City of Sherwood, Oregon
Planning Commission
Public Work Session
September 8, 2015

Planning Commissioners Present:
Chair Jean Simson
Commissioner Chris Flores
Commissioner Alan Pearson
Commissioner Rob Rettig
Commissioner Lisa Walker

Staff Present:
Brad Kilby, Planning Manager
Connie Randall, Associate Planner
Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent:
Vice Chair Russell Griffin, Commissioner Michael Meyer

Council Members Present:
Councilor Sally Robinson

Legal Counsel:
None

Chair Simson started the meeting at 7:02 pm.

Brad Kilby, Planning Manager informed the Commission of some development projects in review including the Sherwood High School's 3rd Bowman house, Woodhaven Park Phase II, and two property rezone applications for the Mandel Farm and Parkway Plaza. Mr. Kilby indicated National Public Lands Day would be celebrated at the Tualatin River National Wildlife Refuge on September 12, 2015 and that the City Council was scheduled to hold a hearing on Backyard Chickens on September 15th.

Mr. Kilby indicated that the Cedar Creek Trail would kick off with the first Local Trail Advisory Committee (LTAC) meeting on September 23 and an open house would follow on October 29, 2015 at City Hall. He notified the Commission of a Washington County Livability Solutions forum with AARP to be held on September 22 and gave a handout to the commissioners for it and a list of the Planning Commission announcements just covered (see record, Exhibits 1, 2).

Council President Robinson welcomed Rob Rettig as a new Planning Commissioner and informed the Commission that City Council held a work session with the Police Advisory Committee to discuss the early sale of recreational marijuana at medical marijuana dispensaries in Sherwood.

1. Sherwood West Preliminary Concept Plan Update

Brad Kilby, Planning Manager, gave a presentation (see record, Exhibit 3) about the progress made on the Sherwood West Preliminary Concept Plan since the last update given to the Commission on July 14, 2015.

He showed a map of the Sherwood area with the locations for the Tonquin Employment Area (TEA), Brookman Road Concept Plan and the Sherwood West Preliminary Concept area marked. He said the TEA and Brookman Road were already in the Urban Growth Boundary (UGB) and reminded the Commission that the Urban Reserve areas for Metro included the Sherwood West area plus other pockets throughout the Metro area that may be expanded into the UGB over the next fifty years.

Mr. Kilby explained community outreach opportunities taken including attending Movies in the Park and Music on the Green, the website, e-news subscriptions, and social media reminders.

Martin Glastra Van Loon, urban designer for Sera Architects and part of the consultant team, explained that the Commission would see the Draft Hybrid Alternative that would be presented to Technical Advisory Committee (TAC) and the Community Advisory Committee (CAC) for the Sherwood West Preliminary Concept Planning Project on September 17, 2015.

Mr. Glastra Van Loon explained that Sherwood's character has been defined by the natural setting around the city in the form of creeks and other topography that have formed natural barriers between Sherwood and the adjacent communities since it was platted in 1894; Cedar Creek, Chicken Creek, Rock Creek, Tualatin River watershed, Tonquin Scablands, and the Chehelam and Parrett Mountains. He explained that the neighborhoods have nestled within these areas resulting in a walkable scale and small town feel. Sherwood as a whole has a small scale in terms of distance from edge to edge as well. He said three alternatives were crafted to try to respond to those conditions, in topography, landscape and existing infrastructure then taken to the public in a survey to see what was preferred for the Sherwood West area.

Mr. Glastra Van Loon repeated that existing neighborhoods had roughly a quarter mile radius and the planning area was divided into smaller sub-districts based on the topography in a similar neighborhood scale giving the area an opportunity to grow incrementally on a neighborhood by neighborhood basis while keeping the quality and character and Sherwood.

Mr. Glastra Van Loon showed the Draft Hybrid Alternative and said feedback from the survey gave direction on how to move forward with the plan. He said the section north of Chicken Creek had a lot of support for a school in the middle of a neighborhood combined with some mixed use or a retail node to provide local services, a park and athletic fields at the northern corner. West of Elwert Road had a hilltop local neighborhood park.

