

**City of Sherwood, Oregon  
Ordinance No. 2000-1108**

**AN ORDINANCE APPROVING SHERWOOD COMPLIANCE WITH THE METRO  
GOVERNMENT'S 2040 URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN, TITLE 1  
HOUSING AND JOB ALLOCATION.**

**WHEREAS**, the Functional Plan was adopted by the Metro Council November 1996 and came into effect February 19, 1997; and

**WHEREAS**, local jurisdictions were given two years to come into compliance with the Plan, the deadline being February 19, 1999; and

**WHEREAS**, the City requested and was approved various extensions to Titles 1-6; and

**WHEREAS**, a consultant was engaged to insure staffing would be adequate to meet the present deadline extension of December 2000,

**NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:**

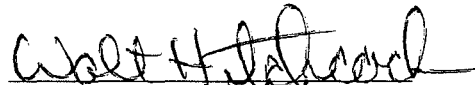
Section 1. Public Hearing. The proposed amendments to the Sherwood Plan and Code necessary to comply with Title 1 Housing and Job Allocation of the Metro "Urban Growth Functional Plan," were properly noticed and reviewed by the Planning Commission and City Council.

Section 2. Findings. That after full and due consideration of the application, the City Staff report #PA 00-04, the record, findings, and of the evidence presented at the public hearings, the Council adopts the findings of fact contained in the staff report.

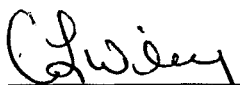
Section 3. Approval. That a request for the subject Plan Text Amendment is hereby APPROVED subject to the language contained in Exhibit A pages 9 - 14, "Recommendation."

Section 4. Effective Date. This ordinance shall become effective thirty (30) days after passage and approval.

**Duly passed by the City Council this 12th day of December 2000.**

  
Walt Hitchcock, Mayor

ATTEST:

  
C.L. Wiley, City Recorder

	AYE	NAY
Fox	<input checked="" type="checkbox"/>	_____
Whiteman	<input checked="" type="checkbox"/>	_____
Krause	<input checked="" type="checkbox"/>	_____
Cottle	<input checked="" type="checkbox"/>	_____
Hitchcock	<input checked="" type="checkbox"/>	_____

**Metro Urban Growth Functional Plan**

**Compliance with Title 1  
Sherwood, Oregon**

**Introduction**

The Sherwood City Council adopted Plan and Code amendments to comply with Metro Titles 2, 3, 4 & 5 in July and October 2000. Completion of Titles 1 and 6 are expected by December. The following is an explanation and proposed amendments for Title 1. The Planning Commission's recommendation is at the end of the report.

**Title 1 Housing and Employment Accommodation**

**Purpose**

The purpose of Title 1 is to minimize the need to expand the Portland urban growth boundary and accommodate expected growth to the year 2017. Sherwood is in the Portland urban growth boundary. Each city in the metro region is expected to do its share of accommodating the growth by providing a certain number of housing and jobs.

Sherwood has been allocated a new housing target of 5,010 and a job target of 8,156 (in addition to the base inventory on 9-1-94). Data indicates that Sherwood does not have enough vacant land to achieve the housing target (1,098 deficit) and has a surplus of land to satisfy the job target (1,815 surplus). Title 1 provides methods to achieve the targets and if necessary increase the development capacity to meet the allocations. In the case of Sherwood, Metro will not require any action to achieve the job target, but will require changes be made to meet the housing target.

**Requirements**

In order to meet housing and job allocation for Sherwood, City plans and ordinances are required to include the following provisions:

1. Adopt minimum density standards to all zones that allow residential uses that are either (a) Based on 80% of the maximum number of dwelling units permitted per net acre or (b) Establish minimum density standards that would apply individually to each development application.

