



Home of the Tualatin River National Wildlife Refuge

Planning Commission Meeting Packet

FOR

January 12, 2016

Work Session at 5:30 PM

Regular Meeting at 7 PM

**Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon**



**City of Sherwood
PLANNING COMMISSION**

**Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140**

January 12, 2016

5:30 PM Work Session

7:00 PM Planning Commission Meeting

5:30- 7:00 PM Public Work Session Agenda

- 1. The Planning Commission will host a Public Work Session on to obtain public input on the Industrial Land Use Districts Development Code**

7 PM Planning Commission Agenda

- 1. Call to Order/ Roll Call**
- 2. Consent Agenda**
 - December 8, 2015 Planning Commission Minutes approval
- 3. Council Liaison Announcements (Council President Robinson)**
- 4. Staff Announcements (Brad Kilby)**
- 5. Community Comments**
- 6. New business**
 - a. Public Hearing – PA 16-01 Sherwood West Preliminary Concept Plan**

The Planning Commission will hold a public hearing for the acceptance of the Sherwood West Preliminary Concept Plan as a foundational tool on which to base future Urban Growth Boundary requests and future refinement plans.

The Sherwood West Preliminary Concept Plan provides a snapshot of how 1,291 acres north and west of the current City limits could be incorporated into the City and developed over the next 50 years. Funded by a Metro grant, the plan is the result of a 14-month planning process involving residents and property owners within the City and study area, community service providers, and City staff.

- 7. Planning Commissioner Announcements**
- 8. Adjourn**

**City of Sherwood, Oregon
Planning Commission Meeting
December 8, 2015**

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Russell Griffin
Commissioner Chris Flores
Commissioner Alan Pearson
Commissioner Rob Rettig
Commissioner Lisa Walker

Staff Present:

Julia Hajduk, Community Development Director
Brad Kilby, Planning Manager
Connie Randall, Associate Planner (work session)
Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent:

Commissioner Michael Meyer

Council Members Present:

Council President Robinson (regular meeting only)

Work Session

Chair Simson began the meeting at 6:04 pm

1. Sherwood West Preliminary Concept Plan Update

Brad Kilby, Planning Manager gave an overview and update of the Sherwood West Preliminary Concept Plan (see record, Exhibit 1). He gave a brief history of areas outside of Sherwood that reside in the Urban Growth Boundary (UGB), described community outreach measures taken, and showed the preferred plan maps with two options. He explained the plan attributes and the next steps which included a recommendation by the Planning Commission and acceptance by the City Council. He explained that acceptance was not the same as adoption. Mr. Kilby reported that consultants were present for questions and said the plan afforded the City a lot of flexibility, but it would need some additional study as it was not a refinement plan. Discussion followed.

Chair Simson encouraged Community Advisory Committee members to continue to participate and said it was hard to put on paper the amount of effort put into this planning process.

2. Industrial Land Use Districts Development Code Discussion

Julia Hajduk, Community Development Director, gave copies of the Industrial Uses and Similar Uses sections of the Sherwood Zoning and Development Code and comparable code sections from Hillsboro, Tigard, Wilsonville, and the Oregon Model Code (see record, Exhibits 2-8). She pointed out some aspects of those codes, how they were used, and disclosed that the Tualatin code was not provided. Discussion followed.

Staff was directed to hold a public work session, scheduled for January 12, 2016, asked to provide the Tualatin code, to ensure that the new code amendments were consistent with existing code, and to place a notice of the work session in the Sherwood Archer. Ms. Hajduk indicated that draft code language was tentatively scheduled to come before the Planning Commission on February 9, 2016 with final adoption expected in April 2016.

Chair Simson called a recess at 6:57 pm.

Regular Meeting

1. Call to Order/Roll Call

Chair Jean Simson reconvened the meeting at 7:02 pm.

She moved to the consent agenda and asked for comments or a motion.

2. Consent Agenda

- a. November 10, 2015 Planning Commission Minutes
- b. November 24, 2015 Planning Commission Minutes

Motion: From Commissioner Alan Pearson to approve the Consent Agenda, Seconded by Vice Chair Russell Griffin. All present Planning Commissioners voted in favor (Commissioner Michael Meyer was absent).

