



Resolution 2002-041

A RESOLUTION APPROVING PLANNING COMMISSION RECOMMENDATIONS - SCOPE OF STUDY FOR HIGHWAY 99W CORRIDOR PROJECT

WHEREAS, The City Council passed Resolution 2002-023 on May 28, 2002, to undertake a sub-area study of properties in the Highway 99 corridor to determine whether parcels in the area should be rezoned to better utilize access and more efficiently use developable land within the Highway 99W corridor; and

WHEREAS, the Planning Commission has developed a scope of work for the Sub-Area Plan, which focuses on an analysis of the potential uses of vacant properties, and those ripe for redevelopment and have studied the related impact of future development; and

WHEREAS, the Planning Commission recommends Council approve the scope of study, shown as Exhibit A.

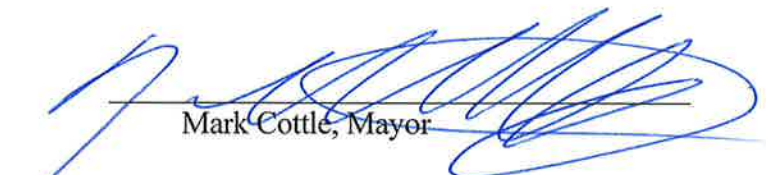
NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

1. Council approves the Scope of Study presented by the Planning Commission.
2. The Council directs staff to obtain a preliminary budget for this project, and return with a cost estimate for the work for funding allocation.
3. The Planning Commission will keep the Council informed of their progress throughout the study.

Duly passed by the City Council this 13th day of August 2002.

Attest:


C.L. Wiley, City Recorder


Mark Cottle, Mayor

Purpose Statement for 99W Sub-Area Plan

The purpose of the 99W Sub-area Plan is to assess the mix of zones and potential uses in the Highway 99W corridor; compare them to community needs, regional growth plans, transportation system and capital improvement facilities plans and the ability to provide services, and to recommend changes if necessary.

Work Program For 99W Sub-Area Plan

Prepared from Planning Commission Meeting July 16, 2002

STEP 1 – Purpose & Scope

- Develop purpose statement and identify a boundary of the study area
- Identify data to be collected (i.e. traffic, vacant lands, services, natural and recreational resources, public input, etc.)
- Identify cost of collecting data and drafting plan.
- Check-in with City Council and budget committee re: project scope.
- Release RFP for consultant, or decide on City staffing to complete the study.

Responsibility: Planning Commission develops a purpose statement and study area boundary with examples and guidance from staff, obtains a preliminary budget estimate.

STEP 2 – Data Collection

Responsibility: Staff or consultant collects data.

STEP 3 – Analyze Data

- Analysis of the potential uses of vacant properties, and those ripe for development, and the impact of their development on other vacant or re-developing land within the City.
- Analysis of the potential impact of different densities of development.
- Evaluate the ability of infrastructure and services to serve all potential uses.
- Determine if changes to the zoning districts are necessary or timely.
- Evaluate the use of a 'mixed-use' overlay zone for the Meinecke area.
- Identify any natural and recreation resources that should be obtained for public use.
- Identify needed capital improvements, including traffic circulation routes.
- Evaluate how any change to zoning or development patterns would comply or conflict with existing ordinances (i.e. Hwy 99 CAP).
- Evaluate the potential use of 'nodes' in determining development densities. (e.g. Identified groups of properties that would develop at a 'collective' density, based on their existing or proposed zoning).
- Research and consider new zoning designations not currently used.
- Check-in with City Council.

Responsibility: Staff or consultant evaluates data and uses data to formulate alternatives

STEP 4 – Formulate Alternatives

- Use data to predict outcomes and develop alternatives
- Example alternatives: do nothing, mixed use, rezone, etc.
- Check-in with City Council.