2. Add a purpose statement *not* prohibiting partitioning where existing lot sizes are two or more times that of the maximum lot size provided by the zone.
3. Allow at least one accessory dwelling unit within any single-family dwelling. Reasonably limit size, lighting, entrance and owner occupancy of the primary unit, but do not prohibit rental occupancy, separate access and full kitchens. See attached example.
4. Amend the Plan to include 2040 Growth Concept Design Types illustrated on the 2040 map. Propose modifications to Metro if necessary.
5. Increase the development capacity if it is determined that developments approved between 1990 – 1995 were under-built. Adopt 2 of 5 suggested methods.
6. Determine if the capacity for housing and jobs in Sherwood meets the Metro allocated targets. Use the Metro targets or explain why not. Show that targets assume 80% density. Show that public facility plans can accommodate the target numbers.
7. Update the text and policies of the Comprehensive Plan to reflect the planning time frame of the 20-year planning horizon.
8. Review public facility plan capacities to assure they are adequate to accommodate the 20-year planning horizon.

### **City Response to the Title 1 Requirements**

In 1998 Greg Turner, City Planner for Sherwood, prepared a lengthy and detailed response to the Title 1 requirements. After analyzing the Metro data, he noted a few areas of dispute relative to the dwelling unit capacity deficit. The City prepared a revised analysis, but apparently did not develop a revised deficit number. See attached tables. Compliance progress stopped at this point and revised numbers were never agreed upon by Metro and the City. It is the City's goal at this time to reduce the deficit as much as possible before developing methods to increase housing capacity. This is discussed further in items #5 and #6 below.

The following is a brief response to the Title 1 requirements and a recommendation:

#### *1. Minimum Density Standards*

The target for Sherwood's housing allocation is based on the premise that housing will be built at a density of at least 80% of the maximum number of dwelling units per net acre permitted in the zone. To assure the target is substantially

satisfied the City should adopt a minimum density standard, in addition to our current maximum density standards in each residential zone. The minimum density standard will assure that development is not under-built in each zone.

The City may choose different minimum density standards for the various residential zones, as long as the target is met. For example, if the City decided the LDR zone minimum density should be less than 80%, the HDR density or minimum density could be increased to compensate. However, based on prior approvals, density minimums in Sherwood are most important in the higher density districts.

### Sherwood Zoning Code

ZONE	Minimum Density (80%) (units per "net" acre)	Current Maximum Density (units per "net" acre)
VLDR	1.6	2
LDR	4.0	5
MDRL	6.4	8
MDRH	8.8	11
HDR	12.8	16

Past development in Sherwood has generally met minimum densities in the VLDR, LDR and MDRL zones. However, in the MDRH and HDR zones many developments did not meet the maximum (or proposed minimum) density of the zone they are in. That is because multi-family zones also allow single-family housing, and there was no minimum density required.

### Example of Some Under-built Housing Developments

Subdivision	# of Single-family	Zone
• Chesapeake Park	13 sf	MDRH
• Sherwood Village	202 sf	HDR
• Ildflower	105 sf attach	HDR
• Cedar Creek Park	23 sf	MDRH
• Whistler PUD	105 sf	MDRH
• Wildlife Haven	24 sf	MDRH
• Edy Village	28 sf	HDR
• Dailey Sub	17 sf	MDRH

By adopting the minimum density standards, the remaining vacant land in the City will be required to develop as zoned and as assumed in the vacant land analysis. However, the City must revise the definition of density in the code by replacing the word "gross" with the word "net". The definition of density is currently as follows: "*Density: the intensity of residential land uses per acre, stated as the number of dwelling units per gross acre.*" Further, lot sizes in the MDRL, MDRH and HDR zones need to be slightly decreased to correlate with the existing allowable units per acre. In addition to adding minimum densities, steps may still need to be taken to increase development capacity and reduce the housing target deficit.

**Recommendation: Change the definition of density to mean "net" acre instead of gross acre, using the Metro definition. Add a minimum density requirement to the residential zones (Code Sections 2.101, 2.202, 2.203, 2.204 & 2.205).**

2. *Add a purpose statement not prohibiting partitioning where existing lot sizes are two or more times that of the maximum lot provided by the zone.*

This provision could be added to Code Section 7.501.04 Land Partitions to assure that remaining vacant residential parcels are not divided in a manner that is inefficient and precludes future divisions, although the code may be adequate as written. However, the code currently does not prohibit partitioning.

