



**City of Sherwood
PLANNING COMMISSION**

**Sherwood Police Facility
20495 SW Borchers Drive**

**September 21, 2004
Regular Meeting -7:00 P**

A G E N D A

- 1. Call to Order/Roll Call**
- 2. Agenda Review**
- 3. Brief Announcements**
- 4. Community Comments** *are limited to items NOT on the printed Agenda.*
- 5. New Business**
 - A. Tualatin Basin – Goal 5 Update:** Staff will present a memorandum updating the Planning Commission on the latest efforts to protect regionally significant fish and wildlife habitat in the Tualatin Basin. The *Partners for Natural Places* is a group of local governments and special districts that are working collaboratively towards improving the overall health of habitat while still balancing this need with continued growth of jobs and housing. *(Kevin A. Cronin, AICP, Senior Planner)*
 - B. Economic Development Workshop:** Staff will present a memorandum that summarizes the City's past efforts at economic development and proposes options for updating the economic development element of the Comprehensive Plan. *(Kevin A. Cronin, AICP, Senior Planner)*
- 6. Adjournment**

GOAL 5 ISSUE PAPERS - SEPTEMBER / OCTOBER 2004

ISSUE #:	TITLE:	STATUS	Steering Committee Recommendation
1	Re-classification of FU Use Category Areas as OU Use Category	FINAL	Incorporate comments from F.G. & Tualatin & forward to NRCC
2	Response to Home Builders Association Testimony	FINAL	OK - Distribute to NRCC
3	Inventory Map Corrections and Errors	FINAL	Incorporate comments from Tualatin & distribute to NRCC
4	Response to Urban Greenspaces Institute Testimony	FINAL	OK - Distribute to NRCC
5	Response to Audubon and Riverkeepers Testimony	FINAL	OK - Distribute to NRCC
6	Adjustments to LL Program Concept	FINAL	Incorporate comments from F.G. & Tualatin & forward to NRCC
7	Regulation of Backyards	FINAL	Incorporate proposed changes and forward policy options to NRCC.
8	Mitigation Requirements	FINAL	
9	Post-adoption Site Adjustment Process	DRAFT	INCOMPLETE - requires further S.C. action
10	Distinctions between Goal 5 and ESA/CWA Requirements	DRAFT	Add new language proposed by Beaverton - INCOMPLETE - requires further S.C. action
11	Legal Analysis of SWM Fee	FINAL	OK - Distribute to NRCC
12	Alternatives Analysis	FINAL	Incorporate changes as approved - distribute to NRCC
13	Loss of Development Capacity	DRAFT	Incorporate proposed changes *NOTE: Further concerns have been raised - Staff is recommending that this issue return to Steering Committee on Sept. 23.
14	Loss of Habitat	FINAL	Review and add changes - distribute to NRCC
15	Comparison of Title 3 and Basin SL Areas + MAPS	FINAL	Minor edits - distribute to NRCC
16	Fee vs. Tax	FINAL	OK - Distribute to NRCC
17	Property Owner Compensation - (legal issues)	DRAFT	New issue S.C. to discuss on Sept. 23.
18	Exclusion of Land Costs from Fee-In-Lieu	DRAFT	S.C. has remaining concerns; review on Sept. 23
19	Adoption Timeframe (coordinate w/ IP#7 re: BM 56 requirement)	DRAFT	New issue S.C. to discuss on Sept. 23.
20	Public Notice	DRAFT	New issue S.C. to discuss on Sept. 23.
21	Developed Floodplains	FINAL	OK - Distribute to NRCC for policy decisions
22	Incentives and Compensation	DRAFT	Revise recommendation - return to S.C. on Sept. 23



