
City of Sherwood, Oregon
Planning Commission
Public Work Session
July 28, 2015

Planning Commissioners Present:

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

Staff Present:

Julia Hajduk, Community Development Director
Brad Kilby, Planning Manager
Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent:

Commissioner Michael Meyer

Council Members Present:

Councilor Linda Henderson

Legal Counsel:

None

1. Planning commission Public Work Session

Community Development Director, Julia Hajduk started the meeting at 7:02 pm. She introduced Michelle Peterson, Senior Project Manager at AMEC, the consultant for the project; Rose Sherwood, Senior Program Coordinator for Washington County, Public Health; and Kristie Bollinger, Real Property Management Specialist for Washington County, Facilities and Parks Services. She gave some background information on the tannery site and explained that a \$200,000 federal grant for site assessment was received from the Environmental Protection Agency (EPA) as she began the presentation (see record, Exhibit 1).

Ms. Hajduk explained that two of the parcels on the former tannery site were considered orphaned because no responsible property owner could be found and the property was foreclosed on by Washington County due to back taxes. The city was interested in acquiring the properties from Washington County to facilitate clean up, as a potential relocation for the public works yard, and for additional partnership and development opportunities, but before acquiring the property, wanted to understand the issues and liability of the property. Ms. Hajduk said the EPA grant did not require matching funds and would allow the city to conduct site assessment and develop a clean-up plan.

Ms. Hajduk turned the time over to Rose Sherwood to discuss the relationship between development and public health (also included in the presentation). She said health focused redevelopment provided access to affordable housing, food, recreation and green space areas, multi-modal transportation, hubs for community gathering, healthcare, jobs and economic development for local people. She showed several before and after examples of redeveloped properties in the metro area and asked for a discussion of concerns about the current tannery site and how redevelopment of the tannery site and/or public works yard could address those concerns. Those present formed three table groups for discussion with the following ideas being expressed.

Concerns About The Current Tannery Site

- Health in general; What are the health impacts?
- Contamination extent; depth of contamination, does it extend off-site?
- Shallow ground water contamination
- Community well water contamination
- Safety – dry fire hazard, no fence allows people to access the property
- Appearance of lots, both on this site and the adjacent privately owned sites
- Structures without parking
- Need to know what is on-site before any action is taken
- Cost to do the cleanup
- Concern that if Sherwood does all this work and County changes their minds instead of selling the property to the City
- What other grant money is possible and/or likely if City moves forward? Are there funding opportunities if grants don't cover the costs?
- Concern about accurate information from DEQ and the potential that standards will change requiring different levels of clean up
- Traffic on Oregon Street with redevelopment
- Remediation should consider both this site and Ken Foster Farms site
- Revenue from Tannery site to help clean up Ken Foster Farms site
- City going through this effort just to park City trucks; should focus on Ken Foster Farms site

How can redevelopment of the tannery site and/or public works yard address these concerns?

- Opportunity to lease additional property not occupied by public works
- Employment opportunities
- Moving public works out of Old Town will spur additional redevelopment there
- Attractive face (if done well) along Oregon Street
- Trails along wetlands for dogs and bikes

Other comments

- State should help clean up Ken Foster Farms sites too
- Will there be entry from Langer Farms Parkway?
- Public needs to have a say in the process

2. Adjourn

Ms. Hajduk adjourned the meeting at 8:30 pm.

Submitted by:

Kirsten Allen
Kirsten Allen, Planning Department Program Coordinator

Approval Date: Oct 13, 2015