



SHERWOOD WEST CONCEPT PLAN

AGENDA

Community Advisory Committee Meeting #14

DATE: May 11, 2023

TIME: 5:30 – 6:30 PM

LOCATION: In person: Sherwood City Hall, Council Chambers, 22560 SW Pine

Citizen comments and public testimony may be provided in person, in writing or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by email to planning@sherwoodoregon.gov and must clearly state that it is intended as a general Citizen Comment for this meeting. To provide comment by phone during the live meeting, email or call (planning@sherwoodoregon.gov / 503-925-2308) at least 24 hours in advance of the meeting start time in order to receive dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their name and by their city of residence." Anonymous comments will not be accepted into the meeting record. If you require ADA accommodations, please contact the Planning Department at 503-925-2308 or email planning@sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.

Meeting Purpose

- Review draft Sherwood West Concept Plan

Agenda

5:30 PM	1. Welcome	Erika Palmer, City of Sherwood
5:35 PM	2. Public Comment	Erika Palmer
5:45 PM	3. Draft Concept Plan <i>We will provide a brief overview of the draft Concept Plan before opening it up for questions and comments. Questions for the CAC:</i> <ul style="list-style-type: none"> • <i>Is anything missing or inaccurate?</i> • <i>Does anything need more explanation?</i> 	Kate Rogers, MIG APG
6:25 PM	4. Summarize Next Steps and Adjourn	Kate Rogers, MIG APG Erika Palmer, City of Sherwood

Packet Contents:

1. CAC 13 Meeting Minutes
2. Draft Concept Plan:
https://www.sherwoodoregon.gov/sites/default/files/fileattachments/Planning/page/47694/sherwood_west_concept_plan_draft_04.28.2023.pdf
3. Concept Plan Appendices:
https://www.sherwoodoregon.gov/sites/default/files/fileattachments/Planning/page/47694/sw_concept_plan_appendices_combined_reduced.pdf



SHERWOOD WEST CONCEPT PLAN

MEETING MINUTES

Community Advisory Committee (CAC)

DATE: March 2, 2023 – Meeting #13

TIME: 5:30 PM to 7:30 PM

LOCATION: Virtual Online, YouTube Link: <https://www.youtube.com/watch?v=YoVZgVecx1k&t=248s>

CAC Members Present: Mike Black, Emily Campbell, Conrad Sproul, Angi Ford, Brian Fairbanks, Brian Dorsey, Rodney Lyster, Kennedy Hawkins, Jean Simson, Mayor Tim Rosener, and Tamara Furst.

Consultants and Sherwood Staff Present: Kate Rogers and Darci Rudzinski, MIG; Chris Zahas and Ellen Bini, Leland Consulting; Erika Palmer, Planning Manager; Joy Chang, Senior Planner; Jason Waters, City Engineer; and Eric Rutledge, Community Development Director.

Agenda Item

1. Welcome and Introductions

Members of the CAC introduced themselves. Ms. Palmer said this is the second to the last meeting.

2. Public Comment

Erika Palmer said the CAC received four written public testimony which were previously emailed to the committee (see record, Exhibit A). She summarized the testimony for the committee. She asked for public comments from the audience.

Brian Fields came forward as a resident of Eastview Road. He spoke in opposition of the Elwert Road realignment. He suggested working with the County on Elwert Road improvements. He stated the realignment will require two crossings of Chicken Creek.

3. Preliminary Draft Infrastructure Funding Strategy

Kate Rogers discussed the agenda and provided a presentation (see record, Exhibit B).

Chris Zahas referred to the preliminary memorandum in the packet and said this is still a concept plan. He said the overarching intent is to provide a starting point. He said they reviewed the costs provided by the City which included water, sewer, stormwater, and transportation. He stated the costs did not include parks or internal development costs. He commented on the revenue which was calculated with fee schedule based on Concept plan programming and includes City System Development Charges (SDC) for water, sewer, stormwater, parks, and transportation, Clean Water Services (CWS) sewer regional connection charge, and Washington County Transportation Development Tax (TDT). He provided the infrastructure funding strategies for the different districts. He said commented on the challenges for

revenue estimate assumptions and said they developed several strategies. He provided the four scenarios which mix and match densities. He provided revenue projections for water, sewer, storm, parks, and transportation then took the revenue ranges and applied them to the four scenarios with gaps and surpluses. He noted that crossings over Chicken Creek were not included in the calculations. He discussed infrastructure funding strategies which included regional sources, state sources, supplemental SDC, Local Improvement District, Utility Fee, General Obligation Bonds, and Urban Renewal. He stated they do not recommend Urban Renewal which is typical used in renewal areas and the City already has a couple Urban Renewal areas. He also does not recommend General Obligation Bonds because it benefits mostly Sherwood West as opposed to City wide. He discussed supplemental SDC which identifies the funding gap and develop an additional fee paid by developer to meet the gap. He said this is the easiest and the one the developers are familiar with. Ms. Palmer noted that the City is using a supplementa SDC in the Brookman area currently.

Mr. Zahas said the next steps are refinement of projects and costs, financial modeling of a potential supplemental SDC, engage the development community, engage City Council and Planning Commission, and develop a final proposal for adoption. He reminded the committee that this is a preliminary draft.

4. Draft Concept Plan Outline

Kate Rogers said they will provide the draft concept plan at the last meeting. She said the approach to the concept plan is to keep it concise with a reader friendly summary of the process, outcomes, and recommendations, keep descriptive text to a minimum and use ample graphics, maps, and images to illustrate the plan, and provide technical details and background info in the appendix. She discussed the draft outline and said it will be standard. Discussion followed. Ms. Palmer said Concept Plan will be a vision tool and guiding document and things may change. Kennedy Hawkins asked for extra time to review the draft Concept Plan. Ms. Rogers said they will try to accommodate for that.

5. Revised Concept Plan Maps

Kate Rogers provided the revised concept plans and said the park option B was added. The middle housing buffer was removed from the north district and replaced with mixed employment. She stated the maps a nearly final and asked for feedback. There was none.

6. Summary Next Steps and Adjourn

The next steps include updating the infrastructure funding strategy, prepare the draft Concept Plan, hold the final meeting, finalize the Concept Plan, and present to the Planning Commission and City Council.

Meeting adjourned at 7 pm.