



## **RESOLUTION 2024-064**

### **AFFIRMING ASPECTS OF THE SHERWOOD WEST CONCEPT PLAN AND AUTHORIZING THE MAYOR TO WITHDRAW THE UGB EXPANSION APPLICATION**

**WHEREAS**, the Sherwood City Council accepted the Sherwood West Concept Plan (Concept Plan) on July 18, 2023 via Resolution 2023-060; and

**WHEREAS**, the Sherwood City Council accepted a refinement to the Concept Plan on March 5, 2024 via Resolution 2024-013; and

**WHEREAS**, the Concept Plan is the result of a two-year planning process with the Sherwood West Citizens Advisory Committee and the larger Sherwood community who provided direct and detailed feedback on housing estimates and density; and

**WHEREAS**, Table 4 of the Concept Plan proposes a zoned density range of 6.3 to 9.2 units per net acre; and

**WHEREAS**, the Sherwood West Citizen Advisory Committee chose to plan for the high end of the zoned density range based on historical trends in Sherwood and the increases in density that would occur under HB 2001 (2019), resulting in an overall residential density or total average density of 9.2 units per net acre or 3,117 new homes; and

**WHEREAS**, the 2024 Urban Growth Management Decision: Metro Chief Operating Officer / Staff Recommendations (Metro COO Recommendation) report dated August 26, 2024, recommends the Metro Council adopt the baseline forecast for growth, resulting in a deficit of capacity within the Urban Growth Boundary (UGB) for between 1,000 to 5,300 homes; and

**WHEREAS**, Metro Code Section 3.07.1455(b)(2) requires the Metro Council to designate an appropriate average density per net developable acre when land added to the UGB includes a 2040 Growth Concept design type that includes housing; and

**WHEREAS**, the Concept Plan's proposed overall residential density of 9.2 units per net acre and total unit count of 3,117 units falls within the deficit identified in the Metro COO Recommendation; and

**WHEREAS**, based on the COO Recommendation, the Concept Plan's proposed density of 9.2 units per net acre can be approved by the Metro Council as the appropriate average density, without requiring additional density; and

**WHEREAS**, a condition of approval that requires a higher average density than 9.2 units per acre has not been developed in consultation with the Sherwood community and is therefore not supported by the Sherwood City Council; and

**WHEREAS**, a condition of approval related to housing affordability may be overly restrictive and have unintended consequences such as the delay of housing production; and

**WHEREAS**, other conditions of approval that materially change the outcomes of the plan have not been developed in consultation with the Sherwood community and are therefore not supported by the Sherwood City Council; and

**WHEREAS**, it may be in the best interest of the City of Sherwood and the Sherwood community to withdraw the UGB expansion application if the accepted Concept Plan's vision cannot be achieved; and

**WHEREAS**, City may need to respond immediately to changing conditions and decisions during the 2024 Urban Growth Management decision.

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

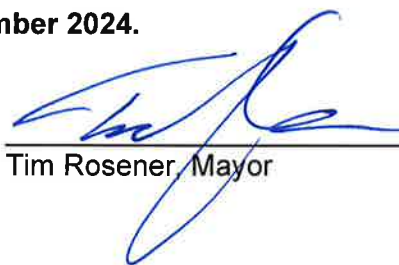
**Section 1.** The City Council hereby affirms the zoned density in the Concept Plan as 6.3 to 9.2 units per net acre.

**Section 2.** The City Council hereby affirms the overall residential density or total average density in the Concept Plan as 9.2 units per net acre or 3,117 new homes.

**Section 3.** The City Council authorizes the Mayor to withdraw the Sherwood West UGB Expansion application on behalf of the City Council if the outcome of the 2024 Urban Growth Decision is likely to result in a condition of approval for a higher density than proposed in the Concept Plan or that materially changes the outcomes of the plan.

**Section 4.** This Resolution shall take effect immediately upon its passage by the Council and signature by the Mayor.

**Duly passed by the City Council this 17<sup>th</sup> day of September 2024.**

  
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Tim Rosener, Mayor

Attest:

  
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Sylvia Murphy, MMC, City Recorder