



City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
May 23, 2017

6:00-7:30 PM Public Work Session Agenda

1. The Planning Commission will host a Public Work Session with the Sherwood School District's consultant regarding the land use surrounding the new Sherwood High School proposed west of Elwert Road, south of Haide Road and north of Kruger Road. The approximate 76-acre site is located within the 1,291-acre Sherwood West Preliminary Concept Plan area. In order to annex the property into the City of Sherwood and establish City zoning, refinements to the adopted Sherwood West Preliminary Concept Plan are required. The purpose of the public work session will be to discuss these refinements and receive public and planning commission input regarding the 76-acre new high school site's relationship to the greater 1,291-acre concept plan.

**May 23rd
6:00-7:30 pm**

**Area Concept Plan
for the New High School**



Public Work Session
with the District's Consultant
and the Planning Commission
at City Hall



Home of the Tuolumne River National Wildlife Refuge



A GREAT PLACE FOR ALL KIDS

Sherwood Planning Commission Meeting

Date: May 23, 2017

Meeting Packet Agenda

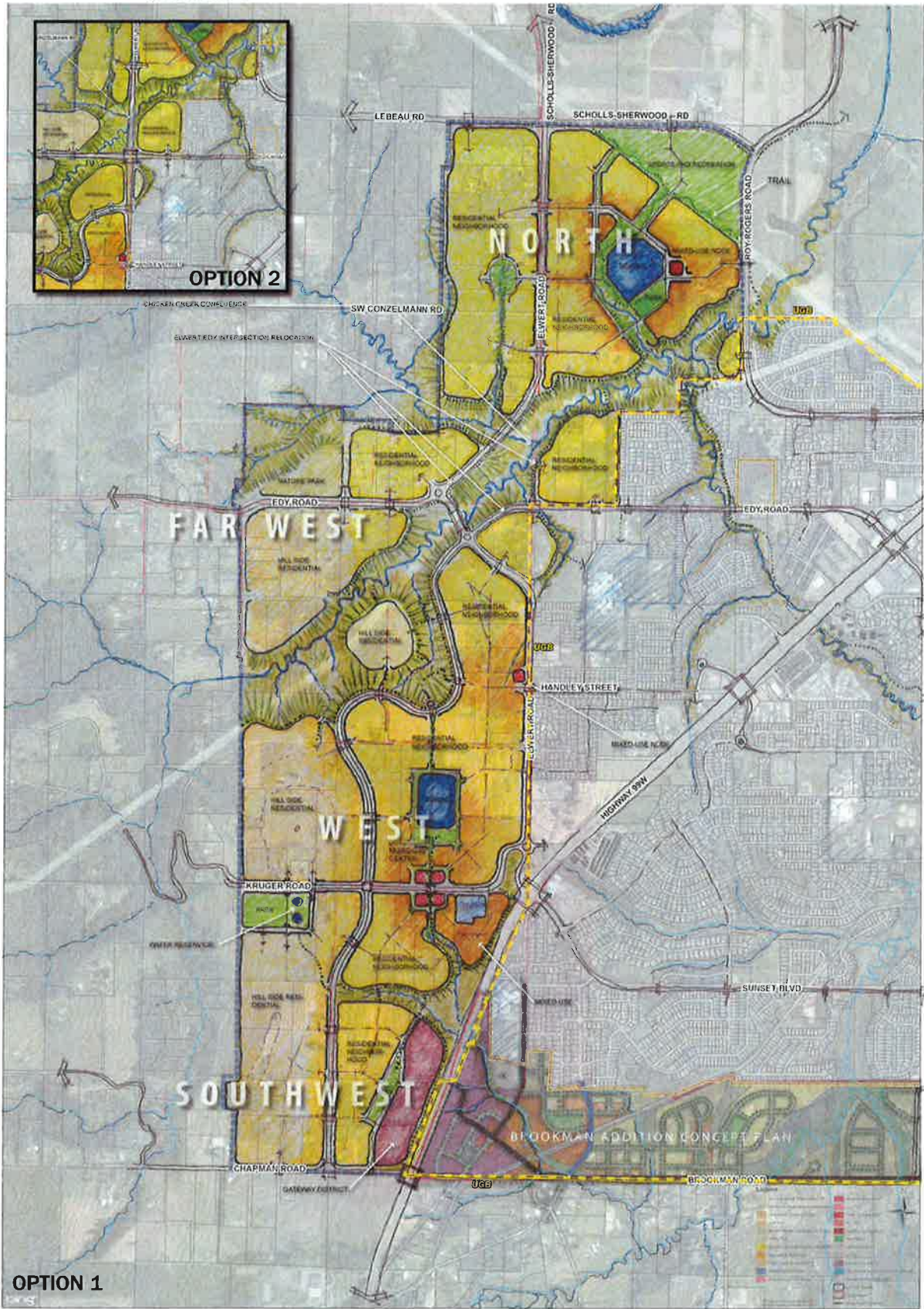
Approved Minutes Date Approved: June 13, 2017