3. Council Liaison Announcements

Council President Robinson noted that the Commission received an update about the Sherwood West Preliminary Concept Plan at the work session and said she was impressed with the two options. She said it was a testament to having a variety of backgrounds and input from the community. Ms. Robinson complimented the consultant and staff and said it was a wonderful process.

4. Staff Announcements

Brad Kilby, Planning Manager, reported that New Business agenda item 6b would not be heard because the applicant had requested a continuance and the project was indefinitely postponed. He advised the Commission to retain that portion of the Planning Commission Meeting Packet saying the foundational information was the same.

Mr. Kilby announced that the Planning Commission public hearing for the Sherwood West Preliminary Concept Plan would be held on January 12, 2016 and staff anticipated taking it to the City Council on February 2, 2016. He said the plan was available online and staff would be available to answer questions (www.sherwoodoregon.gov/sherwoodwest).

Mr. Kilby noted that City Council held a public hearing on the Mandel Zone Change that received a recommendation of approval by the Planning Commission and the Council would hold the second reading on January 5, 2016.

Mr. Kilby disclosed that city staff had applied for three different grants. One was a technical assistance grant through the Department of Land Conservation and Development (DLCD) in partnership with Washington County and Tualatin. That grant request was successful. The second, also a DLCD grant request was to update the City's Economic Opportunity Analysis (last updated in 2007), and was not successful. He said the DLCD grant requests had exceeded \$1.6 million, but only \$1 million of the requests were granted. Mr. Kilby noted that the third grant was through the Washington County Tourism Office to help with signage and bike repair stations to go along the Cedar Creek Trail (this grant request was successful). He reminded the Commission that the DLCD was not funding periodic review in this biennium and staff would pursue other funding options. He informed the Commission that the City was updating plans to prepare for an overall Comprehensive Plan update.

Chair Simson stated there would be a work session for the Industrial Uses on January 12, 2016. Ms. Hajduk clarified that it would be a public work session with a format used at previous public work

sessions where stations are set up to allow planning commissioners to engage directly with the public, property owners, and interested parties to provide feedback that will help shape recommended amendments to the use classifications. She said the meeting would start at 5:30 pm.

Mr. Kilby added that the City Council held a work session regarding recreational marijuana and one of the options was to put a prohibition on the 2016 ballot; another was to allow the city to tax recreational marijuana at a 3% rate. He informed that starting January 4, 2016 the Oregon Liquor Control Commission (OLCC) would begin accepting applications for grow operations in the state. He informed the Commission that by not having any regulations in the municipal code the City would have to treat marijuana grow operations as allowed in our industrial land under “manufacturing and processing”. Mr. Kilby noted that the city was working on a work program for the recreational marijuana and there were a lot of moving pieces with recreational marijuana legislation and activity at the state level. He said he thought the city was hoping the state would step in and allow some type of leeway for communities to work through the process.

Council President Robinson added that Council was mixed on how to handle recreational marijuana from a policy perspective at this time. She said council recognized that voters in all of the districts in Sherwood voted no on measure 91 by a majority. She pointed out that council members were aware the impacts to the Police Department would be increased if the City opts to ban recreational marijuana without the benefit of receiving any of the tax dollars related to recreational marijuana. Ms. Robinson said there were some policy considerations council was struggling with and they would like to have more public input.

5. Community Comments

Robert James Claus, Sherwood resident, said he hoped the Commission did not get in the same trouble with marijuana as Frohnmayer did. He commented it taught a pretty good lesson with Indians; he might not have liked their religious practices, but he finished his political career over ignoring it.

Mr. Claus said he wanted to tell the Commission he disliked it if there was not procedural due process. He said Costco was interested in developing along the highway and he told them he would talk to them after he talked to the Planning Commission. Mr. Claus commented that Costco had identified most of the problems, but his opinion was that Sherwood was at the infilling stage; a stage where there was not a general plan and started infilling.

Mr. Claus described when he was in British Columbia when they were redeveloping the downtown and he was asked to help because he had worked for the group that did the urban planning model for downtown San Francisco. He told a story about maintaining a city’s assets and referenced Gastown, British Columbia as an example. Mr. Claus noted that Sherwood had the first national wildlife refuge ever established in an urban area, a thousand year pollen record, and the scablands. He said any company, such as Costco, coming into this town should build a trail to those assets or not to let them come in town, because those were Sherwood’s principle assets. Mr. Claus said if the city did not look at the assets that are indigenous to Sherwood, it was not going to do a good planning job; especially with infill.

