

**Date:** January 15, 2025

**Project Name:** Sheridan Industrial Lands Project

**Report Type:** Phase 1 update

**Work began on:** September 16, 2024

The Industrial Lands Project (the Project) was inspired by the City's recent work with the Mid-Willamette Valley Council of Governments (MWVCOG) to develop a strategic plan. An identified area of focus and opportunity was economic development – specifically, local business development.

The Project is comprised of three phases, culminating in a final written report with recommendations for highest and best use of the city's current and future industrial lands.

This report serves as an update of our progress through Phase 1 of our work. As included in the contract statement of work, this report is SEDCOR's opportunity to provide a progress report and offer recommendations for revisions to the scope of work for future phases.

Project updates:

1. SEDCOR is meeting monthly with the MWVCOG and City staff
2. The city's newly developed strategic plan, zoning maps and other pertinent documentation pertaining to industrial lands has been shared with SEDCOR
3. SEDCOR, the MWVCOG and Mayor George toured the industrial lands sites
4. City staff, SEDCOR and PGE met to discuss utility service in Sheridan
5. SEDCOR has begun working with the Industrial Lands team at Business Oregon
6. SEDCOR presented at the City's Town Hall event
7. SEDCOR has been meeting with other business support partners such as the Chamber of Commerce and the Sheridan Revitalization Group
8. City staff and SEDCOR jointly wrote a letter, which was mailed to land and business owners, speaking to this work and introducing SEDCOR
9. SEDCOR has begun making contact and meeting with businesses and landowners

Assessment to-date:

So far, the project has been proceeding as planned. The City and MWVCOG staff have been very supportive in the process of identifying resources and making valuable local connections.

An item that was brought to our attention early on and will receive ongoing consideration is the more recently identified presence of hydric soils in many of the industrial land tax lots within city limits.

Recommendation:

Based on our progress-to-date we do not feel it is necessary to suggest any changes to our contracted statement of work. In Phase 2 of this work, we will dive deeper into business and landowner engagement while working with our state level business recruitment officers to begin identifying industry-specific development and recruitment opportunities.

Thank you for your continued support and partnership,

Erik Andersson, President

Abisha Stone, Yamhill County Economic Development Manager

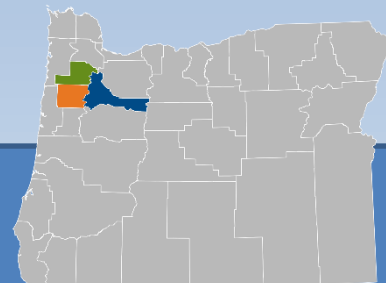
SEDCOR



*Strategic Economic Development Corporation*

*SEDCOR supports the Willamette Valley's most vital and innovative industries so that families, communities, and cities all over our region can thrive. By showing up and understanding the problems and opportunities of those industries, **we help them transform good ideas into realities.***

*We work with local governments and state agencies to attract businesses to, and keep business in, our region - who will provide good, family wage jobs and stable tax revenue for decades to come.*

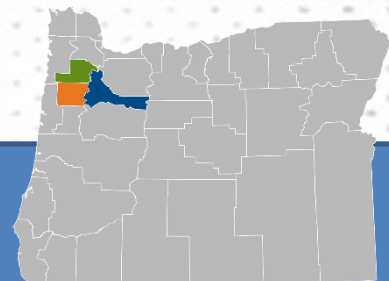




**Erik Andersson**  
**President**



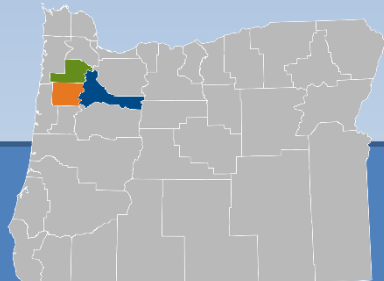
**Abisha Stone - Yamhill County**  
**Economic Development Manager**



## Why we Focus on Traded Sector Businesses/Industrial Lands:

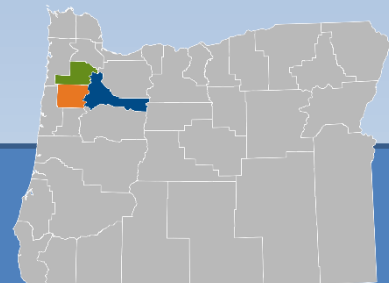
- Contribution to local tax base
- Creation of family wage jobs
- Multiplier effect

Reports from the Manufacturing Institute indicate that **each dollar's worth of manufactured goods creates another \$1.34 of value elsewhere in the economy.** This is the largest “multiplier” of any sector.



