



Home of the Tualatin River National Wildlife Refuge

## Planning Commission Work Session Meeting Agenda

October 12, 2021 at 6:15 PM

Pursuant to House Bill 4212 (2020), this meeting will be conducted electronically and will be live streamed at:

<https://www.youtube.com/user/CityofSherwood>

### Work Session

#### 1. CALL TO ORDER

#### 2. Residential Design Standards

The purpose of this work session item:

- a. To provide a final update to the Commission prior to the first public hearing scheduled for 10/26/2021

#### 3. ADJOURN WORK SESSION

### Regular Meeting

#### 1. CALL TO ORDER

#### 2. CONSENT AGENDA

- a. Approval of September 14, 2021, Planning Commission Work Session and Regular Meeting Minutes

#### 3. COUNCIL LIAISON ANNOUNCEMENTS

#### 4. STAFF ANNOUNCEMENTS

- Sherwood West Concept Planning Update

#### 5. COMMUNITY COMMENTS

Pursuant to House Bill 4212 (2020), citizen comments and testimony for public hearings must be submitted in writing to [Planning@Sherwoodoregon.gov](mailto:Planning@Sherwoodoregon.gov). To be included in the record for this meeting, the email must clearly state either (1) that it is intended as a citizen comment for this meeting or (2) if it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended, and in either case, must be received at least 24 hours in advance of the scheduled meeting time.

#### 6. PUBLIC HEARINGS

##### a. Public Hearing, Case File LU 2021-009 MM -- Cedar Creek Multifamily Development,

**Proposal:** The applicant is proposing a Major Modification to an Approved Site Plan for a new 3-story, 84-unit multifamily building located in the Cedar Creek Plaza Shopping Center. The building will be located on an existing vacant lot within the commercial center, identified Tax Lot 2S130DA02200. In order to meet the minimum lot area requirements for the 84-unit multifamily building, the applicant is proposing to utilize the residential lot area entitlements from Tax Lots 2S130DA02300 and 2700 within the commercial center. The units will be for rent and include 10 studio, 63 one-bedroom, and 11 two-bedroom units. Amenities including an outdoor pet area, central courtyard, covered patio, and bike storage are proposed. A total of 90 new vehicle parking stalls are proposed for a total of 605 stalls within the Cedar Creek Plaza center. Access to the site is proposed from the existing driveways along

SW Edy Rd. and Hwy 99W. The original Site Plan approval for the Cedar Creek Plaza Shopping Center was issued under Land Use Case File SP 16-10 / CUP 16-06 / VAR 17-01.

**b. Public Hearing. Case File LU 2021-019 PA – Economic Opportunities Analysis**

**Proposal:** The City of Sherwood proposes adopting the 2021-2041 Economic Opportunities Analysis (EOA). The EOA demonstrates that the policies, infrastructure investments, and land use map changes in the City's Comprehensive Plan will support economic growth and provide adequate development capacity to meet Sherwood's 20-year jobs forecast, consistent with Statewide Land Use Goal 9, Economic Development. The Economic Opportunities Analysis is a technical document to support goals and policies within the City's Comprehensive Plan.