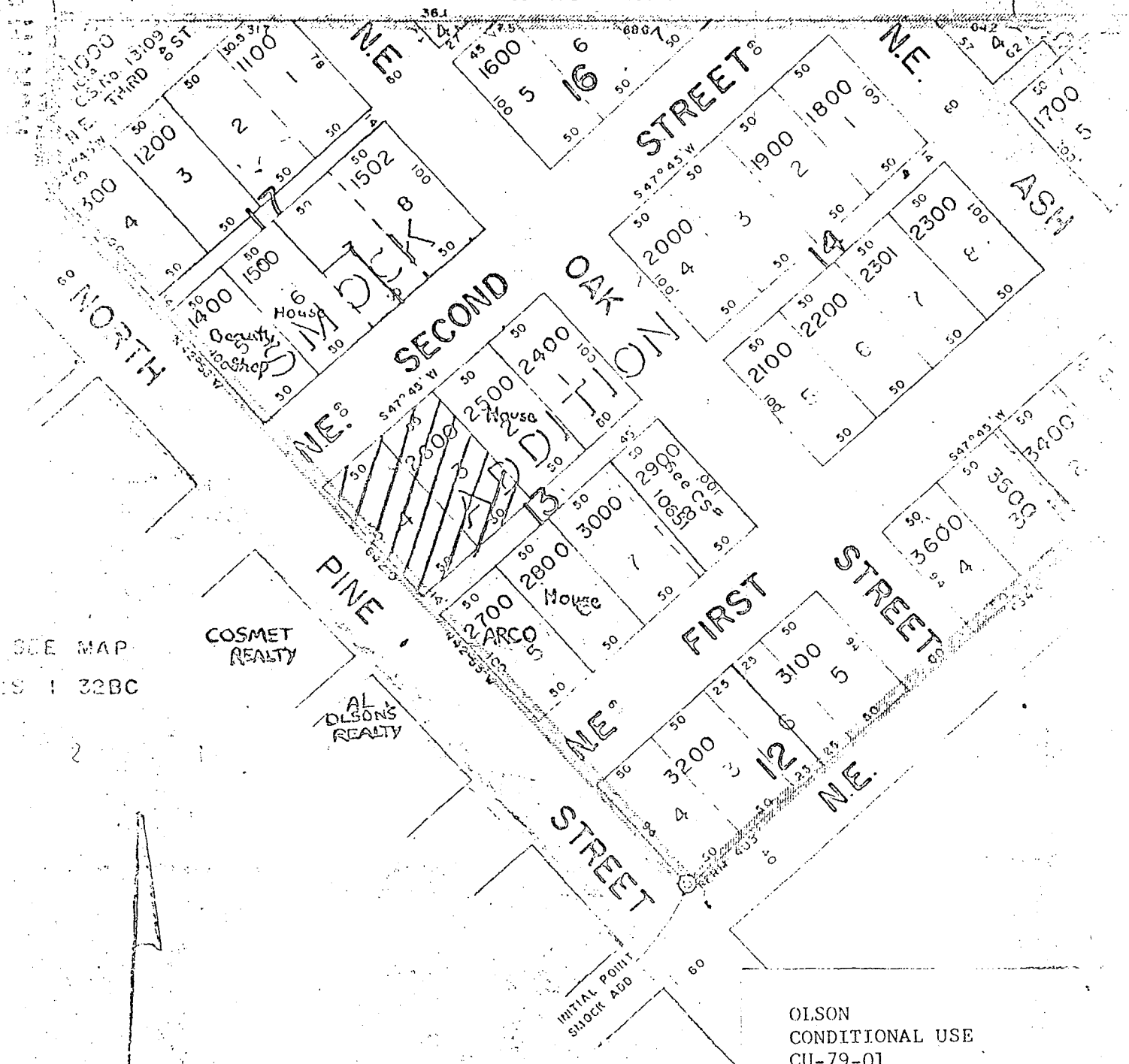
Thanking you for your time and consideration, I am,



Stuart N. Olson

88-10

S89°40' E 1020.0



SEE MAP
S 1 32BC

COSMET
REALTY

AL
OLSON'S
REALTY

INITIAL POINT
SMOCK ADD

OLSON
CONDITIONAL USE
CU-79-01

February 14, 1979

Old church site

SCALE: 1 = 100



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY OF SHERWOOD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON MARCH 6, 1979, COMMENCING AT 7:30 p.m. AT THE SHERWOOD CITY HALL, 90 N.W. PARK ST., SHERWOOD, OREGON ON THE FOLLOWING APPLICATION.