Request to Speak Forms N/A

Documents submitted at meeting:

• 2015 Sherwood West Concept Plan maps
+ questions - Exhibit 1

Horizontal lines for additional notes or documents.



OPTION 1

- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOL
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR/OPEN SPACE
 - TRAIL

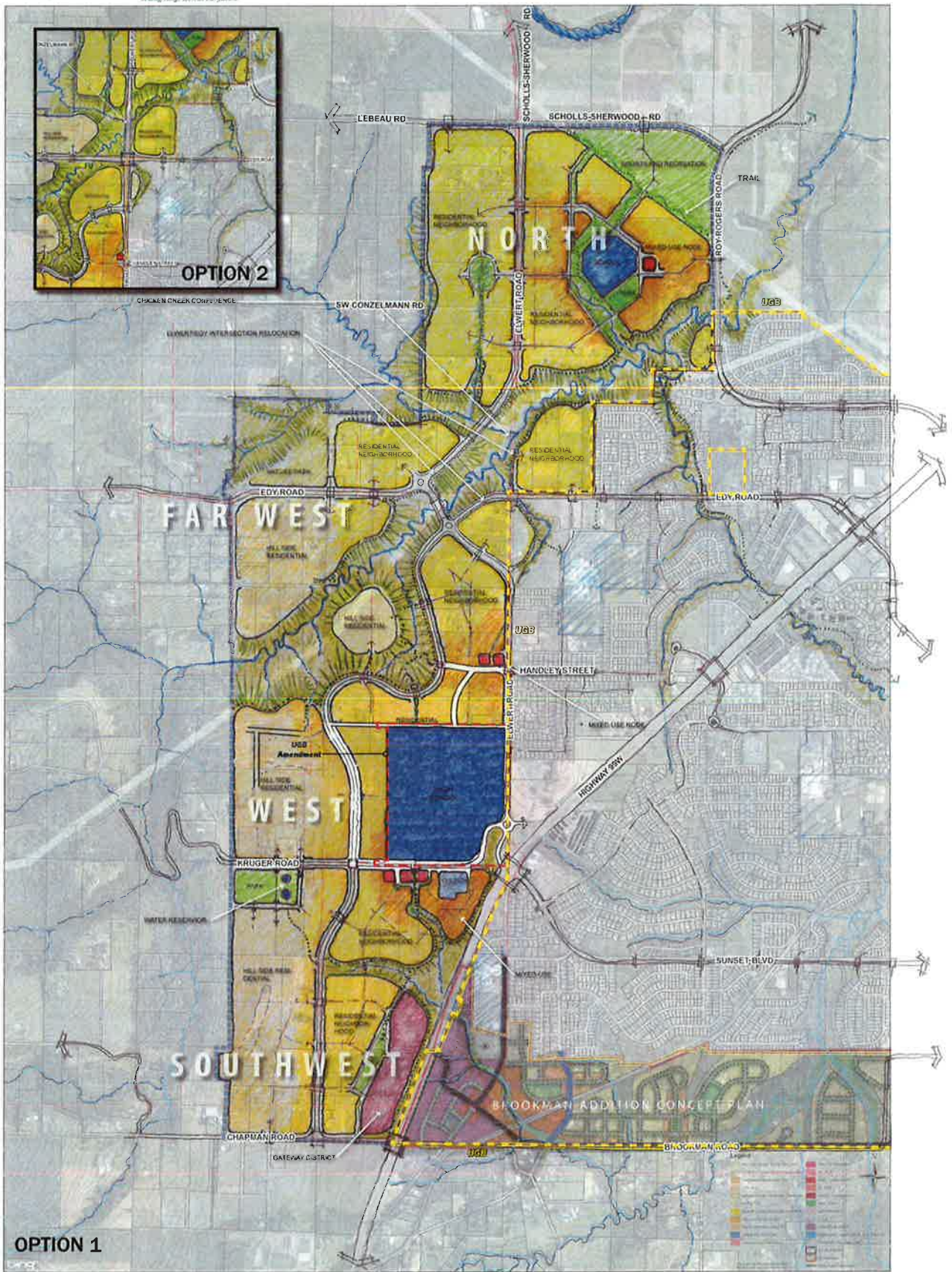


May 23, '17
 Date

PL 2015 Sherwood West Concept Plan
 Gov. Body

1
 Agenda Item

1
 Exhibit #

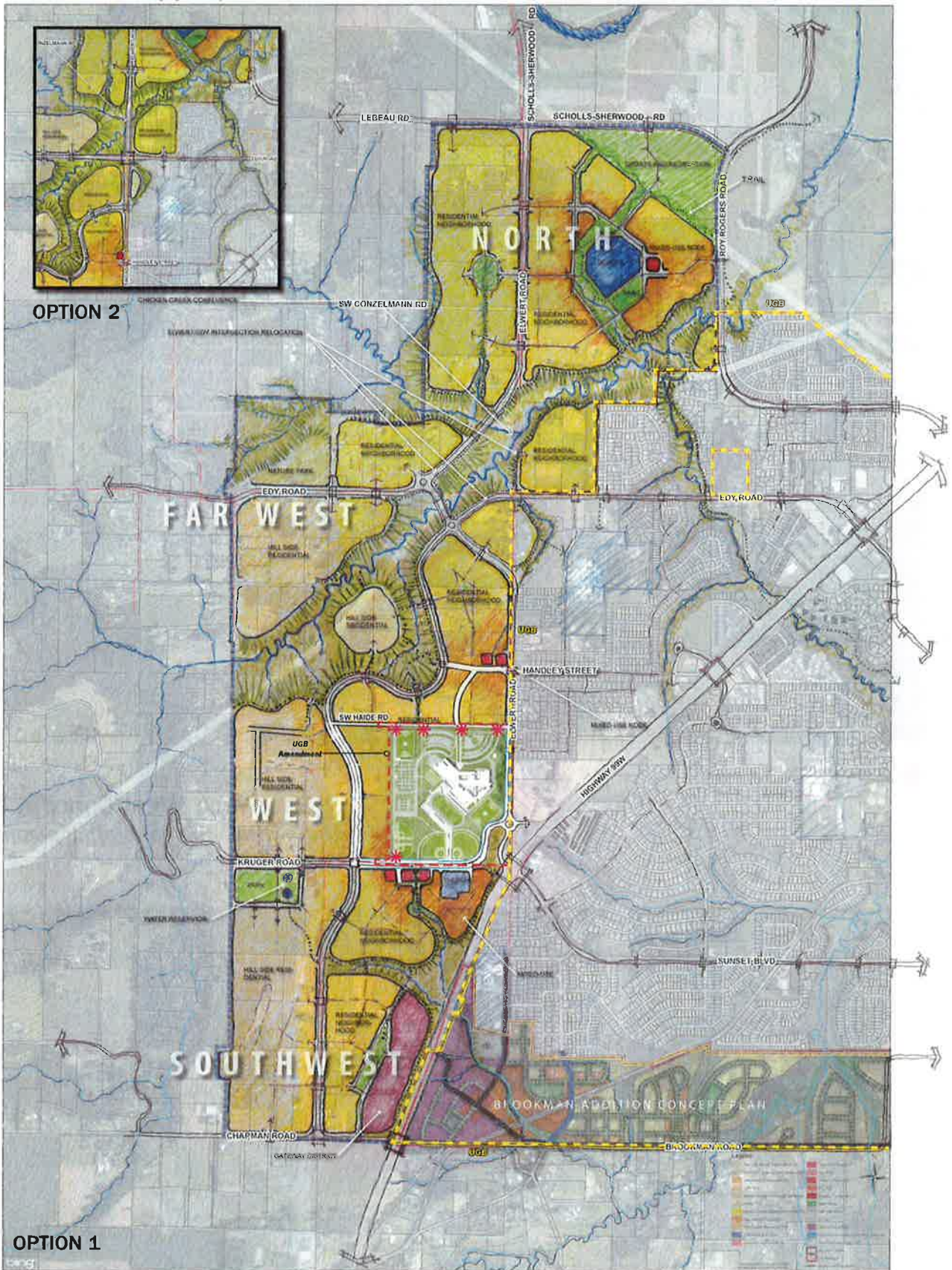


OPTION 1

- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOL
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR OPEN SPACE
 - TRAIL