**Business Retention and Expansion:** The work of providing support to existing companies which promote their overall health and growth within a community. This work may grow the local workforce and/or increase taxable investments in facility and equipment.

**Business Recruitment:** SEDCOR is the State's recruitment partner for Yamhill, Polk and Marion counties. Recruitment efforts focus on the assets and strategic development plans of each city/county. We take into consideration items such as availability of **industrial lands**, water and wastewater infrastructure, utilities, broadband, transportation infrastructure and plans, etc.



# Sheridan Industrial Lands Project

## Three Phases

### Phase 1 - Assessment

**Timing:** 12 Weeks

**Result:** Report and Review – Initial Findings Report and Scope Check

### Phase 2 - Engagement

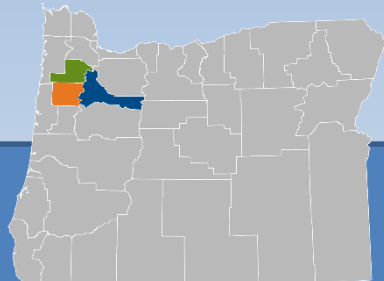
**Timing:** 8 Weeks

**Result:** Landowner and State Partner Engagement

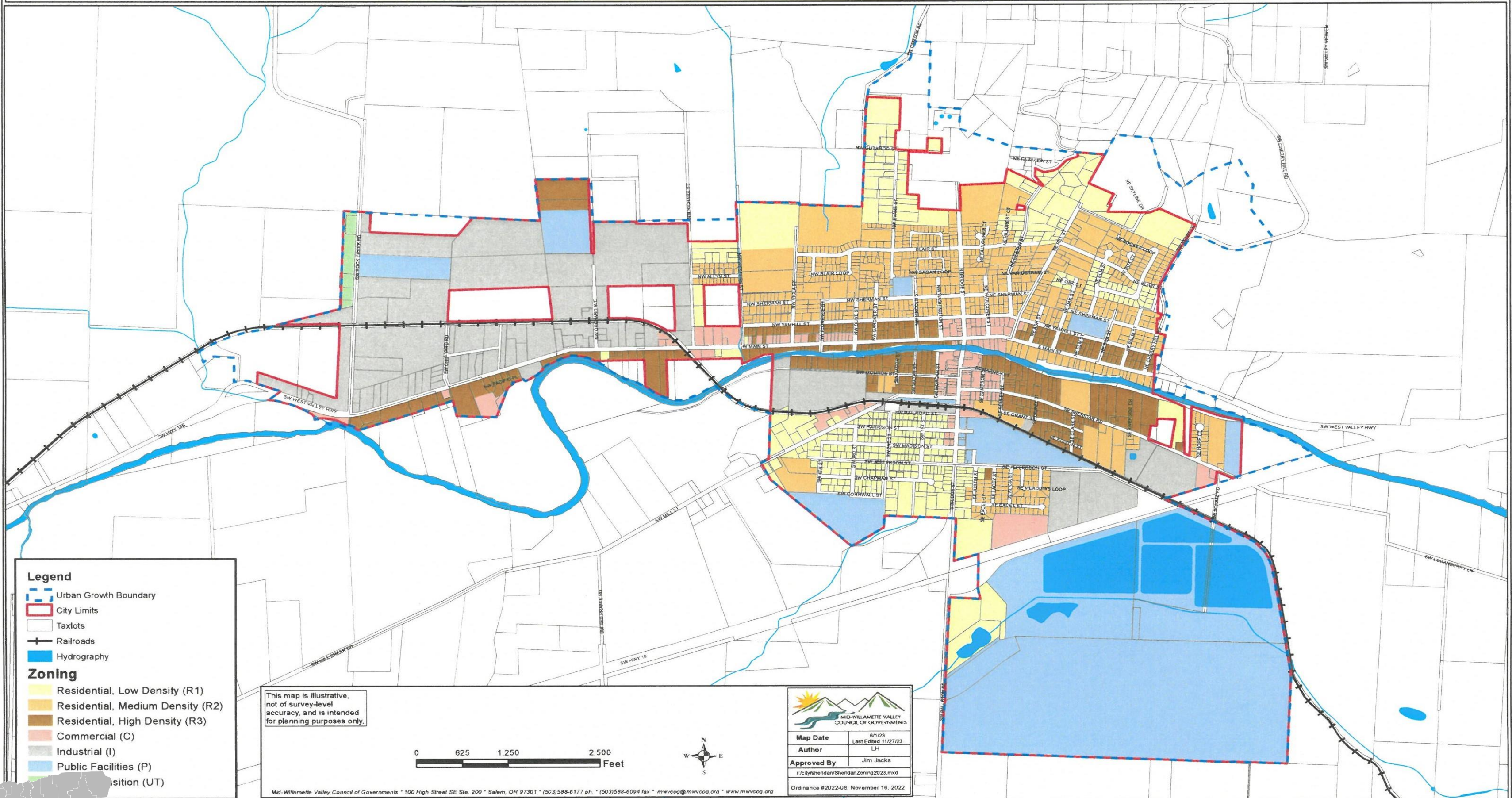
### Phase 3 - Recommendations

**Timing:** 8 Weeks

**Result:** Written Final Report with Recommendations for Next Steps and Resources



# City of Sheridan Zoning Map, 2023



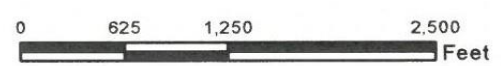
**Legend**

- Urban Growth Boundary
- City Limits
- Taxlots
- Railroads
