



SHERWOOD WEST CONCEPT PLAN

AGENDA

Technical Advisory Committee Meeting #12

DATE: May 11, 2023
TIME: 2:00 PM – 3:00 PM
LOCATION: Virtual – ZOOM platform. To provide public comment, please send an email to Erika Palmer, Planning Manager at palmere@sherwoodoregon.gov at least 24-hours prior to the meeting to receive instructions on how to participate. Public comments are limited to three minutes. The meeting will be recorded and posted to the City of Sherwood's YouTube Channel: <https://www.youtube.com/user/CityofSherwood>.

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. TAC 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

Technical Advisory Committee (TAC)

DATE: March 2, 2023 – Meeting #11

TIME: 2:00 PM to 4:00 PM

LOCATION: Virtual Online, YouTube Link: <https://www.youtube.com/watch?v=H1JJMJnmfx4>

TAC Members Present: Chris Faulkner, Steve Kelly, Cassera Phipps, Steve Kelley, Jason Waters, Preston Korst, Eva Kristofik, Kristen Switzer, Matt Craigie, Gabriela Flask, Craig Christensen, Bruce Coleman, Joy Chang, and Erika Palmer.

Consultants Present: Kate Rogers and Darci Rudzinski with MIG, Chris Zahas and Ellen Benny with Leland Consulting

Agenda Item

1. Welcome and Introductions

Members of the TAC introduced themselves

2. Public Comment

Erika Palmer summarized the four public comments that were provided previously to the CAC (see record, Exhibit A).

3. Preliminary Draft Infrastructure Funding Strategy

Kate Rogers provided a presentation and reviewed the agenda (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 discussed infrastructure funding strategies which included regional sources, state sources, supplemental SDC, Local Improvement District, Utility Fee, General Obligation Bonds, and

Urban Renewal. He 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.

Steve Kelley with Washington County suggested including the bridge over Chicken Creek on all assumptions. He said it is key to engage the development community early.

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. She discussed the draft outline and said it will be standard.

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 are nearly final and asked for feedback. There was none.

6. Summarize 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.

The meeting adjourned at 2:39 pm.