**Recommendation: No action necessary.**

3. *Allow at least one accessory dwelling unit within any single-family dwelling. Consider limiting the size, outdoor lighting, entrance provisions and owner occupancy of the primary unit. Cannot prohibit rental occupancy, separate access and full kitchens.*

An accessory dwelling unit (ADU) is a habitable living unit that provides the basic requirements for shelter, heating, cooking and sanitation. They are commonly called "mother-in-law apartments." There is a growing demand for this type of housing. A percentage of the Sherwood housing allocation includes accessory dwelling units. Attached are sample ADU provisions for the City to consider. Code Section 2.207 could be amended to include ADU provisions and limitations. Each residential zone that permits single family housing could be amended to include an accessory dwelling unit as a permitted use.

**Recommendation: Accept or modify the attached ADU provisions and amend zoning code Section 2.207 to provide ADU standards. Then add ADU's to the permitted use sections of each residential zone.**

4. *Amend the Plan to include 2040 Growth Concept Design Types illustrated on the 2040 map.*

An attached colored map illustrates the 2040 Design Types for Sherwood. The design types are generally compatible with Sherwood zoning and land uses. However, there are map conflicts that Metro and the City needs to be made aware of, as follows:

- a. The Old Town railroad district was re-zoned from industrial to high density residential and retail commercial. Because of the elimination of the industrial zone the area should no longer be considered a Metro “employment” area. However, because the metro employment designation is purely to prohibit large retail uses (big boxes), if the City was concerned about the railroad district attracting a “big box” our current RC Zone does not prohibit such uses. If the City feels that RC is purely a retail zone, big boxes may be acceptable.

**Recommendation: Request of Metro that the Old Town railroad district be re-designated from “Employment area” to “Inner Neighborhood.” Decide whether or not to prohibit “big boxes”(over 60,000 sq.ft) in the RC zone.**

- b. A portion of the Sherwood Village PUD between the Langer Ave. and the future Adams Avenue is designated employment on the Metro map but zoned RC by the City. Similarly to the railroad area property discussion above, the RC zone does not prohibit big boxes.

**Recommendation: Decide whether or not to prohibit “big boxes” in the RC Zone or remove the “Employment Area” designation from the Metro map. Consider extending the “Town Center” designation to the east edge of the RC Zone on Tualatin-Sherwood Road.**

- c. The “Employment Area” designation on the south side of Pacific Highway includes MDRL land in front of Smith Farm Estates, GC and MDRH land adjoining Meinecke, and then GC and HDR land on the opposite side of the highway. The residential should not be designated employment and the GC zoning is exempt from Title 4. The 2040 “corridor” designation best suits the mixed-use nature of south Hwy 99W.

**Recommendation: Remove the “Employment Areas” on south Hwy 99W from the Metro map and replace with the “Inner Neighborhood” and “Corridor” designations.**

- d. The “Town Center” designation at the mixed-use retail/residential hub of the City on Pacific Highway should be modified slightly. The circle should include the

RC land in the Langer PUD up to Adams Ave., if that area is expected to be retail. It should also be modified to remove the Cedar Creek greenway.

**Recommendation: Extend the Town Center designation across the RC land in Langer PUD. Delete the Cedar Creek greenway from the Town Center. To avoid confusion, the northern boundary of the Town Center should be Scholls-Sherwood Road and Tualatin-Sherwood Road.**

Note: The Map amendments can be requested after the compliance hearings are complete.

Boundaries can be described in the Plan text, or they can be mapped.