Sherwood West Concept Plan
 (with new High School site)



OPTION 2

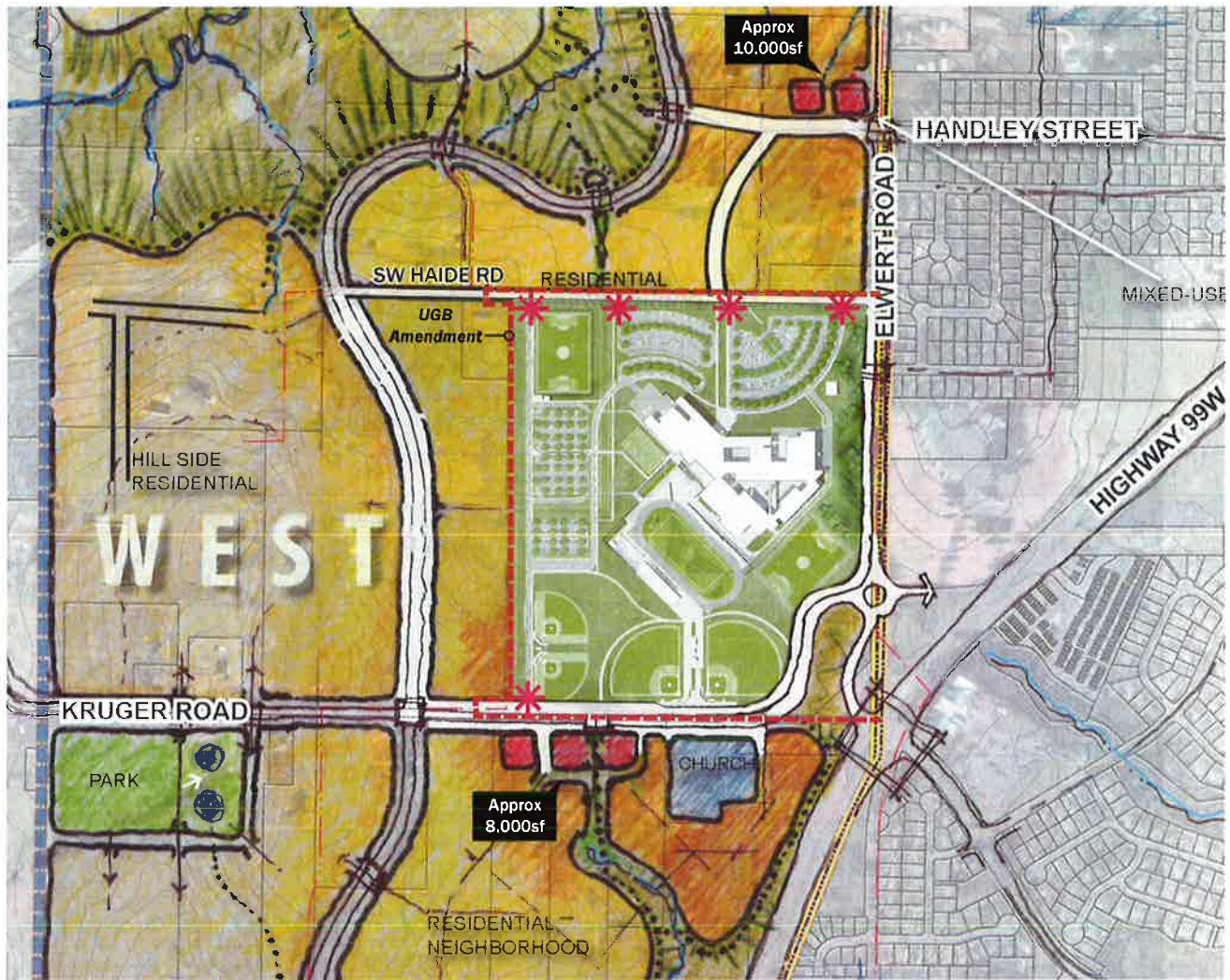
OPTION 1

- LEGEND**
- RESIDENTIAL - HILLSIDE
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - NEIGHBORHOOD
 - RESIDENTIAL - MIXED-USE
 - MIXED USE COMMERCIAL
 - GATEWAY DISTRICT
 - SCHOOL
 - CHURCH
 - PARK/OPEN SPACE
 - CREEK CORRIDOR OPEN SPACE
 - TRAIL

Proposed Site
 Vehicular Access



Sherwood West Concept Plan
 (with new High School draft site concept)



* Proposed Site
 Vehicular Access



Sherwood West Concept Plan
 (with new High School draft site concept)



Key Bank, Sherwood
 30,000sf

not to scale



Walgreens, Sherwood
 15,000sf
 1.5 acres

not to scale



Village at Scholls Ferry,
 Beaverton
 3 acres

not to scale

Typical Commercial Scale Comparison

New Sherwood High School

Discussion Topics/Questions

What do you think about the intensity of uses shown?