Tony Bevel, Sherwood resident came forward and commented what a privilege it was to serve on the Sherwood West Preliminary Concept Plan Community Advisory Committee. He said it was

educational, he had learned a lot and he appreciated the 50,000 foot viewpoint. Mr. Bevel commented it would be interesting to see what happened twenty years down the lane and that he thought the plan would be a good tool for the city.

Mr. Bevel commented that he would appreciate more work toward traffic calming devices for the city. He suggested that if any surveys were conducted by the City he hoped that citizens' comments on the survey were taken to heart. He referenced backyard chickens saying the survey showed overwhelming support, but was kicked down the road.

Chair Simson responded that she had met with Community Development Director, Julia Hajduk, in an effort to figure out what was missing in the neighborhood traffic calming program. She noted there was not a known process for neighborhood calming; a mechanism would have to be created as well as funding obtained from Council and the budget to be able to prioritize it. Ms. Simson said she would keep the item on her radar to ensure that the city did not lose sight of it because she felt there were streets other than Mr. Bevel's that needed traffic calming.

Ms. Hajduk commented that there was a process for issues and complaints which could be made more public, like calling the Police or the Engineering Department, but there was not a program in place for traffic calming that would allow funding and prioritization. She expressed appreciation for constant reminders from members of the community who keep the item in front of staff.

6. New business

a. Public Hearing – SP 15-05 Endurance Products Company Expansion

Chair Simson began the public hearing by reading the public hearing statement stating the Planning Commission would make the decision and it would not go before the City Council unless there was an appeal. She asked for any ex parte contact, bias or conflict of interest from commission members. None were received.

Chair Simson asked for the staff report.

Brad Kilby, Planning Manager recapped the staff report and gave a presentation (see record, Exhibit 9). He said Endurance Products was located at 13990 SW Galbreath Drive and currently had one building on the site. The previous business at this location provided highway construction products. Mr. Kilby said Endurance products had purchased the almost 2 acre site and was hoping to build a 15,550 square foot expansion behind the existing building. He described the site as originally approved in 1996 for Collamette Construction for two buildings, but the second phase was never realized. Mr. Kilby said the site was on Galbreath Drive with Tualatin Sherwood Road to the west, the wildlife refuge to the east, and Gerda Lane to the north. He said the proposal was to increase the floor area on the site from 8,470 square feet to an overall building capacity on site to 24,020 square feet by adding a second building of 15, 550 square feet to the site. The property is zoned General Industrial; the use is allowed under *manufacturing, packaging, warehousing and processing of food products and chemicals* and if not approvable under that use it may qualify as *pharmaceuticals and facilities up to 50,000 square feet*. He said both uses are outright permitted in the General Industrial zone. Mr. Kilby noted that the proposal to increase the floor area by more than 10% triggered a major modification to a site plan which was subject to code section 16.90. He said when there is a major modification to an existing site plan the scope of the review is limited to what is being changed on site.

Mr. Kilby showed the existing conditions on site with one building and 21 parking spaces along Galbreath Drive. He noted the rest of the site was graveled with a storm water quality pond in the southwest corner. He showed the proposed plan with the 15,500 square foot building to the rear of the existing building and said parking would be provided along the side of the building. Mr. Kilby explained that some trees would be removed to allow the development and the trash enclosure would be to the rear of the facility with a warehouse loading dock to the side of the proposed building.

Mr. Kilby showed exterior elevations for the proposed addition and said it was typical industrial development with tilt up construction. He said the applicant was proposing landscaping as required by the code and that proposed landscaping would improve the site over the existing condition. The existing site includes the building with parking up front with gravel and storage around the rest of the site.

Regarding landscaping, Mr. Kilby said staff did not have enough information to provide findings that were favorable for the required landscaping, however they had enough land that it was feasible that they could meet it. He explained that staff was required to recommend denial if they could not meet the standard. Mr. Kilby specified they could add landscaping, but there were not enough area calculations for staff to do an analysis. He noted a minimum canopy requirement of 30% in the industrial area and the applicant had counted some of the street trees towards that canopy requirement which is not allowed.

