
City of Sherwood, Oregon
Planning Commission Meeting
March 12, 2024

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Rick Woidyla
Commissioner Justin Kai
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 Daniel Bantz

City Council Liaison:

Councilor Dan Standke

REGULAR SESSION:

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

1. CONSENT AGENDA

- February 27, 2024, Planning Commission Regular Meeting Minutes

Chair Simson and Commissioner Barns provided scribe edits.

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

2. COUNCIL LIAISON ANNOUNCEMENT

City Council Dan Standke was absent. Community Development Director Eric Rutledge stated that the City Council voted to approve a full ask to Metro for Sherwood West. Staff will put together the application and apply by April 15.

3. STAFF ANNOUNCEMENTS

Interim Planning Manager Joy Chang said the CFEC amendments have been filed with the State and the Planning Commission will have the hearings in April. She reminded the Commission to file the SEI by April 5 with the Oregon Ethics Commission. She announced the Planning Commission vacancy which is accepting applications now until April 12.

4. COMMUNITY COMMENTS

None.

Mr. Agosto referred to exhibits for the record since the release of the Staff Report dated March 8, 2024, which include revisions to conditions of approval C.8, C.10, and C.16 and Attachment B, Appendix B.2. He said there is no new testimony at this time. He said staff finds that the application meets the requirements of the City Code as described in the revised findings and conditions of approval in the staff report dated March 8, 2024, including the revisions proposed during the hearing. Staff recommends approval subject to the revised findings and conditions of approval described in the staff report and proposed during the hearing.

Chair Simson commented on the Opinion of Probable Cost document Attachment B, Appendix B2 and asked if this was testimony provided by the applicant. Mr. Agosto said this is from the applicant based on their opinion on the cost to construct. He said it was submitted today and reviewed by the City Engineering Department. Chair Simson said the Planning Commission does not usually have actual numbers in our process. Chair Simson said the applicant has two years to complete an application then can request an extension and she is concerned that these numbers are fixed at a 2024 time horizon and said there should be inflation adjustments on a continuance. Chair Simson suggested adding inflationary adjustments to conditions of approval C.8, C.10, and C.16.

Civil Engineer Craig Christensen said his department reviewed the water, sewer, and Sherwood Broadband for accuracy.

Chair Simson called the applicants forward.

Brenda Fodge, Panattoni Development, 1821 Dock Street, Suite 100, Tacoma, WA 98402 and **Bart and Bjorn Brynestad** with Panattoni Development joined the meeting virtually. She said they have worked with staff and support the staff conditions. She referred to the Opinion of Probable Cost and spelling out the fees and said this provides certainty for them and she does not have issues with the proposed inflation trigger language.

Chair Simson commented on the amount of truck parking, almost 2 acres, and said she appreciates the evergreen screening but suggested adding a sight obscuring fence next to the evergreen trees. Mr. Rutledge said sight obscuring fences are generally chain link with slats. The Planning Commission agreed to add an additional condition of approval to add a sight obscuring fence on the westside of the trailer parking driveway to provide visual separation from the community. Ms. Fodge agreed to the condition. Bart Brynestad asked for clarification on the height of the fence, and he recommended 4 feet to address the headlight issue. Mr. Rutledge recommended a 6 foot fence. The Commission agreed to a 6 foot fence.

Chair Simson opened the public testimony. No public testimony was provided. Chair Simson closed the public testimony and asked for deliberation.

Chair Simson recapped the Commissions proposed conditions to add and an inflation trigger and sight obscuring fence.