



RESOLUTION 2011-076

A RESOLUTION SUPPORTING ADDING LAND WEST OF SHERWOOD (A PORTION OF METRO UGB ANALYSIS AREA 5B) TO THE REGIONAL URBAN GROWTH BOUNDARY (UGB)

WHEREAS, the Sherwood City Council has discussed the long term needs of the community and acknowledges that growth in residential and employment is needed to meet the needs of future residents, including opportunities for existing youth to stay in or return to Sherwood to raise their families; and

WHEREAS, The City of Sherwood currently has a population of 18,205 and the 2005 Economic Opportunities Analysis (EOA) anticipated a population of 30,193 by the year 2025; and

WHEREAS, The City of Sherwood has already taken steps to address the housing to jobs imbalance through Comprehensive Plan changes for the Tonquin Employment area that will meet the EOA recommendation for job growth through 2025

WHEREAS, This City has an established history of completing concept plans for areas added to the UGB and facilitating development of the areas through city initiated annexations to help ensure the community has an adequate supply of buildable land for existing and future residents; and

WHEREAS, Sherwood has determined that there is vacant land, including UGB areas not yet annexed, sufficient to accommodate approximately 1256 dwelling units based on current zoning, however the number of units needed to accommodate the expected growth is approximately 4,795 units; and

WHEREAS, Metro has studied the area identified as Area 5B and found that it could be suitable for inclusion in the UGB as identified in the August 10, 2010 COO recommendation and the July 5, 2011 COO recommendation; and

WHEREAS, the City has evaluated the entire 496 acre area and determined that it would be less costly and more efficient to bring in and develop a smaller portion of the area; a 276 acre portion identified specifically as Exhibit A; and

WHEREAS, the City has determined that developing the 276 acre area west of Sherwood could provide for an additional 2175 units at 12 units per acre; and

WHEREAS, while the City realizes this alone will not provide sufficient density to meet the 20 year projected housing needs, the addition of this area to the UGB in concert with the City conducting a Town Center Plan, Comprehensive Plan update and Transportation System Plan update will enable

the City to ensure that an adequate amount of land and a balance of dwelling units and jobs is available to meet our communities 20 year land needs; and

WHEREAS, the addition of this land to the UGB is fully consistent with state and regional factors for UGB expansion as demonstrated in Exhibit B; and

WHEREAS, the City believes the addition of this area on the western edge of the community will contribute a great community by providing:

- Opportunity for transportation improvements,
- walkable mixed use neighborhoods to serve future residents
- Neighborhood scale commercial to serve existing residents in the western portion of Sherwood not currently within walking distance to services
- Responsible development that minimizes impacts to the environment and adjacent farm and forest land

NOW THEREFORE BE IT RESOLVED BY THE CITY OF SHERWOOD CITY COUNCIL:

Section 1: The Council supports the inclusion of the 276 acre area into the UGB and the development of plans and implementation policies to ensure development consistent with the goals of the community and the region for a great community.

Section 2: The Council requests the Metro Council add the 276 acre area shown in Exhibit A into the UGB as part of the UGB expansion process.

Section 3: This resolution shall be effective upon its approval and adoption.

PASSED AND APPROVED this 12^h day of September, 2011.


Keith S. Mays, Mayor

Attest:


Sylvia Murphy, CMC, City Recorder

Proposed UGB Expansion-Sherwood West

Exhibit A



Six desired outcomes

- **Vibrant communities – live and work in walkable communities**
- **Economic prosperity – current and future residents benefit from the regions sustained economic competitiveness and prosperity**
- **Safe and reliable transportation - safe and reliable transportation choices that enhance quality of life**
- **Leadership on climate change – region is a leader in minimizing contributions to global warming**
- **Clean air and water – current and future generations enjoy clean air, clean water and healthy eco systems**
- **Equity – benefits and burdens of growth and change are distributed equitably**

Inclusion of the 276 acre portion of the Sherwood West urban reserve area into the UGB will enable the City of Sherwood to provide for a walkable neighborhood scale commercial node to support existing residents on the west end of town as well as new residents in the UGB expansion area. Development of the area will also help provide transportation solutions to existing problem areas and will support increased transit. The inclusion of this area, when looked at from the holistic view point of the entire community, will help Sherwood achieve the six desired outcomes at a local level as well as helping the region achieve it at a larger scale.

Goal 14 Factors

The August 2010 COO recommendation includes analysis of the entire Sherwood west area. Based on this analysis the COO recommended that this area be considered further for inclusion of the UGB, however the area was not among the top four areas recommended for consideration in the July 5, 2011 recommendation. The recommendation does, however, state that the Sherwood West area could be considered if the Metro Council wished to consider other locations. We believe that inclusion of only the 276 portion of the area best meets and addresses all factors and would be a suitable addition to the UGB. The following analysis is based on only the 276 portion of the Sherwood west urban reserve area being included:

Orderly and economic provision of public facilities and services

As documented in the August 31, 2011 draft letter to the Metro Council, inclusion of the 276 portion of the Sherwood west urban reserve can be efficiently and orderly served by public facilities and services.