Mr. Kilby commented regarding parking and said there was a condition on parking where wheel stops are not required except at the edge and adjacent to landscaping. He stated the applicant will need to demarcate the compact spaces being proposed and noted that based on the use and the 15,500 square feet addition of warehouse space they were not meeting the parking requirement. Mr. Kilby explained that the code required that a warehouse greater than 150,000 square feet provided parking at a ratio of 0.3 spaces per thousand feet. Building sizes below 150,000 square feet use the general category at 1.6 spaces per 1000 square feet of building to calculate parking. He said the applicant could provide a breakdown of the building and calculate the parking based on the primary use, secondary use (calculated at 90%) and any use after that would be calculated at 80%. He added that if a portion of the building was being used as an office separate from the manufacturing and the warehousing it was feasible that they could meet the parking requirements. They were one space shy when calculating at 1.6 spaces per 1000.

Mr. Kilby reported that he did not receive a lighting plan to review to ensure there was not any lighting projecting off of the site. He stated comments were received from Pride Disposal that approved the location [of the trash enclosure], but wanted more detail and information on how the facility would operate and open. There was Pride Disposal service provider letter and an associated condition recommended in the Planning Commission packet.

Mr. Kilby stated a standard condition was added requiring Tualatin Valley Fire & Rescue (TVFR) sign off on the firefighting capability, based on the construction type. He said a comment from Oregon Department of Transportation (ODOT) was received regarding the rail spur behind the site; the ODOT Rail Division has been charged with protecting railroads from trespassers and has requested a condition requiring the owner to fence the area to limit trespassing. Mr. Kilby noted that the Sherwood code did not require the standard and suggested the applicant could speak to whether they wanted to comply with the condition. Mr. Kilby stated that staff recommended approval with the conditions outlined in the staff report and the only finding to amend would be the one related to the wheel stops.

Chair Simson enquired about the condition for the wheel stops. Mr. Kilby responded that it was not a condition of approval just something to make note of. He said the condition of approval was to demonstrate that the parking standards had been met which included demarcating the compact spaces as required. The condition was general in that they needed to meet the design standards and minimum parking requirements. He further noted that the condition was number 5 and only the finding would need to be amended to indicate that wheel stops were not required in that location.

Mr. Kilby explained a conversation with Chair Simson about the traffic findings. He said there was a threshold in the code that required a Traffic Impact Analysis for anything expected to generate more than 400 average daily trips. The city engineer did not require the Traffic Impact Analysis after looking at the proposed building and based on the addition of 12 employees he did not feel it would translate into 400 average daily trips.

Chair Simson explained that a Traffic Impact Analysis was not necessary with the addition of 15,000 square feet, but the finding needed to be modified to indicate that it was based on warehouse usage and proposed uses would not generate more than 400 trips.

Chair Simson indicated that she was not clear regarding the storm water facility. She read aloud from page 39 of the packet that the *private storm water runoff within the subject property shall be collected and conveyed in accordance with Oregon Plumbing Specialty Code.*

Mr. Kilby clarified that according to the city engineer, when the whole development was created there was a storm water detention swale planned along the entire rear of the development and adjacent to the rail corridor. He said some of the owners and developers had recorded private storm easements that were required by the city and some did not. In this case an easement was not recorded, so the applicant must demonstrate that they can treat the storm water and convey it into the system. He said the treatment can occur in a number of ways and the condition requires that storm water be treated consistent with the requirements of Clean Water Services (CWS) with an approved system prior to final site plan. Mr. Kilby said CWS would allow creating a swale in the landscaped areas or putting in underground filtration system.

Chair Simson indicated the applicant should respond as to how they would treat the storm water on site.

With no other questions for staff, Chair Simson asked testimony from the applicant.

Joe Brunner, owner of Endurance Products, 13990 SW Galbreath Drive, and **David Gellos**, architect, 22815 SW Miami Drive, Tualatin, came forward. Mr. Gellos thanked staff for the report and appreciated the assistance in the pre-application and site plan review processes. He asked Mr. Brunner to explain the nature of the business and commented that it was not a pharmaceutical product, but a dietary supplement that would be produced at the warehouse location on Galbreath Drive.

