
City of Sherwood, Oregon
Planning Commission Meeting
January 24, 2017

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Russell Griffin
Commissioner Chris Flores
Commissioner Rob Rettig

Staff Present:

Julia Hajduk, CDD Director
Connie Randall, Planning Manager
Michelle Miller, Senior Planner
Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent:

Commissioner Michael Meyer
Commissioner Lisa Walker

Council Members Present:

Councilor Dan King

1. Call to Order/Roll Call

Chair Jean Simson convened the meeting at 7:00 pm.

2. Staff Announcements

Julia Hajduk, Community Development Director, announced that Vice Chair Griffin and Commissioner Flores would be attending the Smart Growth Conference February 2-4, 2017 and introduced Justin Kai who was expected to be appointed to the Planning Commission on February 7, 2017. Justin was chosen from the five applicants interviewed.

Connie Randall, Planning Manager, announced that staff had attended a work session with City Council to discuss the Comprehensive Plan Update process and to receive initial feedback on the timeline.

Councilor King stated he had been assigned by Mayor Clark to be the Planning Commission liaison and he would attend as his schedule permitted.

3. Townhomes in Old Town Text Amendment

Ms. Randall gave a presentation explaining where townhomes in Old Town were allowed and which standards applied. She gave a history of the changes for to the Old Town overlay and explained the development code was changed in 2006 to allow townhomes with a Conditional Use Permit. Per the Commission's direction, Ms. Randall provided additional information, including an email and Planning Commission minutes, which showed the intent to allow townhomes in the retail commercial zone. Discussion followed. Staff was directed to draft language for the text amendment and to hold another work session (see record, Exhibits 1-3).

Staff was directed to have another work session on February 14, 2017 prior to a public hearing on February 28, 2017 and to notify the Department of Land Conservation and Development (DLCD) of the proposed text amendment. Staff reported that DLCD notice had been given.

4. Discussion of minimum lot sizes for single-family residential development

Michelle Miller, Senior Planner gave a presentation about the progress of the Cedar Brook development, and explained that staff had received interest from the development community to reduce the minimum lot size in the higher density residential zones (see record, Exhibit 4). She pointed to two Planned Unit

Developments (PUDs) within Sherwood that had received reduced minimum lot sizes that had proved a popular product for the community. Discussion followed. Chair Simson asked for citizen comments.

Jim Claus, Sherwood resident, said the kind of units found in the PUDs shown could not be built in Sherwood at this time. He said the examples were very affordable and could provide off street parking, but because of the way the code was written a subdivision of detached units could not be built in Sherwood. He said during the recession many homes went back to the bank, because they were too expensive as rental properties due to association fees. Mr. Claus suggested there was confusion between ownership and the lot size and commented on using an HOA instead of the legal mechanism of condominiums. He said former mayor Walt Hitchcock did not want density, he wanted single family detached houses and, at the time, land was cheap when the Woodhaven area was developed. He said the Building Code was an obligatory code for health and safety that allowed three foot setbacks and building on smaller lots provided homes for two groups; young families trying to buy a house and older people who wanted to downsize. He said the City was too restrictive in their design.

Susan Claus, Sherwood resident, commented the comprehensive plan update would take place over the next several years and in the meantime there was a limited amount of property in town with different market demands and economics. She said development was required to pay SDCs and provide open space requirements and it was a double exaction to have to pay Park SDCS when parks were required to be provided in the development. She told the Commission that as land prices went up and the amount of available land decreased for development it was impossible to cut corners enough to pay high SDCs with minimum lot sizes at 5000 square feet. She spoke of infill problems because of the lack of land and said Happy Valley was the only one other place in Metro that required 5000 square foot lots. She suggested staff ask council for direction, because 65 presold units demonstrated demand and said the City was not providing for the young town with kids and families. She said the City could not wait for updates and it was a fallacy to think everything could be discussed during a Comprehensive Plan Update and put it back in order; there would have to be priorities. Discussion followed on how to implement the Comprehensive Plan Update.

Jim Fisher, Sherwood property owner said his office in 1980 was approximately where Planning Commission members were sitting at the dais. He thought Sherwood was a great community, but expressed concern that it took longer to go through the permitting process than it did to build a project. He said there was a demand for immediate housing in Sherwood and asked the Commission to keep everything moving forward while considering time, affordability and demand.

5. Adjourn

Chair Simson adjourned the meeting at 8:17 pm.

Submitted by:



Kirsten Allen, Planning Department Program Coordinator

Approval Date: February 28, 2017