- Water service is available with little additional cost other than what is traditionally expected to be paid for by a developer. The City has a reservoir at elevation 425 which could serve the entire area requested for inclusion. The City has invested significant funds to construct a new reservoir and bring water from the Willamette River through partnership with Wilsonville. This project is nearly complete and will accommodate more than four times the current population. The City does not foresee issues with providing water to this proposed UGB expansion area.
- Sanitary sewer can be extended with some costs, but, if planned appropriately, lines can be sized to adequately accommodate this area. There are several options for serving this area with sewer. The first option, going to the north to an

existing main in Copper Terrace, would be best suited if the entire western portion of the urban reserve was being included. The second option appears best suited for the proposed UGB expansion and would provide gravity flow across (under) Highway 99W to a planned main in the Brookman UGB expansion area. The Brookman area was brought into the UGB in 2002 and has a completed and implemented concept plan. The City has initiated annexation of the area, with a November 2011 election scheduled. The City adopted the Sanitary Sewer Master Plan in 2007 which included necessary upgrades to provide service to the Brookman area (south of Sherwood). The City is in the process of extending sewer to the Brookman area to facilitate development of that area. If we know that the area west of Sherwood will be brought into the UGB in the foreseeable future, the City can plan for and ensure that the line size extended through the Brookman area is sized appropriately to accommodate the area west of Sherwood.

- Storm – There are opportunities for regional water quality facilities in this area as well as the option for development to address storm water on-site
- Transit - The region is currently undergoing the HCT study and inclusion of this area will inform this process which, in turn could ensure increased transit coverage to the city of Sherwood.
- Transportation - Development of this area will help facilitate significant and necessary transportation improvements. The Krueger/Elwert/99W intersection is unsafe and realignment is necessary. The City has recently acquired land to accommodate this realignment and inclusion of the area into the UGB and ultimate development of the area will help ensure funding is provided to accomplish this realignment. In addition, the area is adjacent to 99W a principal arterial and Elwert, an arterial. The existing roads, 195th and Haide, can be constructed to support the densities envisioned in this area.
- Parks – Consistent with the methodology outlined in the COO recommendation, 5 acres of park land would be required for this area. However, the City of Sherwood has park and open space requirements for both single and multi-family developments which will result in significantly more open space. In addition, the City plans on updating the Park SDC in the next fiscal year and information on whether this area will be included and should be considered when determining the SDC methodology will be important.
- Schools – It is estimated that full development of this area will result in the need for additional schools. The City will continue to work closely with the school district, as it has done with both the concept planning for Area 59 and the Brookman Concept Plan area, to ensure that the District needs are addressed through the concept planning.

Comparative environmental, energy, economic and social consequences

The analysis in the COO recommendation is generally consistent with this reduced area being considered. By reducing the size of the area requested for inclusion in the UGB, a significant amount of constrained land is also removed from consideration. Under the

original scenario, there was 64 acres of constrained land, compared to 33 in the reduced area scenario. Because Sherwood is already compliant with Title 13, we anticipate that any impacts to the natural resource areas will be minimized and mitigated.

With the reduction in area, only 28 tax lots remain with an average size of 9.7 acres. There are 14 structures within the area. Urbanization will impact the rural lifestyle of residents in this area and there do appear to be several pockets of agricultural activities, however the positive economic, social and energy impact of urbanization and improved transportation outweighs the negative economic impact of the loss of this area from agricultural use.

Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

The area proposed for inclusion into the UGB is not adjacent to designated resource land. It is not expected that inclusion of this area and development will be incompatible with the farm and forest activities occurring further west and north of the subject area.

Metro Code Section 3.01.020 factors that must be considered when evaluating land for inclusion in the UGB:

Equitable and efficient distribution of housing and employment opportunities throughout the region

Inclusion of the 276 acre portion of the Sherwood west urban reserve will ensure and equitable distribution of housing opportunities in the western portion of the region by providing for housing choices in both north and south county. Additional housing in this area will increase efficiency in the transportation systems by providing additional housing to support the newly concept planned employment land in the Tonquin Employment Area and the SW Tualatin Concept Plan area.

Contribution to the purposes of Centers

The 276 portion of the Sherwood west area of the urban reserve will provide for additional housing opportunities along with the possibility of a small mixed use neighborhood commercial node. This will provide for a walkable destination for existing residents on the western side of Sherwood where none currently exists. The location is adjacent to Pacific Highway, a designated corridor. It is not anticipated that inclusion of this area will detract from or compete with the existing town center because the area serves a different purpose. In fact, inclusion of this area will provide for additional housing which will provide additional market to support a well planned town center. Increased residential opportunities will also help support increased transit service into the City which in turn, will also help support a dense walkable town center.

Protection of farmland that is most important for the continuation of commercial agricultural in the region

The proposed addition is dominated by exception land and is not high value farm land. Inclusion of this area into the UGB will minimize removal of high value farmland elsewhere to meet the residential land need.

Avoidance of conflict with regionally significant fish and wildlife habitat

The area includes 33 acres of regionally significant fish and wildlife habitat (Class I and II riparian and Class A and B upland habitat). These natural resource areas can be avoided or impacts minimized as development occurs. In addition, because the area proposed for inclusion is relatively gently sloped and will be relatively easy to develop, impacts in other areas in the region can be avoided. Finally, by including options and suitable land supply, it eliminates or minimizes the desire of developers to removal unregulated habitat in order to gain the most density and profit.

Clear transition between urban and rural lands, using natural and built features to mark the transition

The reserves process has already addressed this factor in part for the entire urban reserve; however the portion proposed to be added at this time also addresses this as it is bordered by Haide Road to the north. To the west, 195th, and its ultimate connection to the north will serve as a built transition.