Proposed Tualatin Basin Goal 5 Program Overview

MAJOR PROGRAM COMPONENTS	NON-REGULATORY	OPTIONS <ul style="list-style-type: none"> education stewardship recognition restoration funds tax incentives technical assistance promote volunteer activities acquisition 	funding source: a portion of SWM fee increase			
	REGULATORY	APPLICABILITY	GOALS	LIMIT LEVEL DETERMINATION	Strictly Limit (SL): <ul style="list-style-type: none"> emphasis on avoidance development allowed only under limited circumstances disturbed areas must be mitigated discretionary review process must use tools to minimize disturbance area 	
					Moderately Limit (ML): <ul style="list-style-type: none"> emphasis on minimization development allowed for up to 50% of resource area disturbed areas must be mitigated additional discretionary review process to allow up to 85% disturbance area for certain cases must use tools to minimize disturbance area 	
					Lightly Limit (LL): <ul style="list-style-type: none"> emphasis on mitigation development allowed with mitigation of disturbance areas 	
				HSP ELEMENTS	<ul style="list-style-type: none"> stream enhancement & preservation projects tree planting challenge culvert replacements 	
					BENEFITS	habitat benefits: <ul style="list-style-type: none"> mitigates non-point source pollutants encourages tree preservation requires use of native species
						hydrology benefits: <ul style="list-style-type: none"> manages stream flow implements HSP stormwater management program design flexibility to achieve basin EIA targets
	REGULATORY	APPLICABILITY	GOALS	HSP ELEMENTS	BENEFITS	preserve existing system: <ul style="list-style-type: none"> resource protection and mitigation of disturbances applicable in inventoried resource areas incentives to minimize disturbance area (mitigation requirement and LID credit)
						improve basin health: <ul style="list-style-type: none"> fund stream enhancement with SWM fee adjustment coordinate with Clean Water Services HSP applicable basin-wide
	REGULATORY	APPLICABILITY	GOALS	HSP ELEMENTS	BENEFITS	mitigate future impacts: <ul style="list-style-type: none"> Low Impact Development for Effective Impervious Area reduction applicable in inner impact and resource areas EIA targets determined by District; to be developed with draft stormwater management program
existing development <ul style="list-style-type: none"> first 200 square feet exempt allow on-going maintenance of existing lawn & garden areas protect tree canopy and native vegetation in resource areas 						
REVENUE	SOURCES	GOALS	HSP ELEMENTS	BENEFITS	SWM fee adjustment <ul style="list-style-type: none"> based on existing SWM model \$127M over 20 years \$2.03 increase per EDU, to be phased in over time 	
					fee in lieu of on-site mitigation <ul style="list-style-type: none"> development-generated for disturbed resource areas that are not mitigated on- or off-site fees based on actual cost of mitigation, including land costs and time factors fee credit for on-site enhancement of degraded resource areas (outside of vegetated corridor) 	
					bond levies <ul style="list-style-type: none"> potential funding for regionally significant acquisitions may be modeled after MSTIP program 	
ADMINISTRATION and MONITORING	SOURCES	GOALS	HSP ELEMENTS	BENEFITS	TARGETS <ul style="list-style-type: none"> fees generated will be used for riparian and upland projects, including enhancement, mitigation, and acquisition revenues will be directed toward projects within sub-basin where generated 	
					extend role of TBNRCC for revenue management and project prioritization <ul style="list-style-type: none"> pool Goal 5 SWM fees and fee in lieu revenue TBNRCC review of program and project list every five years coordinate with Metro and CWS regarding performance standards and monitoring, including CWS water quality monitoring activities for DEQ permit requirements 	

acronyms:

CWS – Clean Water Services
DEQ – Department of Environmental Quality
EDU – effective dwelling unit
EIA – effective impervious area
HSP – Healthy Streams Plan
LID – low impact development
MSTIP – major streets transportation improvement program
SWM – surface water management
TBNRCC – Tualatin Basin Natural Resources Coordinating

APPROVED MINUTES

SHERWOOD PLANNING COMMISSION
Regular Meeting Minutes
September 21, 2004

1. Call to Order/Roll Call: Chair Adrian Emery called the meeting to order at 7:00 p.m. Commission members present: Kevin Henry, Jean Lafayette, Patrick Allen, Adrian Emery and Matt Nolan. Staff present: Senior Planner Kevin Cronin. Commission members absent: Dan Balza and Dan King.

Senior Planner Kevin Cronin announced Associate Planner Anne Elvers' departure from the City of Sherwood to accept a position with Washington County. Interim Planning Director Ed Murphy's last day was Friday, September 17th. Rob Dixon from the City of Cornelius has been hired as Community Development Director to oversee the planning, building and engineering departments and will begin.

Senior Planner Kevin Cronin gave a preview of items on the agenda for the next Planning Commission meeting Tuesday, October 5, 2004.

2. Agenda Review: None.

3. Community Comments: None.

4. Public Hearings: None.

5. New Business:

A. Tualatin Basin-Goal 5 Update

Senior Planner Kevin Cronin gave an update of the latest efforts to protect regionally significant fish and wildlife habitat in the Tualatin Basin. He provided maps and a memo describing the products of the process to date and a description of city and regional participation. Carl Axelsen, Coordinator of Raindrops to Refuge, was present to address questions and comments.

B. Economic Development Workshop

Senior Planner Kevin Cronin provided the Planning Commission with a memorandum summarizing the City's past efforts at economic development and proposing options for updating the economic development element of the Comprehensive Plan. Senior Planner Kevin Cronin will review the Planning Commission's One-Year Work Plan dated December 16, 2003 and this topic will be discussed further at a future Planning Commission meeting.

6. Adjournment: The Chair adjourned the meeting at 8:15 p.m.