



Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2018-034

DIRECTING CITY MANAGER TO WITHDRAW PREVIOUS LETTER OF INTEREST TO METRO REGARDING EXPANSION OF THE URBAN GROWTH BOUNDARY INTO SHERWOOD WEST

WHEREAS, Metro (our regional government) has the regulatory responsibility to manage the region's Urban Growth Boundary (UGB); and

WHEREAS, Metro has created a program and work plan for cities within the region to participate in Metro's regional Urban Growth Management Decision; and

WHEREAS, the City completed a preliminary concept plan for the 1291 acre Sherwood West Urban Reserve area in 2016 and examined this area for the potential for a UGB expansion; and

WHEREAS, after initial analysis, public outreach, and Council discussion, the City of Sherwood submitted a Letter of Interest on December 22, 2017 to Metro in relation to Metro's regional Urban Growth Management Decision; and

WHEREAS, in that Letter of Interest, the City identified an area of interest of 626 gross acres of land within the Sherwood West area to be brought into the UGB in 2018, with a net developable acreage of approximately 455 acres; and

WHEREAS, the Letter of Interest was a required step in the process identified by Metro for its regional Urban Growth Management Decision; and

WHEREAS, the next required step in the process identified by Metro is submission of proposals for UGB expansions into acknowledged and concept-planned urban reserves by May 31, 2018; and

WHEREAS, the City of Sherwood has been engaged in preparing its proposal for submission in May 2018, including in-depth analysis, development of a Title 11 concept plan, and engagement with the public and various community partners; and

WHEREAS, the Sherwood School District is one of the City's primary community partners that is directly impacted by the effects of growth within the City of Sherwood; and

WHEREAS, the School Board for the Sherwood School District approved a Position Statement on the City's Letter of Interest on April 4, 2018; and

WHEREAS, the Position Statement outlined various concerns related to the potential residential growth within the area identified in the original Letter of Interest and the potential negative impacts upon school capacity within the School District; and

WHEREAS, the Position Statement directly requests that the City withdraw the original Letter of Interest to Metro regarding the expansion of the UGB into Sherwood West; and

WHEREAS, the City understands that there will be an opportunity to make a mid-cycle request to expand the UGB in three years, during which time the City can work more closely with the School District to ensure that the School District has adequately planned for potential growth within the potential expansion area; and

WHEREAS, while a delay in UGB expansion may affect the City's ability to ensure a supply of available land to meet the projected 20 year residential land need, it will also allow the City the opportunity to ensure a more holistic plan is developed through the Comprehensive Plan update process to meet the needs of jobs and housing within the community; and

WHEREAS, a delay in requesting a UGB expansion will allow the City of Sherwood to complete the update of the Vision and the Comprehensive Plan update, which will help ensure community understanding and support for growth within the Sherwood West area; and

WHEREAS, a delay in requesting a UGB expansion will allow voters within the Metro region to decide upon the potential affordable housing measure in fall 2018 and a potential transportation measure in 2020, important regional decisions that will directly impact future growth management decisions in our region; and

WHEREAS, after considering the need to address the concerns of the School District, the timing issues related to the Comprehensive Plan update, and the fact that there will be opportunities in the near future to request expansion of the UGB, it appears to the City Council that the best course of action is to withdraw the City's Letter of Interest and not participate in Metro's current regional Urban Growth Management Decision process, and to instead prepare to participate in future UGB expansion processes.


NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1. The City Manager is hereby directed to withdraw the December 22, 2017 Letter of Interest to Metro in relation to Metro's regional Urban Growth Management Decision and to not pursue UGB expansion as part of Metro's current Urban Growth Management Decision process.

Section 2. The City Manager is further directed to take such actions as the City Manager deems necessary and appropriate to better position the City and its community partners to participate in future UGB expansion opportunities.

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

Duly passed by the City Council this 17th of April, 2018.


Keith Mays, Mayor

Attest:


Sylvia Murphy, MMC, City Recorder