A REQUEST FOR CONDITIONAL USE BY RUTH AND STUART OLSON TO USE THE OLD FRIEND'S CHURCH (TL 2600, 2S 132BA) FOR AN ART GLASS STUDIO.

ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD CONCERNING THIS REQUEST.

Polly Blankenbaker
City Recorder

Publish February 23, and February 28, 1979



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY OF SHERWOOD CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MARCH 28, 1979, COMMENCING AT 7:30 p.m. AT THE SHERWOOD CITY HALL, 90 N.W. PARK ST., SHERWOOD, OREGON ON THE FOLLOWING APPLICATION.

A REQUEST FOR CONDITIONAL USE BY RUTH AND STUART OLSON TO USE THE OLD FRIEND'S CHURCH (TL 2600, 2S 132BA) FOR AN ART GLASS STUDIO.

ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD CONCERNING THIS REQUEST.

Polly Blankenbaker
City Recorder

Publish March 14, and March 16, 1979

PLANNING AND ZONING DEPARTMENT
ZONING CHANGE APPLICATION

City of Sherwood
Planning and Zoning Dept.
335 N.W. 1st Street
P.O. Box 167
Sherwood, Oregon 97140

Receipt # 7572
By _____
Date _____

Applicant's Name Stuart M. et Ruth W. Olson Phone 625 - 7375

Applicant's Address 198 No. Pine street, Sherwood, Oregon 97140

Applicant is: Owner Contract Owner _____ Developer _____ Agent _____

Date of Application 14 February Signature of Owner (s)

Stuart M. Olson
Ruth W. Olson

For additional information, please contact: Stuart M. Olson

Address 198 No. Pine street, Sherwood, Oregon Phone 625 - 7375

PROPERTY INVOLVED:

25132EA Tax Lot 2600
Map# 88-10 Tax Lot(s) 3 of 4 Super Addition Book Page _____
to Sherwood, in
Washington county, Oregon.

Address 198 No. Pine street, Sherwood, Oregon

Area (acres) .2295684 Ac. Existing buildings, # and type Church building

Present zoning C-1 or C-2 Present Use Essentially vacant for approximately seven years prior to purchase.

Proposed zoning _____ Proposed Use Art Glass Studio and Gallery-In-Residence

Water Existing

Sewer Existing

Reason for Zone Change I am not sure that 'Zone Change' is the applicable term, but attached hereto is a lil' memorandum, which hopefully will give you folks an idea of what we will be doing with the old church building.

