



Resolution No. 2002-051

A RESOLUTION FOR METRO GOVERNMENT CITING CITY OF SHERWOOD'S PREFERENCES FOR URBAN GROWTH BOUNDARY EXPANSION AS OF OCTOBER 2002

WHEREAS, a written request dated October 4, 2002, was sent from Mr. Rod Park, Chair of Metro's Community Planning Committee, to Mayor Mark Cottle, Mayor of Sherwood, requesting the City formalize its request regarding the Urban Growth Boundary expansion areas currently under consideration and study by Metro; and

WHEREAS, providing a Resolution from the Council conveys the City's position regarding the current Urban Growth Boundary, and

WHEREAS, the City hereon confirms its position in regards to expanding the Urban Growth Boundary in the Sherwood area, and finds:

1. The City of Sherwood considered the expansion detailed in Metro's Alternatives Analysis Study Areas map and determined that except for institutional and infrastructure needs, including land necessary to accommodate new school sites and the completion of important transportation linkages, Sherwood is in no position to bring in any additional property for development purposes, because:

A. Transportation corridors with adequate capacity are not currently available.

B. For the last 10 years Sherwood has been one of the fastest growing cities in Oregon, as the population grew from 3305 to 12,840. The City's infrastructure cannot be built fast enough to adequately serve its population, and needs time to allow the services the City provides to catch up to our growth.

C. Further expansion will diminish Sherwood's ability to encourage in-fill development, and enhance the efficiency of land use.

2. Areas of UGB amendment that are needed to enhance the transportation system and encourage more efficient development of land in Sherwood include:

A. Additional land to complete the connection of Adams Avenue from Tualatin -Sherwood Road to 99W.

B. Additional land to complete the connection of Teal Road from 99W to Roy Rogers Road.

C. Inclusion of an approximately 3 acre portion of parcel 2S121C001202, as proposed by Metro, designated MAE on Washington County's records – the remainder of the parcel is zoned AF-20. The intent of the MAE District is to provide lands for 'land extensive industrial uses' in the rural areas of the County. As this parcel is adjacent to the General Industrial zone in Sherwood, it would not be an abrupt change in designation or potential uses, and can be served by our infrastructure; therefore the proposed amendment can be *supported* by Sherwood.

3. Changes to the urban growth boundary on lands currently classified as "lower priority", zoned for Exclusive Farm Use are justified, and in compliance with the State goals regarding conversion of those lands to urban uses, because:

A. The proposed alignment of the Adams Avenue extension is a connection needed to relieve traffic congestion at the intersection of Tualatin-Sherwood Road and Pacific Highway 99W, included in the Draft Transportation plan for Sherwood dated April 30, 1998. (The final TSP has yet to be adopted.) This small area is surrounded on three sides by the city growth boundary, but as it is outside the UGB, those parcels are disconnected; and thus, the state highway receives unnecessary congestion as motorists must divert to the 99W/Tualatin-Sherwood Road intersection to travel between the two principal arterials.

B. An analysis of the subject property reveals that a total of 18 acres of land is needed to extend the road, and make the needed connection to the traffic light at 99W. Of this acreage, 8.10 acres are occupied by an electrical substation, which has no present or future potential for agriculture, despite the EFU zoning designation. The requirements of ORS 197.298(3) allow for lower priority land to be included within the UGB if one (or more) of three criteria are satisfied:

(1) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;

(2) Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or

(3) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

D. The City finds in regards to criteria (1): The land requested for inclusion is situated *between* parcels that are within the UGB already, and should be considered despite the presence of higher priority lands elsewhere near the city, as other lands would not be located in the unique position of the subject parcel. The land need is for a collector arterial – designed to connect other major roadways, and the primary factor behind considering this parcel is its geographic position – not a comparison to other lands with different soil categories or agricultural potential. Despite a higher priority, other land could not possibly provide the connection.

E. The City finds in regard to criteria (3): The efficiency sought for development of land uses requires that the two separate portions of the UGB be connected. The lower

priority lands proposed for inclusion are to connect “higher priority” lands – which includes those already within the UGB. Industrial-zoned parcels along 99W and Tualatin-Sherwood Road are not likely to develop without a more efficient flow of traffic that would be provided with the extension of Adams Avenue; therefore, the maximum efficiency of land can be achieved in the *existing* urban growth boundary.

F. Furthermore, the City finds that preventing efficient access to lands already designated for urban-level development, simply wastes land and does not preserve viable farm acreage.

4. In the Metro Executive Officer’s Recommendation of August 2002, a 85 acre area of expansion on land zoned Ag-Forest 10 and 5 at the intersection of Elwert and Edy Roads was considered for a future school and city park site; however, at this time the school district is not prepared to acquire land beyond the current city boundary. The City finds that this area should be *removed* from consideration for UGB expansion at this time, and that it remain in the rural, resource land category. Its inclusion at this time will only encourage more residential land development in Sherwood, which has to date overburdened our infrastructure and school system.

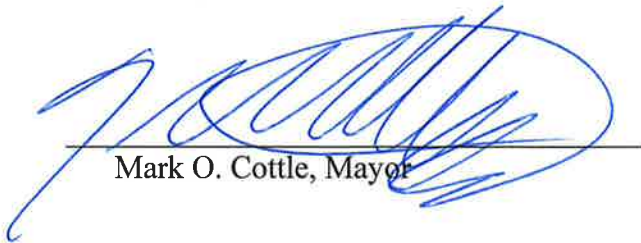
5. The City of Tualatin is requesting an Urban Growth Boundary adjustment, and plans to annex approximately 440 acres around Tonquin Road. This property is adjacent to Sherwood and Wilsonville, as well as Tualatin. The City finds that additional UGB expansion and the planned annexation by Tualatin should not be considered until the three affected communities devise a plan to designate future land use, provide infrastructure , and determine how each might serve the area most efficiently while keeping the natural buffers that we desire between our cities.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. That this document be adopted and presented to the Metro government as the City’s local jurisdiction comments relative to expansion of the Urban Growth Boundary as of the date of adoption.