Mr. Glastra Van Loon pointed to a road re-alignment proposed in the middle of the study area near the intersection of Elwert and Edy Road that would need further study, but might have fewer impacts on the creek crossing in the end, because of needed infrastructure improvements to bring the roads up to urban standards. He said it may mean abandoning the existing Elwert/ Edy intersection and limit crossings of Chicken Creek to the shortest distance, so the benefits may outweigh the cost.

Mr. Glastra Van Loon stated the farthest west sub-district had residential neighborhoods and to the northwest section the topography became steep. He explained a local interest to preserve the habitat as a nature park with some of the property already in a land conservancy. Up the hill south of Edy Road has been identified as hillside residential.

Mr. Glastra Van Loon said the sub-district directly west of Elwert had a small mixed use node about midway on Elwert across from Handley to serve future and existing residents within walking distance of Edy Ridge School. He showed a park bounded on three sides by natural creek areas with trails throughout the system to connect to the neighborhoods. He explained there was a larger mixed use center towards the southern end along Kruger Road, adjacent to the existing church. It would be locally oriented to future neighbors for services close enough to walk or bike to, but easily accessible for vehicles because of its proximity to 99W. Mr. Glastra Van Loon showed the hillside residential in the steeper areas of the sub-district with a park south of Kruger Road, next to the existing water reservoir. The park would be inspired by Snyder Park on the west side of Sherwood.

Mr. Glastra Van Loon informed that the sub-district to the south end was predominantly a residential neighborhood with a gateway district identified (shown in purple on the map). This gateway district would capitalize on Sherwood's location as a gateway to wine country for people traveling from Portland into wine country west and south of Sherwood. It may include tourism information and a visitor's center. He said the gateway district reflected the Brookman Road Concept Plan across 99W with some non-residential uses.

Mr. Glastra Van Loon pointed out the dotted green lines that followed most of the creek beds and explained that they were local trails to compliment the City's existing trail system connecting neighbors with historic downtown Sherwood. Where ever possible trails were shown adjacent to the natural features.

Discussion followed.

Commissioner Pearson commented on a tour he took of the Villebois neighborhood in Wilsonville and said the Sherwood West Preliminary Concept Plan was an improvement to that planned area.

Brad Kilby, Planning Manager, reviewed the next steps including future meetings and public outreach efforts. He said City Engineer Bob Galati was working with economic consultant, EcoNW, in order to provide estimates for the expected cost of each phase based on the basic infrastructure needs of the areas. Mr. Kilby explained that this will lead to a Planning Commission recommendation to City Council for use as a tool when the area becomes considered in future UGB expansions; tools like where and when expansion made the most sense and the sentiment of the property owners. Mr. Kilby explained that most of the property owners have lived in the area for a long time and anticipated growth happening, but there was also a segment that wanted to be in the last phases of growth.

Mr. Kilby indicated that density was not discussed on purpose, because this planning process was about growth not density. He stated that based on Sherwood's historic development pattern the density might be about 7.9 units per acre. That density would bring about 4400-4600 households at a population of about 12-20 thousand people. Mr. Kilby said when Metro begins their process of discussing urban growth boundary expansions Sherwood would want to make sure that the decision makers have tools to guide when areas should be brought in to the UGB. This has been the first time Metro has funded a preliminary concept plan of an Urban Reserve area outside of the UGB and Sherwood will be presenting to Metro the pros and cons of the project in the future.

Mr. Kilby advocated for commissioners to review the materials and said now was the time to be following the project in preparation for making a recommendation to City Council. He also encouraged commissioners to talk to their neighbors about the project. Discussion followed.

Chair Simson adjourned the meeting at 8:04 pm.

Submitted by:

Kirsten Allen

Kirsten Allen, Planning Department Program Coordinator

Approval Date: October 13, 2015