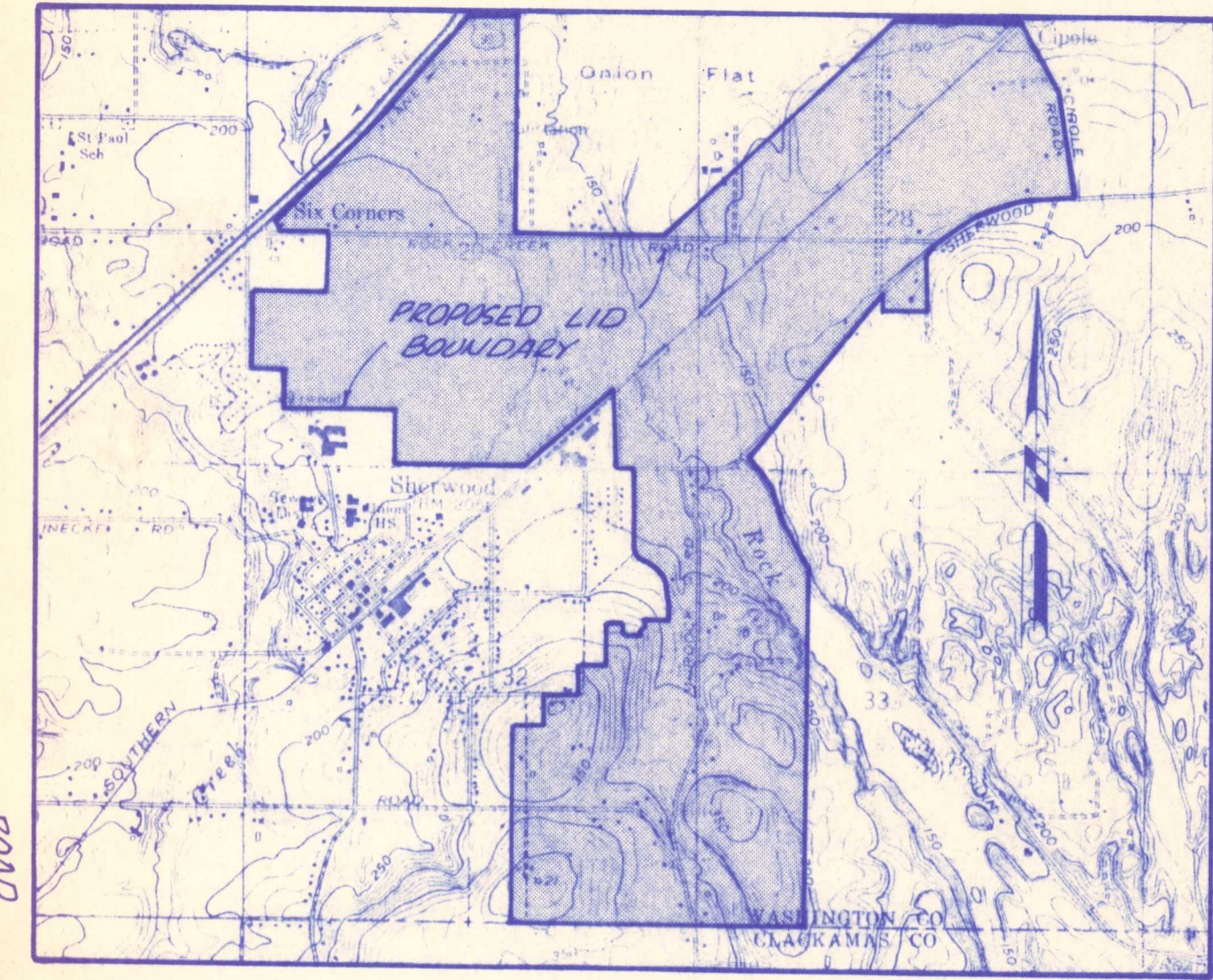
