



Planning Commission Regular Meeting Agenda

November 9, 2021 at 7:00 PM

Pursuant to House Bill 4212 (2020), this meeting will be conducted electronically and will be live streamed at:

<https://www.youtube.com/user/CityofSherwood>

Regular Meeting

- 1. CALL TO ORDER**
- 2. CONSENT AGENDA**

- a. Approval of October 26, 2021, Planning Commission Regular Meeting Minutes

3. COUNCIL LIAISON ANNOUNCEMENTS

4. STAFF ANNOUNCEMENTS

- Sherwood West Concept Planning Update
- Next Planning Commission Meeting December 14, 2021

5. COMMUNITY COMMENTS

Pursuant to House Bill 4212 (2020), citizen comments and testimony for public hearings must be submitted in writing to Planning@Sherwoodoregon.gov. To be included in the record for this meeting, the email must clearly state either (1) that it is intended as a citizen comment for this meeting or (2) if it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended, and in either case, must be received at least 24 hours in advance of the scheduled meeting time.

6. PUBLIC HEARINGS

I. Public Hearing Case File LU 2021-015 SP Oregon Street Business Park

Proposal: The applicant is requesting Site Plan approval for a new industrial development located at 21720 SW Oregon St. The 9.53-acres development site is zoned Employment Industrial and is located at the southwest and southeast corners of SW Oregon St. and SW Tonquin Rd. Five separate industrial buildings are proposed for a total of 120,815 square feet. Associated site improvements include parking and maneuvering areas, trash enclosures, pedestrian facilities, landscaping, and utilities. The site has frontage on two public roads under Washington County jurisdiction, SW Oregon St. and SW Tonquin Rd. Access is proposed from a driveway along SW Oregon St.

*The applicant is requesting a continuance. See packet materials.

II. Public Hearing Case File LU 2021-012 SP/CUP

Proposal: The applicant is requesting Site Plan and Conditional Use approval for a new industrial development located at 21600 SW Oregon St. The 38.74-acre development site is zoned Employment Industrial and is located on the south side of SW Oregon St. between SW Tonquin Rd. and SW Tualatin Sherwood Rd. Three separate industrial buildings are proposed for a total of 478,530 square feet. A Conditional Use Permit is requested to allow a standalone warehousing and distribution facility over 150,000 square feet. Associated site improvements include parking and maneuvering areas, trash enclosures, pedestrian facilities, landscaping, and utilities. The site has frontage on SW Oregon St., a public road under Washington County jurisdiction. Interim access is proposed from a driveway along SW Oregon St. with permanent access from future streets including SW Ice Age Dr. and SW Tonquin Ct.

*The applicant is requesting a continuance. See packet materials.

7. NEW BUSINESS

I. Planning Commission SWOT Analysis (Strengths, Weakness, Opportunity, Threats)

Purpose: Sherwood City Council requests all boards and commissions update their SWOT for the 2022 year. See the 2021 SWOT included in the packet materials.

Meeting documents are found on the City of Sherwood website at www.sherwoodoregon.gov/meetings or by contacting the Planning Staff at 503-925-2308. Information about the land use applications can be found at www.sherwoodoregon.gov/projects.

If you require an ADA accommodation for this public meeting, please contact the City Recorder's Office at (503) 625-4246 or MurphyS@sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.