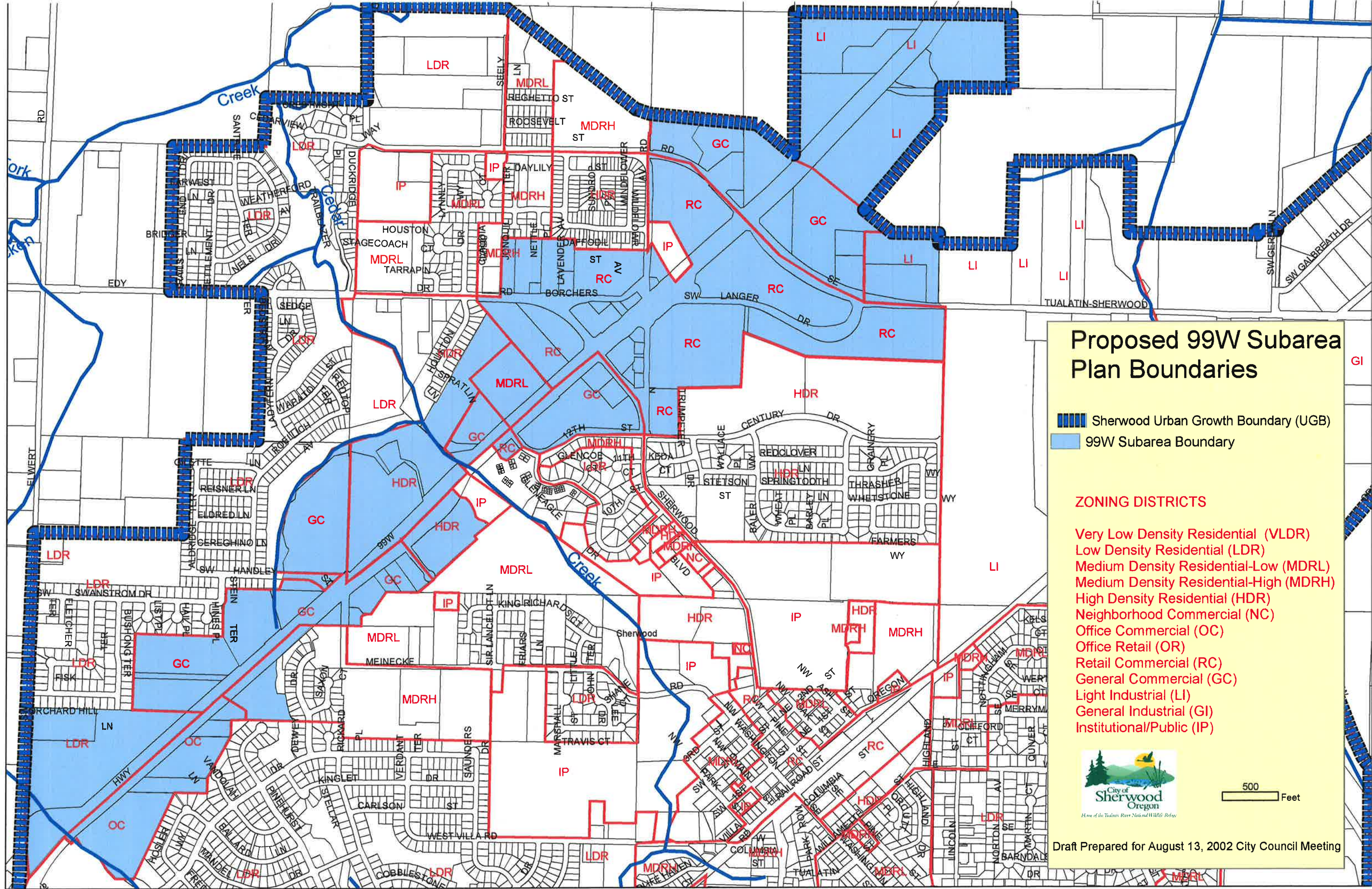
Responsibility: Staff or consultant formulates alternatives and makes recommendations within the Sub-Area plan

STEP 5 – Implement Preferred Alternative



- Planning Commission chooses an alternative and makes recommendation to City Council.

STEP 6 – Evaluation

- Implementation of the plan should be periodically evaluated.



Proposed 99W Subarea Plan Boundaries

-  Sherwood Urban Growth Boundary (UGB)
-  99W Subarea Boundary

ZONING DISTRICTS

- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential-Low (MDRL)
- Medium Density Residential-High (MDRH)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Office Commercial (OC)
- Office Retail (OR)
- Retail Commercial (RC)
- General Commercial (GC)
- Light Industrial (LI)
- General Industrial (GI)
- Institutional/Public (IP)



500 Feet

Draft Prepared for August 13, 2002 City Council Meeting