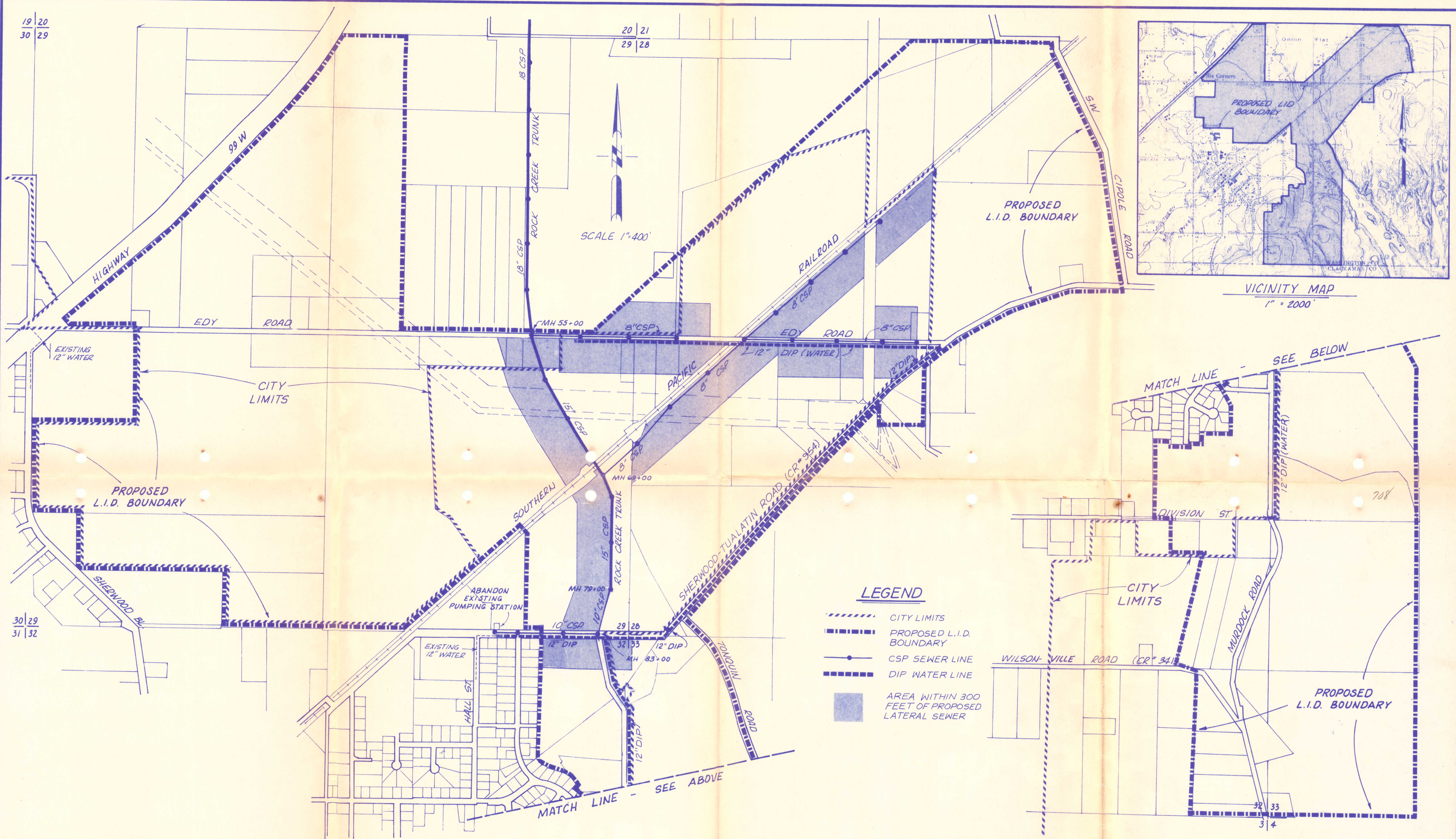
Planning Commission Action: _____