4. *Increase development capacity if it is determined that developments approved between 1990 – 1995 were under-built. Adopt at least two of the following methods to increase density.*
  - a. *Financial incentives for higher density housing;*
  - b. *Provisions permitting additional density beyond that generally allowed in the zoning district in exchange for amenities and features provided by the developer;*
  - c. *Removal or easing of approval standards or procedures;*
  - d. *Redevelopment and infill strategies; and*
  - e. *Authorization of housing types not previously allowed by the plan or regulations.*

**Metro has informed the City that no additional methods are necessary if the minimum density requirements are added to the residential zones.**

## **Background**

Greg Turner disputed Metro's under-build factor for the VLDR and LDR Zones. He said that between 1990 and 1995 a higher factor for the VLDR (100%) and LDR (94%) occurred because of the use of Planned Unit Developments. The City met with Metro staff and revised the numbers to reflect the actual under-build factor and the total dwelling unit capacity deficiency on vacant land of 1,098 dwelling units. See attached report and tables prepared by Greg Turner, August 19, 1998.

However, there were still many subdivisions that were built below the maximum zone density, especially in the MDRH and HDR zones. Further, although the zones allow a maximum number of dwelling units per acre, in some cases the minimum lot size in the zone is too large to achieve the maximum number of units permitted. For example, the MDRL zone permits up to 8 units per acre. But the minimum lot size of 5,000 square feet, minus 20% for roads and utilities (gross to net reduction) allows only 7 units per acre. The permitted density in the MDRH and HDR zones is also difficult to achieve based on net acreage.

In the future staff recommends that the City consider allowing attached townhouses in the MDRH and HDR zones. These provide a popular housing alternative to the aging population who still want ownership and amenities, but don't want extra square footage or yard maintenance. Townhouses need as little as 1,500 square feet, but overall may average up to 2,500 square feet. The townhouses in Woodhaven range from 1,700 square feet to 3,500 square feet, with an average of about 2,000 square feet. These could be built in Old Town, the railroad district, along North and South Sherwood Blvd., and possibly in places close to Highway 99W.

Another option recommended by Greg Turner was to slightly increase the allowable number of dwelling units in all the residential zones. See page 6 of his report. He suggested changing the densities in the LDR zone from 5 units to 6 units per acre; in the MDRH zone from 11 to 12 and the HDR zone from 16 to 18 units per acre. This exercise adds about 213 dwelling units citywide towards the target capacity.

Greg also suggested increasing housing and jobs in the Town Center, Employment Areas and along the Corridors. On page 7 of his report redevelopment of the Old Town industrial/railroad district could contribute up to 200 additional dwelling units. The zoning to accomplish that has already been adopted. The next step is to modify the Old Town Overlay Zone, and to add townhouses and other uses to the allowable uses.

**Recommendation: Increase the minimum density and decrease the lot size in the LDR zone to match the MDRL zone. Do not reduce the minimum lot size for multi-family housing in the MDRH zone until you have developed townhouse standards. Increase the density in the HDR zone from 16 to 24 dwelling units per acre. Decrease the minimum lot size for multi-family in the HDR zone from 2200 to 1500 sq.ft, retaining the initial 8000 sq.ft for the first two.**

**Require an 80% minimum density in all zones except the MDRH, which should be 50%.**

**Consider permitting housing in the commercial zones on Highway 99W in order to reduce traffic congestion and encourage mixed-use housing and small-scale retail, and to add dwelling unit capacity.**

4. *Determine if the capacity for housing and jobs in Sherwood meets the Metro allocated targets. Use the Metro targets or explain why not. Show that targets assume 80% density.*

According to **Attachment J** in Greg Turner's report, Metro has determined that the City is 1,098 dwelling units short of meeting their target of 5,010 units. However, calculations done by Greg indicate that deficiency is actually less. However, he never finalized a number. Based on his report, it appears that the following numbers can be added to bring the deficit down as follows:



**Metro target: 5,010 dwellings** (added to 1994 inventory)

**Metro deficit: 1,098 dwellings**

**City Revisions** (subtract from deficit):

- 8 du** (partitions to 1998)
- 55 du** (add. infill, minus Old Town)
- 467 du** (1996 annexation)
- 100 du** (Old Town RC Zone)
- 194 du** (Old Town HDR/rail dist)

