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**City of Sherwood, Oregon**  
**Planning Commission Meeting**  
**April 9, 2024**

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**Planning Commissioners Present:**

Chair Jean Simson  
Commissioner Daniel Bantz  
Commissioner Justin Kai  
Commissioner Tyler Barns  
Commissioner Cory Capko

**Staff Present:**

Joy Chang, Interim Planner Manager  
Colleen Resch, Planning Technician

**Planning Commissioners Absent:**

Vice Chair Rick Woidyla

**City Council Liaison:**

Councilor Dan Standke

**REGULAR SESSION:**

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

**1. CONSENT AGENDA**

- March 12, 2024, Planning Commission Regular Meeting Minutes

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

**2. COUNCIL LIAISON ANNOUNCEMENT**

City Council Dan Standke stated Trashpalooza is April 20 from 10 am to noon. He said City submitted their application to Metro for Sherwood West.

**3. STAFF ANNOUNCEMENTS**

Interim Planning Manager Joy Chang said the City is still recruiting for a Planning Commissioner. She reminded the Commission to file the SEI by April 15 with the Oregon Ethics Commission.

**4. COMMUNITY COMMENTS**

Chair Simson said the Planning Commission received two emails from Mark Symonds regarding the Brookman Road Sewer Extension (see record, Exhibit A).

**5. PUBLIC HEARING**

**1. LU 2024-001 PA Climate Friendly & Equitable Communities (CFEC)**

Chair Simson called the public hearing to order. Ms. Chang read the public hearing statement and said the City Council is the final hearing authority.

Ms. Chang recapped the staff report and provided a presentation (see record, Exhibit B). She provided background information and said on March 10, 2020, former Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution. In July 2022, the Oregon Land Conservation and Development Commission (LCDC) adopted the Climate-Friendly and Equitable Communities (CFEC) rules to help meet state goals to reduce climate pollution, especially from transportation. The rules apply to urban metropolitan areas throughout Oregon. The key part of CFEC rules include reform of parking requirements, land use requirements for designating Climate-Friendly Areas, transportation performance standards, and transportation system plan update requirements. The rules apply to urban metropolitan areas throughout Oregon. Some of the rules have been directly effective since January 1, 2023; others since March 31, 2023. Some rules required local action by June 30, 2023. DLCD approved and granted the City of Sherwood an alternative date of June 30, 2024, for implementation.

*Recording Secretary Note: the video stream stopped at some point a portion of the hearing was not recorded.*

Ms. Chang briefly discussed the proposed amendments and said the Planning Commission served as the Advisory Committee and is familiar with the material. The proposed amendments include reduction of parking mandates for development types, parking reform near transit corridors, electric vehicle charging conduits, parking regulation improvements, reducing the burden of parking mandates, and fair pricing by reducing parking mandates for certain types of development in key areas and adopting fair parking policies. She discussed the fair pricing municipal code amendments parking reform B – unbundle parking and new tax revenue for commercial parking lots.

Ms. Chang said DLCD staff reviewed the proposed amendments and have requested changes that she put in a table titled *Requested Amendments by DLCD as of April 2, 2024* (see record, Exhibit C). She said there are approximately 10 and she briefly explained. The Commission asked for more clarification on the parking near Sherwood Town Center and Ms. Chang said staff is requesting a continuance and will provide clarification for the next public hearing. Discussion followed. The Commission also asked for clarification on OAR 660-012-0435(2)(a) *Remove all parking mandates within the area and on parcels in its jurisdiction that include land within one-quarter miles distance of those areas*. Staff agreed and said they will present this clarifying information at the next hearing.

Chair Simson opened the public testimony portion of the hearing.

**Phyllis Nasta**, 17644 SW Heatherwood Lane came forward in opposition of the application. She stated her concern about the parking reform and said it was very impractical.

With no further comments, Chair Simson closed the public testimony portion of the hearing.

Chair Simson said she has discussed a concern with staff prior to the hearing that CFEC was done by an Executive Order and was not voted on by the Oregon Legislature or the citizens of the State of Oregon and she would like a clause added to every section that the City was forced to put into the code stating that this code amendment, as required by Executive Order 20-04 is subject to immediate removal if it is repealed, reversed, or found illegal. Ms. Chang said the City Attorney will work on the language. Chair Simson suggested that the staff report findings reflect the challenges that the Commission is facing and said it now reads as if we agree that our comprehensive plan is asking for no parking requirements and that is not the intent of the comprehensive plan. She suggested adding a precursor that says the findings themselves are based on the fact that it's the nearest fit of the options allowed within Executive Order 20-04, and this is the best one for our community. Ms. Chang said staff will make one overall finding at the beginning of the staff report that states that.

Chair Simson asked the Commissioners to provide staff with any additional concerns and scribner errors by May 1. She said she will get clarification on the issues raised and will provide to the Commission.

**Motion: from Commissioner Bantz to continue the public hearing on LU 2024-001 PA Climate Friendly & Equitable Communities (CFEC) to May 14, 2024, seconded by Commissioner Barns. Motion passed 5:0. (Vice Chair Woidyla was absent).**

## 6. COMMISSIONER COMMENTS

None.

## 7. ADJOURN

Chair Simson adjourned the meeting at 8:15 pm.

Submitted by:



Colleen Resch, Planning Technician

Approval Date: May 14, 2024