
City of Sherwood, Oregon
Sherwood Town Center Steering Committee
Work Session Minutes
June 25, 2013

Steering Committee Members Present: **Staff Present:**

Chair Patrick Allen
Michael Cary
John Clifford
James Copfer
Russell Griffin
Jean Simson
Lisa Walker

Julia Hajduk, Community Development Director
Michelle Miller, Senior Planner
Kirsten Allen, Planning Dept. Program Coordinator

1. Call to Order/Roll Call

Chair Allen called the meeting to order at 6:04 pm.

2. Sherwood Town Center and Action Plan- Discussion

Chair Allen opened the meeting by suggesting that there were three items that would be discussed.

- Department of Land Conservation and Development (DLCD) Notice
- Sherwood Town Center Plan Boundary Discussion
- Notice of Public Hearing document for August 13, 2013

Julia Hajduk, Community Development Director, informed the committee that the DLCD notice would include the Draft Town Center Plan (with the revisions as discussed) and the Draft Comprehensive Plan Amendments as a Phase I. (see record, Exhibit 1). She said that Phase II would be similar to the action items, but would require more dialogue. Discussion followed with the Committee confirming each of the changes made to the strategies in the plan based on discussion from the June 11, 2013 work session. Chair Allen emphasized that the strategies were a starting point for public notice, to receive public comments, and not necessarily a final document.

Michelle Miller, Senior Planner, gave a presentation regarding the Town Center boundary and the Committee was provided with an old Town Center Plan survey with a map containing the three boundary options (see record, Exhibit 2 and Exhibit 3). Michelle described the initial study area as 419 acres that encompassed Old Town and the six corners area and spoke about how the Stakeholder Advisory Committee (SAC) was formed. Michelle explained that Old Town was considered the heart of the City and Six Corners was the center of commerce; each with ways to improve. Michelle explained that Johnson Reid did an Existing Conditions report for the study area and they did not anticipate large changes in the future. Michelle said that DKS and Associates studied the traffic and Angelo Planning went through the development code to provide ideas on how to increase areas of the City to desired activity levels. She gave a history of the process to date and expounded on the three alternative options; All Study Area, Old Town Alternative, and the Edges. Discussion followed regarding the Town Center boundary and if overlays for adjacent areas could be done. The Steering Committee also discussed whether the Action Plan document should be included with adoption and implementation of the Plan with an example of how the plan

would affect a vacant property in Old Town. The Committee was in agreement that the Action Plan would not be included in this phase.

Chair Allen allowed for public comment regarding the Town Center Plan.

Eugene Stewart, PO Box 534, Sherwood, commented on increased traffic for dense commercial areas and asked if there were any studies to support walk up retailers. Mr. Stewart and Chair Allen discussed how traffic and parking studies were performed. Mr. Stewart said there was a need for more public input, spoke of hopes for Old Town, and the City's budget. Discussion followed about how to have more public input.

Meerta Meyer, 24002 SW Middleton, said she appreciated Ms. Simson's concerns about the boundary issue and said the areas on both sides of 99W are important. Ms. Meyer commented on natural gateways into the City and suggested the area to the north of 99W along Borchers Drive should be included because it is a good place to add density.

Doug Scott, 22862 SW Saunders Drive, said it was the responsibility of citizens to get involved. He commented on Sherwood being on the edge of Metro where density drives transit and the need to address traffic concerns for Sherwood. Mr. Scott said that Sherwood was unique with Old Town, the heart of Sherwood, and the commercial center in the Six Corners area. He commented that logically six corners should be the Town Center and Old Town should be left to develop under the Old Town Overlay. Mr. Scott suggested that there were emotional issues with leaving Old Town out of the Plan and recommended including only the commercial areas in Old Town in the Plan.

Lori Randel, 22710 SW Orcutt Place, commented that building heights over three stories should not be allowed in the City. She said she had not received an email notification in the last couple of weeks and asked if they were broken. Ms. Randel commented that the survey results for the Town Center Plan on the website indicated zero setbacks, building heights, and density were issues.

Chair Allen commented that high density was removed and Ms. Simson commented on some wording changes from "shall" and "will" to "evaluate" and "consider" because of feedback from the survey. Julia reminded that Phase I, the Policies and Strategies, will be adopted without the action items. Phase II will be after adoption and will consider recommendations by the consultants, but include a public process for a more depth study of the action items.

Ms. Randel suggested that Planning Commission and Council members spend time in public, like at the Saturday Market, to meet people who would like to talk.

Nancy Taylor, 17036 SW Lynnly Way, commented on the agricultural areas near Sherwood and compared it with Wichita, Kansas. She gave some interesting facts about other places in the world and commented on the difficulty she has in crossing 99W after a long commute. Ms. Taylor said that most of the cars she sees have only one person in them and said we could encourage carpools, bus service, or walking. She said she has not heard any discussions about walking and there should be more crosswalks. Ms. Taylor compared the plan area with the Lloyd center that has raised bumps and audible crossing lights at crosswalks for the visually impaired. She said that Sherwood could benefit from multi-use buildings with retail on the first floor.

Julia Hajduk thanked Ms. Taylor for her comments and pointed out sections in the plan that had features related to her testimony.

Chair Allen called a recess at 7:41pm and reconvened at 7:48pm.

Chair Allen began to review the Draft Policies and Strategies of the Town Center Plan (see record, Attachment 1 to June 20, 2013 Staff Memo) with the Committee and said that in order for the public process to start the DLCDD had to have the notice for 35 days. He reminded the committee that they were an advisory body and said that the notice included the "edges" boundary. Chair Allen commented that while he philosophically agreed that the other areas of Six Corners should be included, if the boundary is changed at this point it would cause issues and delays. He suggested the same result could be achieved with comprehensive plan language and subsequent actions without changing the boundary. Discussion followed.

There was further discussion about the wording of some of the strategies and changing the allowable building height to three stories. While Staff was directed to make the changes discussed in order to file with the DLCDD, there was discussion about having a work session with the public to enable a more in depth and informal conversation about the plan and the policies and strategies.

Julia said staff would explore this idea and identified that the July 23rd Planning Commission meeting would work well for this meeting.

The Committee looked at a draft of the public notice for the Public Hearing on August 13, 2013 and suggested changes to help make the issues more prominent on the notice. Julia noted that, while comments were provided at this meeting and previously through surveys and open houses, the public should provide comment for the Public Hearing in order to get standing. Comments can be in written or verbal form.

Michelle informed that there was a SW Corridor online survey available until June 26th and an Open House at the Tigard Public Library at 6-8 pm on June 26, 2013.

3. Adjourn

The meeting was adjourned at 8:23 pm.

Submitted by:



Kirsten Allen
Planning Department Program Coordinator

Approval Date: August 13, 2013