**Total uncounted units: 824 dwellings**

**Remaining deficit: 274 dwellings**

**Recommendation: Reduce the lot size and increase the density in the LDR zone to match the MDRL zone standards. Increase the density in the HDR zone. Adopt minimum densities as stated above consider permitting housing in commercial zones on Highway 99W to make-up the deficit and assure substantial compliance with the housing target.**

5. *Update the text and policies of the Comprehensive Plan to reflect the planning time frame of the 20-year planning horizon.*

This is a simple task of updating the Plan, Chapter 3 Growth Management by including discussion and findings to reflect the planning time horizon to 2017 and the acknowledge the 2040 Growth Concept.

**Recommendation: Revise existing policies in Chapter 3, page 6 acknowledging planning horizon dates and the Metro 2040 Growth Concept.**

6. *Review the public facility plans to assure they can adequately accommodate the planning period.*

The City is in the process of developing findings to the effect that services are planned and can accommodate the expected population based on the Sherwood UGB and build-out population. The original Sherwood Plan developed in 1979 anticipated roughly 18,000 people in the UGB. Today the estimate is similar.

1994 Population:	4,615
5,010 du's @ 2.55 people per unit:	12,775
Total Population:	17,390

**Recommendation: Prepare a brief explanation of the City's master utility plans describing how each can accommodate the anticipated Sherwood population at build-out.**

## Summary of Title 1 Planning Commission Recommendations

On December 5, 2000 the Planning Commission recommended to Council the following amendments:

1. **In order to substantially meet Sherwood's regional housing target, add a minimum 70% density requirement to the purpose section of each residential zone, except the MDRH zone, which should be 50%, and the HDR which should be 80%. Increase the density in the HDR zone from 16 to 24 units per acre. Decrease the HDR lot size from 2200 to 1500 square feet. Add Accessory Dwelling Units as a permitted use in a single-family residence in every residential zone.**

The Planning Commission recommends the Council consider the above minimum densities as the most realistic for each zone based on the actual underbuilt percentages, except that the HDR should truly be a high density zone, thus the increase in density from 16 to 24 dwellings per acre. Staff will still need to justify the recommendation.

Zone	Underbuilt %	Min. 80% Density	70%	Max Density
VLDR		0.8	0.7	1
VLDR PUD	201.6%	1.6	1.4	2
LDR	94.3%	4.0	3.5	5
MDRL	74.7%	6.4	5.6	8
MDRH	35.0%	8.8	7.7	11
HDR	61.9%	12.8	11.2	16

**2.101.01 VLDR Purpose:** "...with a density not to exceed one (1) dwelling unit per acre *and a density not less than 0.7 dwelling unit per acre.* If developed through the PUD process...a density not to exceed two (2) dwelling units per acre *and a density not less than 1.4 dwelling units per acre may be allowed. Minor land partitions shall be exempt from the minimum density requirement.*"

2.101.02 Permitted Uses

***B. Accessory Dwelling Unit subject to Section 2.208.***

**2.102.01 LDR Purpose:** "with a density not to exceed *eight (5) dwelling units per acre and a density not less than 3.5 dwelling units per acre may be allowed. Minor land partitions shall be exempt from the minimum density requirement.*"

2.102.02 Permitted Uses

**B. Accessory Dwelling Unit subject to Section 2.208.**

**2.103.02 MDRL Purpose:** "...with a density not to exceed eight (8) dwelling units per acre *and a density not less than 5.6 dwellings per acre* may be allowed. *Minor land partitions shall be exempt from the minimum density requirement.*"

2.103.01 Permitted Uses

**B. Accessory Dwelling Unit subject to Section 2.208.**

**2.104.01 MDRH Purpose:** "...with a density not to exceed eleven (11) dwelling units per acre *and a density not less than 7.7 dwellings per acre* may be allowed. *Minor land partitions shall be exempt from the minimum density requirement.*"