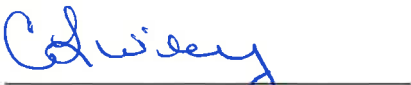
Section 2. The City Recorder is directed to provide this document to Mr. Park at Metro by the November 1, 2002 deadline.

Duly passed by the City Council this 22nd day of October 2002.



Mark O. Cottle, Mayor

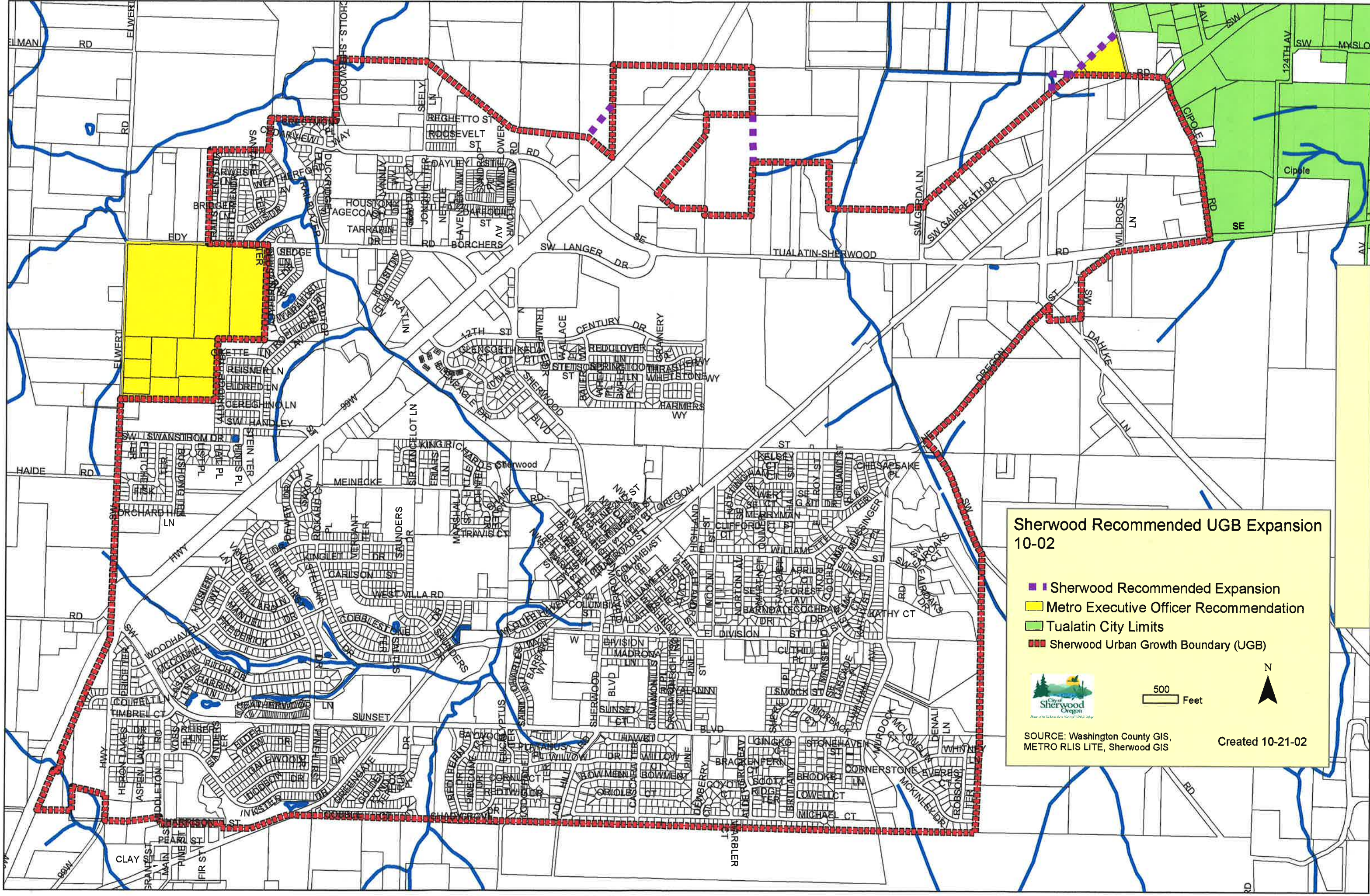
ATTEST:



C.L. Wiley, City Recorder

This map is filed with the original of Resolution 2002-051 for clarification. It shows where the boundary lines are actually located. This map was produced from the GIS software in the Planning Dept. A copy of this map was sent to Metro with this Resolution. City Planner Dave Wechner mailed it from his office on 10/28/02.

~~CONFIDENTIAL~~
C. L. WILEY
CITY RECORDER
CITY OF SHERWOOD



Sherwood Recommended UGB Expansion 10-02

- Sherwood Recommended Expansion
- Metro Executive Officer Recommendation
- Tualatin City Limits
- Sherwood Urban Growth Boundary (UGB)



500 Feet



SOURCE: Washington County GIS, METRO RLIS LITE, Sherwood GIS

Created 10-21-02