

Sherwood West Concept Plan

COMMUNITY ADVISORY COMMITTEE MEETING #14 | May 11, 2023



Agenda

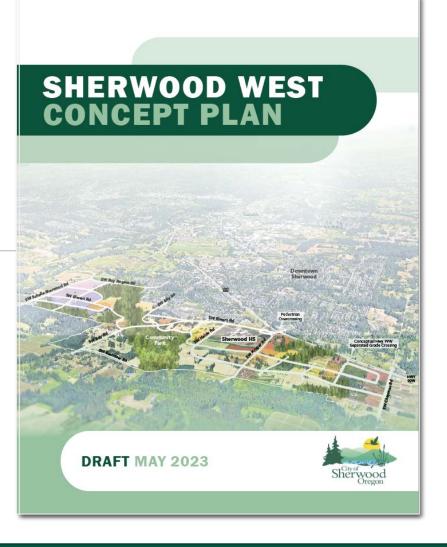
- 1. Welcome / approve meeting minutes
- 2. Public Comment
- 3. Review Draft Concept Plan
- 4. Next Steps



Public Comment



Draft Concept Plan



Concept Plan Sections



Executive Summary

- I. Introduction
- II. Planning and Engagement Process
- III. Vision, Goals and Evaluation Criteria
- IV. Existing Conditions
- V. Land Use Alternatives

VI. Concept Plan

- a. Overview
- b. Land Use Plan
- c. Transportation Plan
- d. Green Space Network
- e. Utilities

VII. Implementation



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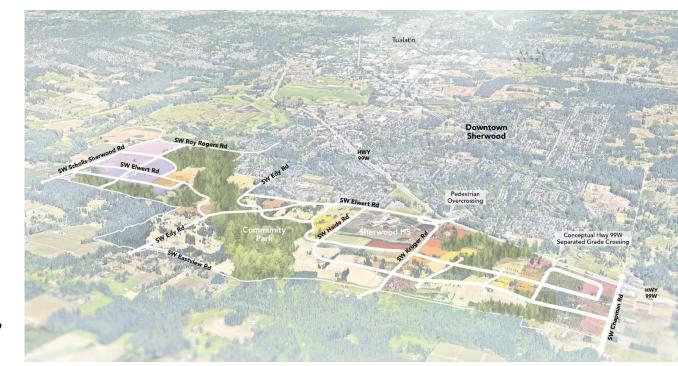
Implementation

✓ UGB Expansion Request

✓ Infrastructure Funding Strategy

✓ Future Zoning and Regulations

- Future Comprehensive Planning
- Natural Resource Protection
- Custom Residential Zoning
- Hospitality Zoning
- Master Planning or "Village Planning"
- Future Annexation





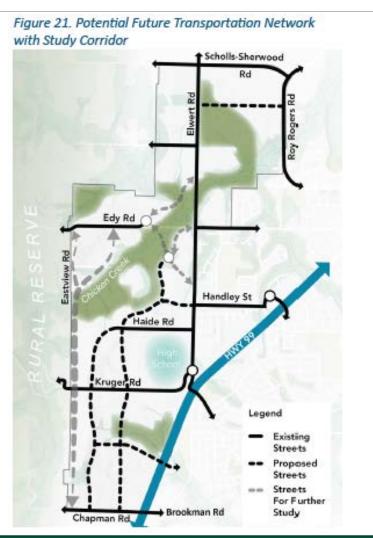


Implementation

✓ Transportation and Infrastructure

- Future Alternatives/Feasibility Studies
 - SW Elwert Road SW Edy Road Alignment
 - Connection to Brookman Area
 - North-South Connectivity
- Public Facility Plans
- Funding Tools

✓ Continued Community Engagement✓ Metro Title 11 Compliance



Potential Sherwood West Planning and Development Process 2022-2065

Sherwood West Concept Plan	Metro Decision to Expand UGB	Sherwood Decision to Expand UGB	Refinement Planning Process & Adoption	Annexation	Land Use Applications & Public Hearings	Public Improvements Construction	Construction Residents and Businesses Move In
The City received a Grant to Update the 2016 Sherwood West Preliminary Concept Plan, in 2021. A Community Advisory Committee was appointed to update the plan. It is anticipated that public hearings will be held before the Planning Commission and City Council for acceptance of the plan in 2022	Every six years, the Metro Council must review and report on the 20-year land supply in the Urban Growth Boundary (UGB). If necessary Metro adjusts the UGB to meet land needs for that 20- year period. Oregon law requires Metro to maintain a 20-year land supply within the UGB. Metro's next review of the land supply will occur in 2024	If the Metro Council decides the UGB needs to be expanded, it will decide where to expand. There are currently 27 Urban Reserve Areas in the Metro region. Metro would need to decide that Sherwood West is an appropriate area for expansion	Once any part of the Sherwood West area is brought into the UGB, the City will begin a more refined comprehensive planning process by working with property owners and residents to identify appropriate zoning designations, and amendments to the development code, and transportation plan.	After completion and adoption of a Refinement Plan for the area, property owners who want to annex into the City must file an an annexation request and meet the city's, Metro and state annexation criteria.	After annexation, property owners must submit a land use application before developing their property after public notice and a public hearing.	If a land use application is approved, the applicant is required to construct pubic improvements (typically utility and transportation improvements) prior to any construction.	After public improvements are completed, a developer can get permits to begin construction. If Metro expands the UGB to include any part of Sherwood West; if refinement planning is approved by the community and City Council; if property owners annex into the city; and if the public and the City support land use applications, the earliest new residents/businesses could move in is 2029
	This decision of Metro is required at least every 6 years	This decision typically takes a year	This process typically takes 1.5 to 3+ years	This process typically takes 6+ months	This process typically takes up to 8 - 12+ months	This process typically takes 6 - 12+ months	This process typically takes 3 - 12+ months and repeats for every project

Appendices

- a. Future Development Timeline
- b. Housing Policy Implications Memo
- c. Public Engagement Plan
- d. Open House #1 Summary
- e. Open House #2 Summary
- f. Development Trends and Implications Memo
- g. Economic Opportunities Memo
- h. Transportation Issues Memo
- i. Plan Concepts

- Alternatives Evaluation Memo
- k. Developer Tour Summary
- I. Traffic Impact Analysis
- m. Housing Memo
- n. Infrastructure and Phasing Analysis
- o. Preliminary Infrastructure Funding Strategy
- p. Metro Title 11 Compliance Findings [to be included following approval]





Next Steps

- May 16 Joint work session with Planning Commission and City Council
- Finalize Concept Plan
- Public Hearings CAC members welcome to testify in support!
 - June 27, Planning Commission (tentative)
 - July 18, City Council (tentative)



Thank you for your contribution!