2.104.02 Permitted Uses

**B. Accessory Dwelling Unit subject to Section 2.208.**

**2.105.01 HDR Purpose:** "...with a density not to exceed *twenty four 24* (was 16) dwelling units per acre *and a density not to exceed 19.2 dwellings per acre* may be allowed. *Minor land partitions shall be exempt from the minimum density requirement.*"

2.105.02 Permitted Uses

**B. Accessory Dwelling Units subject to Section 2.208.**

2.105.04 Dimensional Standards

A. Lot Dimensions

1. Lot areas:

d. Multi-family: 8,000 sq.ft. for first two & **1,500** sq.ft. for ea.additional

2. **Change the existing code definition of density as follows:**

- **1.202.35 Density:** The intensity of residential land uses per acre, stated as the number of dwelling units per gross acre.

- 1.202.35 **Density:** The intensity of residential land uses per acre, stated as the number of dwelling units per *net acre*. *Net acre means an area measuring 43,560 square feet after excluding present and future rights-of-way, environmentally constrained areas, public parks and other public uses.*

1. **Add a new Section 2.208 Accessory Dwelling Units. Re-number existing 2.208 as 2.209 and 2.209 as 2.210.**

## ***2.208 Accessory Dwelling Units***

### ***2.208.01 Purpose***

*An Accessory Dwelling Unit (ADU) is a habitable living unit that provides the basic requirements for shelter, heating, cooking and sanitation. The purpose of an ADU is to provide homeowners with a means of obtaining rental income, companionship and security. ADU's provide Sherwood residents another affordable housing option and a means to live independently with relatives.*

### ***2.208.02 Requirements for all Accessory Dwelling Units***

*All Accessory Dwelling Units must meet the following standards:*

- A. ***Creation:*** *One Accessory Dwelling Unit per residence may only be created through the following methods:*
  1. *Converting existing living area, attic, basement or garage;*
  2. *Adding floor area;*
  3. *Constructing a detached ADU on a site with an existing house;*
  4. *Constructing a new house with an internal or detached ADU.*
- A. ***Owner Occupancy:*** *The property owner, which shall include the holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, for at least six months out of the year, and at no time receive rent for the owner-occupied unit.*
- B. ***Number of Residents:*** *The total number of individuals that reside in both units may not exceed the number that is allowed for a household.*
- C. ***Location of Entrances:*** *The primary entrance to the ADU shall be located in such a manner as to be unobtrusive from the same view of the building which encompasses the entrance to the principal unit.*

- D. **Parking:** *Additional parking shall be in conformance with the off-street parking provisions for single-family dwellings.*
- E. **Floor Area:** *The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 40% of the GHFA of the primary residence on the lot.*
- F. **Setbacks and Dimensional Requirements:** *The ADU shall comply with the setback and dimensional requirements of the underlying zone. In addition, there shall be a minimum ten (10) foot separation between the primary residence and the ADU.*
- G. **Design and Appearance:** *The ADU shall be designed to that, to the degree reasonably feasible, the appearance of the building conforms to the original design characteristics and style of the building, and appears to be a single-family residence.*
- H. **Partitioning:** *An accessory dwelling unit shall not be partitioned or divided off from the parent parcel.*

**4. Amend the Comprehensive Plan Part 2 Chapter 3 Growth Management to include the 2040 Growth Concept Design Types for Sherwood, and to reflect the extended planning horizon to 2017.** (In addition to the adding the updated planning horizon date, the City will need to update the housing, employment, buildable lands and population data during the next plan periodic review of the Comprehensive Plan. The last periodic review was completed in March 1991).

