
City of Sherwood, Oregon
Planning Commission Minutes
November 6, 2012

Commission Members Present:

Chair Patrick Allen
Vice Chair Brad Albert
Commissioner Michael Cary
Commissioner John Clifford
Commissioner James Copfer
Commissioner Russell Griffin
Commissioner Lisa Walker

Staff Present:

Tom Pessemier, Assistant City Manager
Julia Hajduk, Community Development Director
Bob Galati, City Engineer
Brad Kilby, Senior Planner
Kirsten Allen, Planning Dept. Program Coordinator

Commission Members Absent:

None

Council Liaison

Councilor Krisanna Clark

Legal Counsel Present:

Chris Crean

1. **Call to Order/Roll Call** – Chair Patrick Allen called the meeting to order at 7:00 pm.
2. **Agenda Review**
The agenda consisted of the Consent Agenda and Public Hearings to deliberate Langer Farms Phase 7 (SP 12-05).
3. **Consent Agenda**
 - a. **October 23, 2012 Planning Commission Minutes**

Motion: From Commissioner James Copfer To Approve The Consent Agenda, Seconded By Vice Chair Brad Albert. All Commission Members Voted In Favor.

4. **City Council Comments**
Councilor Clark informed the Commission that there had not been a City Council meeting since the last Planning Commission meeting and there was nothing to report.
5. **Staff Announcements**
Julia Hajduk informed that Commission of an Open House for the Downtown Streetscapes Phase 2 Improvements Project on November 19, 2012 at 7pm at the Rebekah Lodge.

Julia announced that City Manager, Joe Gall, had promoted Tom Pessemier as the new Assistant City Manager and she had been promoted to Community Development Director. She will provide more information on transition plans when more information is available.
6. **Community Comments**
There were no community comments

7. Old Business

a. Public Hearing- Langer Farms Phase 7 (SP 12-05/ CUP 12-02) *Continued from Oct. 23, 2012*

Chair Allen re-opened the public hearing and asked for any ex parte, bias, or conflicts of interest.

Commissioner John Clifford read a statement regarding his involvement in a recently completed project in Wilsonville, a Gramor Development project, where he was the Landscape Architect for a portion of the project built by Marathon Construction Services. Mr. Clifford stated he did not work directly with Gramor Development and he had no conflicts of interest or bias that would prevent him as acting as a Planning Commissioner.

Senior Planner Brad Kilby gave an overview of the project and catalogued exhibit II into the record as the applicant's closing and final written testimony. Brad stated that staff maintains its recommendation for approval as stated in the October 12th memorandum where Conditions 27 and 43 were deleted, and Conditions 14, 51, and 52 were amended.

Brad said that some of the commissioners had questions regarding the traffic studies therefore he asked Bob Galati, City Engineer and Chris Maciejewski from DKS Associates, the City's on call traffic engineering consultant to come forward. They answered questions from the commissioners regarding the traffic study, traffic mitigation and conditions, the timing of the Washington County MSTIP project, scenarios studied and final site plan approvals. (Note: No new testimony was received at the meeting.)

Brad Kilby fielded additional questions regarding parking below the Bonneville Power Association power lines, moving the existing storm water facility, and what happens when there are changes to the project after approval.

With no other question from the Commission, Chair Allen closed the public hearing and moved into deliberation.

Chair Allen commented that there had been a lot of testimony regarding who the anchor tenant will be and said that the City code is to describe what types of businesses are permitted. It is not the appropriate role for government to decide which stores are permitted to come to town.

Chair Allen commented regarding ascribing motivation to people and said that everyone has an interest in this project and he appreciates that staff can be professional and dispassionate. Chair Allen said that with the changes and conditions he was ready to vote to approve.

Commissioner Michael Cary stated he would like to know who the anchor tenant is for the benefit of the citizens so they are aware of how it will impact their community, but not knowing would not affect his ability to make a decision.

Commissioner Clifford stated the landscaping was beyond current code requirements and questioned if they could end up doing less than they showed. Brad answered that the landscaping design approved by the Commission is what will be expected at final site plan approval within 5%-10%.

Motion: From Commissioner James Copfer To Approve the Application for the Langer Farms Phase 7 Shopping Center (SP 12-05/ CUP 12-02) based on the applicants testimony, public testimony received, and the analysis, findings and conditions in the Staff Report as amended. Seconded By commissioner Michael Cary. All Commission Members Voted In Favor.

Brad Kilby added that an appeal to the Sherwood City Council must be filed within 14 days of the final Notice of Decision being signed and a City Council meeting would be held on December 18th if an appeal was filed.

8. Adjourn

Chair Allen closed the meeting at 8:16 pm.

Submitted by:



Kirsten Allen

Planning Department Program Coordinator

Approval Date: Nov. 27, 2012