Mr. Brunner said they started the company in 1976 and for forty one years had been leasing a building in Tigard, Oregon. He explained that they manufactured dietary supplements, primarily vitamin tablets, and they were a dry facility. He said they specialized in extended release technology and have built several products using niacin, their largest selling product. Mr. Brunner stated they have manufactured for other companies for the last 35 years, Endurance Products had its own line and have been marketing that brand since 1985 through Walgreens, smaller pharmacies, mail order and direct mail through the internet. He said their product had twenty three published clinical studies proving its bioavailability, safety and effectiveness. Mr. Brunner explained they were tired of leasing a building in

Tigard and found property in Sherwood and were pleased as well as looking forward to moving their seven to ten employees of the last thirty years into the Sherwood community when the plant was built.

Mr. Gellos said they had no comments to contest or offer in response to the conditions of approval. They find them all to be acceptable. He said the wheel stop concern would be addressed and to date they had already addressed, the landscape canopy issue and the couple of landscape islands that were a couple square feet shy of the requirements as part of the final site plan review process. He said they would label the parking stalls.

Mr. Gellos noted that the storm water would be addressed sub-surface as allowed by the city and there were preliminary engineering diagrams in the submittal packet prepared by Westlake Engineers. He explained that the existing storm water facility was being improved sub-surface and was a choice by the owner to help navigate traffic on the site. He said the applicant would meet all the landscaping requirements, and preferred to apply sub-surface technology for the treatment and discharge of the storm water subject to plan review approval.

Mr. Gellos said they would comply with the additional parking stall and restated that Endurance Products had the same number of employees for many years and never anticipated to exceed the ten or twelve employees for the life of the facility as it was an automated procedure. He reported that the product being proposed was substantially a warehouse for the matrix and press meets that made the tablets with incidental shipping and mailing operations. Mr. Gellos said they did not anticipate much traffic on the site other than the full time employees. He offered to address any questions.

With no questions from the commission, Chair Simson noted the applicant had 25:20 minutes remaining for rebuttal. She asked for public testimony.

Robert James Claus, Sherwood resident came forward and said to a degree he realized it was ultra vires in terms of scope of authority and said the chairman had asked an interesting question. He asked if the commission was aware that the water we used in our lawns was driven off in evapotranspiration. He said everything else went back into the system and the problem was that deep water hydrology and surface water hydrology was being affected. Mr. Claus commented that the U.S. Fish and Wildlife Service could not say anything, it was in their charter that they could not lobby at council, they are the smallest agency in the Department of Interior and they would not get involved. Mr. Claus commented that all of the water taken out of Owens Valley California was dumped fifteen miles out to sea and dispersed by the metropolitan water district in southern California. He said they did not use water, but put things in it that did not allow point source control and without point source control the water could not be cleaned. He said once you know what was in the water you could clean it. He gave Las Vegas as an example.

Mr. Claus said the right question to ask was not being asked. He said all of the ponds in this town were meant to accumulate and flush, it is not put it back in the deep water, because we have wells and we ought to be thinking about it. Mr. Claus said running another water line from the Willamette River was a solution, but it was not a solution to have a sustainable environment. He commented that Walmart was the classic example and said Hillary Clinton forced them to build the most environmentally conscious big box which they would have built in Sherwood if we had asked them to, but we did not ask them. Mr. Claus said the point he was trying to make was that they could clean the water that comes off of the roof because it is clean. He said water off of the parking lot picks up hydro carbons that have to be cleaned out of the water. Mr. Claus mentioned Diane Taniguchi-Dennis, General Manager of Clean Water Services and said she knew of these practices, but she could not do anything until Sherwood started setting policy to build a sustainable environment. Mr. Claus said Sherwood by

nature, did what the Hyperion Treatment Plant in Los Angeles did by flushing it. He asked if the Commission realized what could be built if the water had point source control and answered that there would not be a carbon problem, but forests. He said the whole dynamics of this company could change, but we are not doing it, because we look at water as something to use and then flush. Mr. Claus added that we do a better job in Oregon than in California in some places. Mr. Claus asked why something wasn't being done to treat water that gets off the roof instead of flushing into the deep water for our wells. He said staff had to have direction from the commission to do that.

With no other public testimony, Chair Simson asked for rebuttal from the applicant. The applicant did not have any further comments.

Chair Simson closed the public hearing and moved to staff for final comments. Mr. Kilby replied that he looked at the storm water report (see Exhibit A in the packet) and it indicated that the applicant intended to utilize cartridges which were acceptable in the City of Sherwood and by CWS. He noted that the engineering report did not speak directly about the cartridges.