Comprehensive Plan Part, Chapter 3 page 6:

F. Growth Management Policy

*“Consistent with regional and state policy which calls for establishment of a growth policy, the City has determined future land requirements for growth to the year 2017 (was 2010) consistent with the Metro 2040 growth concept plan. The City further has established a need for policies and standards defining areas to meet these short range and long range requirements. City plan and zoning designations will be determined consistent with the Metro 2040 Growth Concept Design Types illustrated on the 2040 map, unless the 2040 map designation is inappropriate in which case the City will propose that Metro change their map consistent with City policy.*

Policy 1 – The City will periodically review and propose to Metro (was Metropolitan Service District) appropriate revisions to the Urban Growth Boundary (UGB) in conformance with the *Metro 2040 Growth Concept Plan* (was applicable MSD policies) and the need to accommodate urban growth

the to year *2017*.” *Replace other references to the Metropolitan Service District with Metro and replace 2010 with 2017 in this section of the plan.*

Policy 3 – 1) “Demonstrated need to accommodate urban population growth to the year *2017* consistent with the *Metro Urban Growth Management Plan* and LCDC goals;”

**5. Submit the following 2040 Map changes to Metro to assure consistency between the Sherwood Plan Map and the 2040 Map.**

- a. The Old Town railroad district has been re-zoned from industrial to commercial and residential. Replace with Metro “Employment” designation with “Main Street,” which is a mixed residential and commercial served by transit in a walkable environment.
- b. Remove the “Employment” designation from the Retail Commercial zoning in the Langer PUD.
- c. Extend the Town Center designation to include the Retail Commercial zoning the in the Langer PUD. Remove the Cedar Creek greenway from the Town Center designation.
- d. Do not remove the “Employment” designation on south Highway 99W since zoning is a mix of General Commercial and residential zones. The Metro designation will allow for a wide mix of commercial and some residential. The “Corridor” designation should continue from the north to include south Hwy 99W.

***END OF AMENDMENTS***

**6. Provide a written statement that the City's public facility plans can adequately accommodate the planning period.**

Based on the Metro target housing and jobs allocation, the expected build-out population of Sherwood will be an estimated 17,390 residents. The original 1980 Sherwood Comprehensive Plan had an accurate estimate of 10,600 population by 2000. Projecting to 2010 the 1980 Plan anticipated about 18,000 by 2010 in the built-out UGB.

Public facility planning in the past ten years has been based on the ultimate population of the Sherwood urban growth boundary area. The boundary has not changed since the facility plans were prepared. A summary of each plan is described below.

- **City of Sherwood 1990 Sanitary Sewer Plan Update:** The summary states that "the City of Sherwood's sanitary sewer system can adequately handle full-development of the City's UGB with improvements to the two basin trunk lines." The Sherwood UGB in 1990 is the same in 2000. The sewer plan estimates a build-out population of 18,900 residents.
- **City of Sherwood 1991 Transportation Plan:** The Plan is based on the same UGB Sherwood has today. It provides a description of the existing street system, functional classifications, a Transportation Plan Map and street construction standards. The City has developed rapidly utilizing the basic street system established in the plan. Incremental street improvements have been made concurrent with new development. Traffic impact analyses are provided with each new development and they generally show that streets are currently operating at a level of service comparable to the relevant street classification, with the exception of Highway 99W at the Tualatin/Sherwood Road intersection. The City is currently addressing this highway capacity problem by developing a Traffic Management Plan for Highway 99W. It is expected to be adopted this year. The City is also planning to complete a Transportation System Plan in 200 which will provided other needed updates required by state statute and the Metro Urban Growth Management Plan Title 6 Regional Accessibility.
- **City of Sherwood 1999 Water System Plan:** This is the most current public facility plan for the City. The Water Master Plan was prepared using the Metro 2017 growth projections and total number of housing units. According to the plan city water is planned and available to serve an estimated 18,566 Sherwood residents and 7,002 housing units by the year 2017.
- **City of Sherwood 1993 Storm Water Master Plan:** This plan was based on the existing and unchanged Sherwood urban growth boundary. According to

the plan, there would be an estimated 15,000 residents in the city by 2005. Storm water planning is not about assuring a necessary service is available like water and sewer. This plan provides standards for assuring that storm water run-off will be adequately contained, treated and conveyed to nearby streams, in conjunction with the Unified Sewerage Agency's (USA) regulations. The USA is the storm water authority for Sherwood.