
City of Sherwood, Oregon
Planning Commission Meeting
February 27, 2024

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Rick Woidyla
Commissioner Daniel Bantz
Commissioner Tyler Barns
Commissioner Cory Capko

Staff Present:

Joy Chang, Interim Planner Manager
Eric Rutledge, Community Development Director
Hugo Agosto, Associate Planner
Colleen Resch, Planning Technician
Craig Christensen, Civil Engineer

Planning Commissioners Absent:

Commissioner Teresa Montalvo
Commissioner Justin Kai

City Council Liaison:

Councilor Dan Standke

REGULAR SESSION:

Chair Simson called the meeting to order at 7:00 pm.

1. CONSENT AGENDA

- September 12, 2023, Planning Commission Regular Meeting Minutes
- September 26, 2023, Planning Commission Work Session Minutes
- October 24, 2023, Planning Commission Work Session Minutes
- January 24, 2024, Planning Commission Work Session Minutes

Motion: from Vice Chair Woidyla to approve the consent agenda with edits, seconded by Commissioner Bantz. Motion passed 5:0 (Commissioners Kai and Montalvo were absent).

2. COUNCIL LIAISON ANNOUNCEMENT

Councilor Dan Standke announced the City hired Michelle Teed as the new Deputy City Attorney. The City Council will vote on the Sherwood West ask to Metro on March 5, 2024, and public comment will be accepted. There will be a groundbreaking for the Pedestrian Bridge project on March 5 at 2 pm at the YMCA. He said the City Council is discussing the Cannery Square PUD and the direction is to consider a boutique hotel. He stated the Council is also discussing new annexation policies and the Planning Commission requested having a work session on the issue before considering any policy updates.

3. STAFF ANNOUNCEMENTS

Interim Planning Manager Joy Chang said there will be two open houses tomorrow on Climate Friendly

Commissioners provided Mr. Agosto grammatical errors. Staff agreed to edits.

Commissioner Woidyla asked about Ice Age Drive. Community Development Director Eric Rutledge said construction is anticipated to begin at the end of 2024 and opening in 2026.

Chair Simson called the applicants forward.

Brenda Fodge, Panattoni Development, 1821 Dock Street, Suite 100, Tacoma, WA 98402; **Mike Snyder**, Panattoni Development 1201 Third Avenue, 22nd Floor, Seattle, WA 98101; and **Bart and Bjorn Brynestad** with Panattoni Development joined the meeting virtually. The applicant discussed the plans for the site and said the project aligns well with the City's goals and objectives. She explained they are pursuing a Conditional Use Permit (CUP) to ensure they have the maximum flexibility and said they do not have a tenant identified but have interested parties. Mr. Snyder stated their design focus is from Commerce Court.

Chair Simson commented on the landscaping plans and asked by there is only 5% evergreen. Mr. Snyder said they would not object to adding more evergreens. Since the applicant is requesting a continuance, Chair Simson asked staff to address the concerns of evergreens and creek corridor protection.

Mr. Snyder addressed the questions regarding the TIA with the 705 trip count and said that is trucks and auto combined. Ms. Fodge said that trip count has also been accepted by the County.

Chair Simson opened the public testimony. No public testimony was provided. With the request continuance, Chair Simson left the record open to the next meeting.

Chair Simson recapped the Commissions concern which included, that the landscaping plan provide a screening area, the lighting, the photometric plan, and what use is trailer parking defined as.

Ms. Fodge said they have other conditions they want to specifically address with staff during the continuation.

Motion: from Vice Chair Woidyla to continue the public hearing on the application LU 2023-017 SP/CUP Rock Creek Industrial (Panattoni) to March 12, 2024, seconded by Commissioner Bantz. Motion passed 5:0 (Commissioners Kai and Montalvo were absent).

II. LU 2022-020 Moser Pass Final Development Plan and Final Subdivision Plat

Ms. Chang read the public hearing statement and the Planning Commission is the final hearing authority. She asked members of the Commission to expose any ex parte contact, biased or conflict of interest. Chair Simson, Vice Chair Woidyla, Commissioners Bantz, Barns, and Capko stated they had no ex parte contact, biased, or conflict of interest and plan to participate in the hearing. Ms. Chang asked if there were any

Drive, Eugene, OR 97401 came forward and addressed the Planning Commission. Ms. Arnold said they have spent much of the last year satisfying the conditions of approval. She agrees with staff that the conditions have been satisfied. She said the project looks a little different, but the concerns have been addressed, particularly a larger park space with more amenities. She said they accept the staff report as written.

Chair Simson opened the public testimony. With no public testimony was provided, she closed the testimony portion of the hearing and asked for a motion.

Motion: from Vice Chair Woidyla to approve LU 2022-020 Moser Pass Final Development Plan and Final Subdivision Plat based on the applicant testimony, public testimony received and the analysis, findings, and conditions in the staff report, seconded by Commissioner Bantz. Motion passed 5:0. (Commissioners Kai and Montalvo were absent).

6. COMMISSIONER COMMENTS

Commissioner Woidyla said the Charter Review Committee will have it's first meeting in the middle of March.

Chair Simson said the City Council will consider Sherwood West on March 5.

Commissioner Bantz commented on design standards on elevated properties or scenic views. Ms. Chang said the Code could be amended to consider these issues especially as it may relate to Sherwood West in the future.

Mr. Rutledge said he and Ms. Chang presented the Sherwood West plan to Washington County and it was well received.

7. ADJOURN

Chair Simson adjourned the meeting at 9:16 pm.

Submitted by:

Colleen Resch

Colleen Resch, Planning Technician

Approval Date: March 12, 2024