Consider and discuss the proposed roadway network.

Is the correct amount of retail/commercial shown? Is the retail/commercial located appropriately?

Consider and discuss the locations of pedestrian pathways and connections to the new school.

Are there other thoughts/ideas that should be considered?

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission
May 23, 2017

Planning Commissioners Present:

Chair Jean Simson
Vice Chair Russell Griffin
Commissioner Chris Flores
Commissioner Justin Kai
Commissioner Daniel Matzinger

Staff Present:

Joe Gall, City Manager
Julia Hajduk, Community Development Director
Connie Randall, Planning Manager
Bob Galati, City Engineer
Craig Christensen, Engineering Associate
Matt Straite, Contract Planner
Michelle Babcock, CDD Administrative Assistant

Planning Commission Members Absent: Council Members Present:

Commissioner Rob Rettig
Commissioner Lisa Walker

None

PUBLIC WORK SESSION

Chair Simson convened the meeting at 6:00 pm and introduced Planning Commission members to the public.

Heather Cordie, Sherwood School District Superintendent explained the challenges the school district faced regarding capacity in most schools, particularly at the high school. She said the community supported a capital bond for a large project that would building a new high school in the Sherwood West Preliminary Concept Area.

Connie Randall, Planning Manager, explained the Sherwood West Preliminary Concept Plan was a result of a 14 month planning process that would be used as a tool to help guide the community on how it could grow over the next fifty years. As the school district was looking to develop in the Sherwood West area it would need to go through refinement planning.

Karina Ruiz, from Dowa-IBI Group, representing the Sherwood School District gave a presentation (see record, Exhibit 1) and explained that as the district progressed through the land use process it needed to look at the Sherwood West Preliminary Concept Plan and see how the development of the high school would impact the land. The Urban Growth Boundary (UGB) Amendment process had a regular schedule to bring property into the UGB, but the district would use an exception to the process to develop the site.

Keith Jones, from HHPR explained the school district was utilizing a Major Amendment process through Metro that allows the UGB to be expanded. He discussed the compressed land use process timeline for the high school which included: UGB expansion, concept planning which included traffic analysis, assigning zoning, annexation, and a Conditional Use Permit to allow the school use and then building the school. They hoped to begin grading by June 2018 and open the new school by Fall 2020.

Julia Hajduk, Community Development Director explained that the Planning Commission Public Work Session was to help Planning Commission member better understand the public's concerns as they would be making a recommendation to the City Council for the concept plan. Members of the public gathered in table groups to discuss the following items as lead by a Planning Commission member:

- What do you think about the intensity of the uses shown?
- Consider and discuss the proposed roadway network.
- Is the correct amount of retail commercial shown? Is the retail commercial located appropriately?
- Consider and discuss the locations of pedestrian pathways and connections to the new school.
- Are there other thoughts/ ideas that should be considered?

The following ideas and concerns were expressed:

The refinement plan should look at the whole planning area and impact of the large site.

Serious concerns about impact to Edy/ Elwert.

Traffic impacts to commutes

Safety concerns for kids crossing Elwert and 99w to get to school

Parking concerns because everyone will drive due to location/event parking/impacts to neighbors

Need more understanding of Metro's requirement for density.

Push commercial south rather than north causing more traffic concerns or closer to high school

Pathways through the high school site.

Connections to roads leading to high school

Consideration for a gateway district /Need for a long term plan for retail.

Light timings at Hwy 99 and Elwert/Sunset

Roundabout traffic concerns

Ms. Ruiz responded that the school district had anticipated traffic would be a major concern and were working with a traffic consultant to consider impacts to traffic. The intent was to ensure that the high school did not become an obstacle for development in Sherwood West. The school district hoped to have a hearing before the planning commission on the concept plan in August 2017.

The meeting adjourned at 7:30 pm.

Submitted by:



Kirsten Allen, Planning Department Program Coordinator

Approval Date: June 13, 2017