- Hydrography

**Zoning**

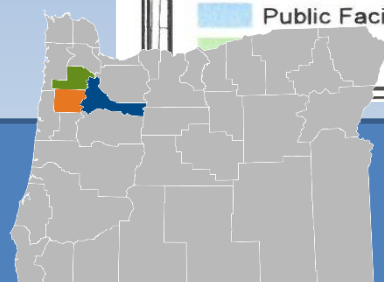
- Residential, Low Density (R1)
- Residential, Medium Density (R2)
- Residential, High Density (R3)
- Commercial (C)
- Industrial (I)
- Public Facilities (P)
- Unincorporated Territory (UT)

This map is illustrative, not of survey-level accuracy, and is intended for planning purposes only.



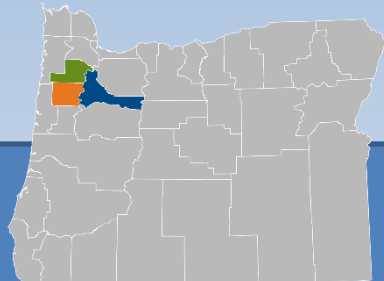
Map Date	6/1/23
Author	LH
Approved By	Jim Jacks
r:\city\sheridan\SheridanZoning2023.mxd	
Ordinance #2022-05, November 16, 2022	

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## Items of Note:

1. Approximately 350 acres of industrially zoned land in Sheridan
  - a. Just over 50 acres of which is in the UGB but unincorporated
  - b. Largest undeveloped lot (within city limits) is 32+ acres
2. Residential use – historical allowance; current presence
3. Significant prevalence of wood and plastic recycling/reuse of wood businesses



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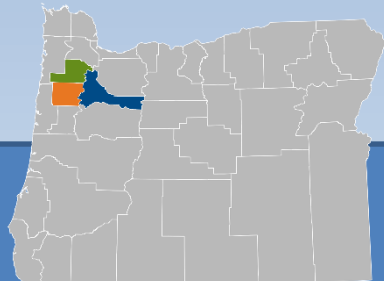
Timing: 8 Weeks

Result: Landowner and State Partner Engagement

### Phase 3 - Recommendations

Timing: 8 Weeks

Result: Written Final Report with Recommendations for Next Steps and Resources



# Questions?

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