Chair Simson noted the verbal statement of acceptance of the conditions of approval from the applicant. She asked for questions for staff. There were none and the following motion was received.

Motion: From Vice Chair Russell Griffin for the Sherwood Planning Commission to approve SP 15-05 Endurance Products Company Expansion based on applicant testimony, public testimony received, and the analysis, findings, and conditions in the staff report as modified. Seconded by Commissioner Lisa Walker. All present Planning Commissioners voted in favor (Commissioner Meyer, was absent).

Commissioner Pearson welcomed Endurance Products to Sherwood. He noted the discussion during the work session regarding industrial uses and requested Mr. Brunner's participation in the industrial uses discussion to give Sherwood the benefit of his experience, knowledge, and insights. He said Endurance Products was the type of industry that Sherwood would like to have more of.

7. Planning Commissioner Announcements

Vice Chair Griffin said there were no plays until the summer.

Commissioner Flores noted an open house held for the Cedar Creek Trail on December 3, 2015.

8. Adjourn

Chair Simson adjourned the meeting at 7:58 pm.

Submitted by:

Kirsten Allen, Planning Department Program Coordinator

Approval Date: _____

New Business Agenda

Item A



Home of the Tualatin River National Wildlife Refuge

MEMORANDUM

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
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Mayor
Krisanna Clark

Council President
Sally Robinson

Councilors
Linda Henderson
Dan King
Jennifer Kuiper
Jennifer Harris
Renee Brouse

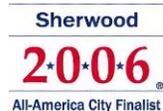
City Manager
Joseph Gall, ICMA-CM



2009 Top Ten Selection



2007 18th Best Place to Live



To: Sherwood Planning Commission
From: Brad Kilby, AICP
RE: Sherwood West Preliminary Concept Plan
Date: January 5, 2016

Issue:

Should the City accept the Sherwood West Preliminary Concept Plan as a foundational tool on which to base future Urban Growth Boundary requests and future refinement plans?

Background:

The Sherwood West Preliminary Concept Plan provides a snapshot of how 1,291 acres north and west of the current City limits could be incorporated into the City and developed over the next 50 years. Funded by a Metro grant, the plan is the culmination of a 14-month planning process involving residents and property owners within the City and study area, community service providers, and City staff.

The project team and community members explored opportunities and constraints within the study area, balancing those with region-wide objectives to responsibly grow in an orderly and efficient manner. The primary purpose of the plan is to create a viable framework for future discussions related to the growth of Sherwood. Acceptance of the plan will not result in any changes to zoning or the comprehensive plan. Rather it helps the city articulate our current vision for the area as future discussions occur about growth and will help guide future refinement planning when areas are brought into the Urban Growth Boundary..

The final plan is derived from three distinct alternatives that were reviewed, evaluated, and revised based on public comments. The plan was developed through an extensive public process and includes discussions on existing conditions, goals and objectives, capital improvements, phasing, costs, and governance that were collaboratively developed along the way.

The Community Advisory Committee recommended plan includes:

- A discussion of the History and Pattern of Growth within Sherwood
- An overview of the study area including existing conditions, land use, transportation, and environmental and natural resources
- A preliminary concept plan identifying potential locations for future improvements that would facilitate the expansion of the City of Sherwood into the area (i.e. streets, schools, parks, land uses etc.)

- A phasing and funding strategy discussing needed urban improvements, their costs, and potential funding mechanisms, and
- A discussion of recommendations and next steps to frame policy discussions on future expansions into the area.

Alternatives: All of the alternatives include a recommendation from the Planning Commission to the City Council. The options are to approve the Community Advisory Committee's recommendation to accept the plan, modify the plan, or reject the plan. There are no additional financial impacts to accept the plan. Funding will be needed to complete refinement plans for any areas brought into the Urban Growth Boundary in the future.

Financial Impacts: The City was required to provide a match of \$24,570 which was provided via staff work on the project. Metro provided the remaining \$221,139 for consultants and staff time to complete the plan.

Recommendation: Staff recommends that the Planning Commission hold a public hearing and make a recommendation to the City Council to adopt the plan.

Attachments:

Exhibit 1: Final Draft of the Sherwood West Preliminary Concept Plan (*Handed out at the December 8, 2015 Planning Commission work session.*)