City Council Action: _____

19 | 20
30 | 29

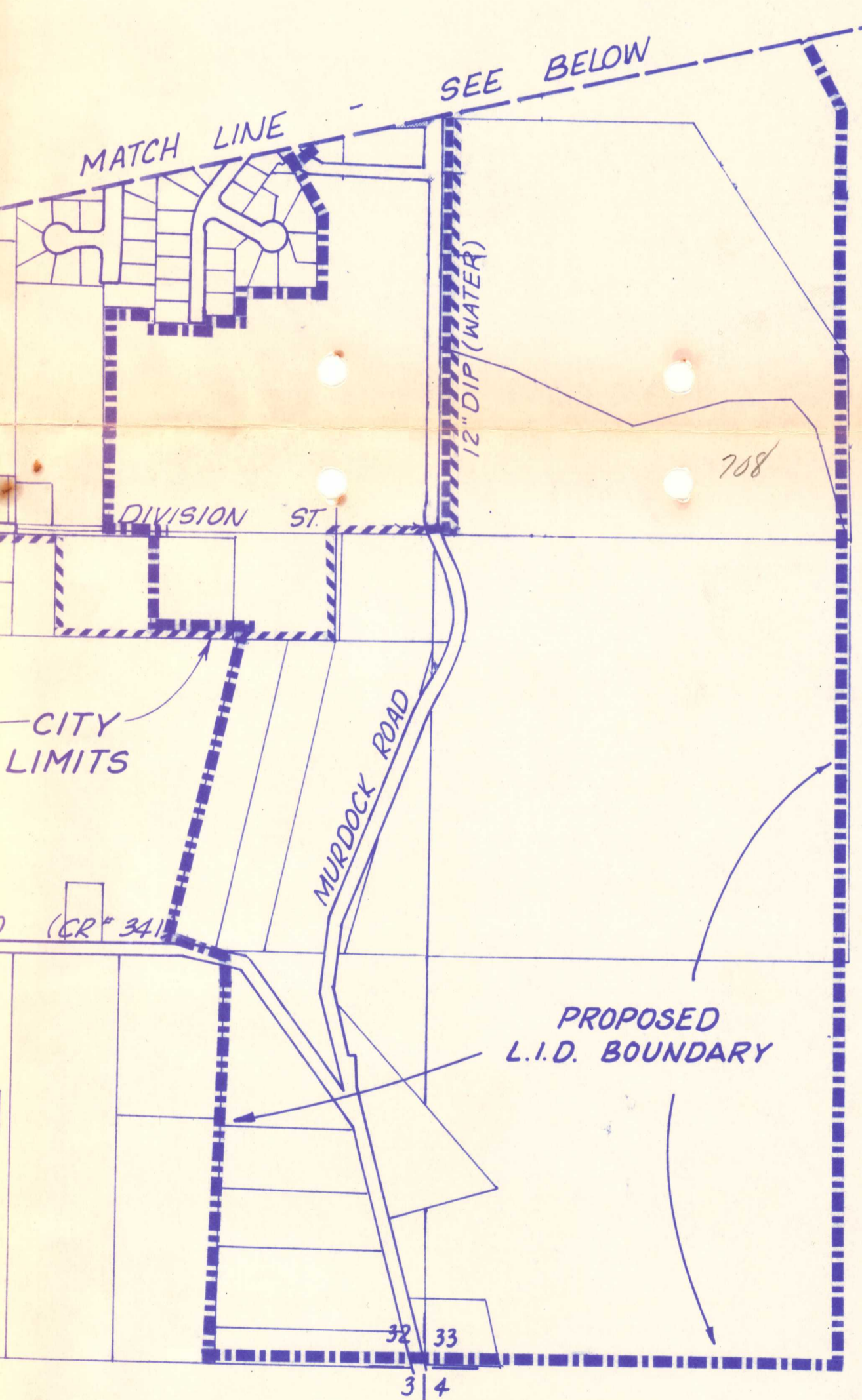
20 | 21
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30 | 29
31 | 32



LEGEND

- CITY LIMITS
- PROPOSED L.I.D. BOUNDARY
- CSP SEWER LINE
- DIP WATER LINE
- AREA WITHIN 300 FEET OF PROPOSED LATERAL SEWER



B e BRYAN
engineering

12385 S.W. ALLEN BLVD.
BEAVERTON, OR 97005
(503) 641-5590

Date
MARCH '19
Designed By
D.W.B.
Drawn By
S.A.D.
Checked By
D.W.B.

CITY OF SHERWOOD
90 N.W. PARK AVENUE
SHERWOOD, OREGON 97040

CITY OF SHERWOOD

**PROPOSED ROCK CREEK WATER & SEWER
LOCAL IMPROVEMENT DISTRICT**

OREGON No.	Revision	By	Date	SHEET NO.
				OF 2
3	DELETED SEWER LATERALS ON MURDOCK ROAD.		6/13/19	Drawing No. 134-1
2	REDUCED L.I.D. BOUNDARIES ALONG WILSONVILLE ROAD		4/20/19	
1	DELETED LATERAL SEWER OUTSIDE THE CITY LIMITS		4/20/19	