

Conditions of approval

Number of homes to plan for/residential density

The City shall adopt comprehensive plan amendments that are likely to result in either: 3,120 housing units in the Sherwood West expansion area; or, an average density of 9.2 units per net acre across areas in the Sherwood West expansion that are zoned to allow residential uses. The average density represents the total housing units likely to be built, divided by the total residential net acres, with “net acres” as defined in Title 10 of Metro’s Urban Growth Management Functional Plan.

Housing affordability

The City shall work to institute new strategies and incentives to encourage the production of affordable housing. Examples include:

- SDC waivers
- Zoning changes
- Expedited review/ prioritized permitting
- Reduced parking requirements
- Reduced discretionary review
- Density bonuses
- Vertical housing tax abatements
- Voluntary inclusionary housing
- Public/private partnerships

As part of its upcoming work on a Housing Production Strategy, the City of Sherwood shall work with Metro and Washington County to identify funding opportunities with the goal of meeting citywide housing affordability targets to be set by the State of Oregon.

During the Comprehensive Planning for Sherwood West, the City shall explore – within the existing Town Center, which may include the four tax lots depicted in the map that is Attachment A to this exhibit – the feasibility of regulated affordable housing, including workforce housing for employees of nearby industries.

Industrial areas

The City shall plan the area depicted in Exhibit D as a Title 4 Industrial area in compliance with requirements in Metro code 3.07.430.

City land use regulations, annexation procedures, or other means shall provide for creation of at least two sites of 50 gross acres or larger. The resulting sites shall be protected from division. Data centers, storage facilities, and warehousing, distribution, and fulfillment centers shall be prohibited as the primary use on these large sites.

Exhibit B to Ordinance Number 24-1520

2040 Growth Concept design types

To encourage mixed-use development, as part of its comprehensive planning process, the City shall identify at least one Main Street or Neighborhood Center in the expansion area in areas not designated on Metro's Title 4 Map.

Community engagement

At the beginning of comprehensive planning, the City shall develop – in consultation with Metro – a public engagement plan that encourages broad-based, early and continuing opportunity for public involvement. Throughout the planning process, focused efforts shall be made to engage historically marginalized populations, including people of color, people with limited English proficiency and people with low income, as well as people with disabilities, older adults, and youth.

Tribal consultation and resource protection

The City shall notify and invite potentially affected and interested Tribes to participate in the comprehensive planning process for the expansion area. Oregon's Legislative Commission on Indian Services can advise the city on which Tribes to consult.

The City shall ensure compliance with applicable local, state and federal laws, regulations and policies regarding protection of archeological, cultural or historic resources, ancestral human remains, cultural areas or landscapes, and natural resources.

The City shall develop and implement an Inadvertent Discovery Plan (IDP) for all city development projects in the expansion area. IDPs are an important planning tool that provide direction for on-site project staff for what to do if ground disturbing activities unearth an unanticipated discovery of historic or prehistoric resources or human remains. The Oregon State Historic Preservation Office and Legislative Commission on Indian Services have created an IDP template and can provide guidance on which Tribes to notify. For private development projects in the expansion area, the city should explore opportunities to require an IDP during city permitting processes.

Habitat

As part of its comprehensive planning for the expansion area, the City shall conduct an updated inventory of fish and wildlife habitat in the expansion area using the same methodology used to establish Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map. Metro may use the City's inventory to, by order of the Chief Operating Officer, update Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map and Habitat Conservation Areas Map pursuant to Metro Code Section 3.07.1370.

Comprehensive Planning deadlines

Within four years after the date of this ordinance and any appeals to the ordinance, the City shall complete comprehensive planning consistent with Metro code section 3.07.1120 (Planning for Areas Added to the UGB).

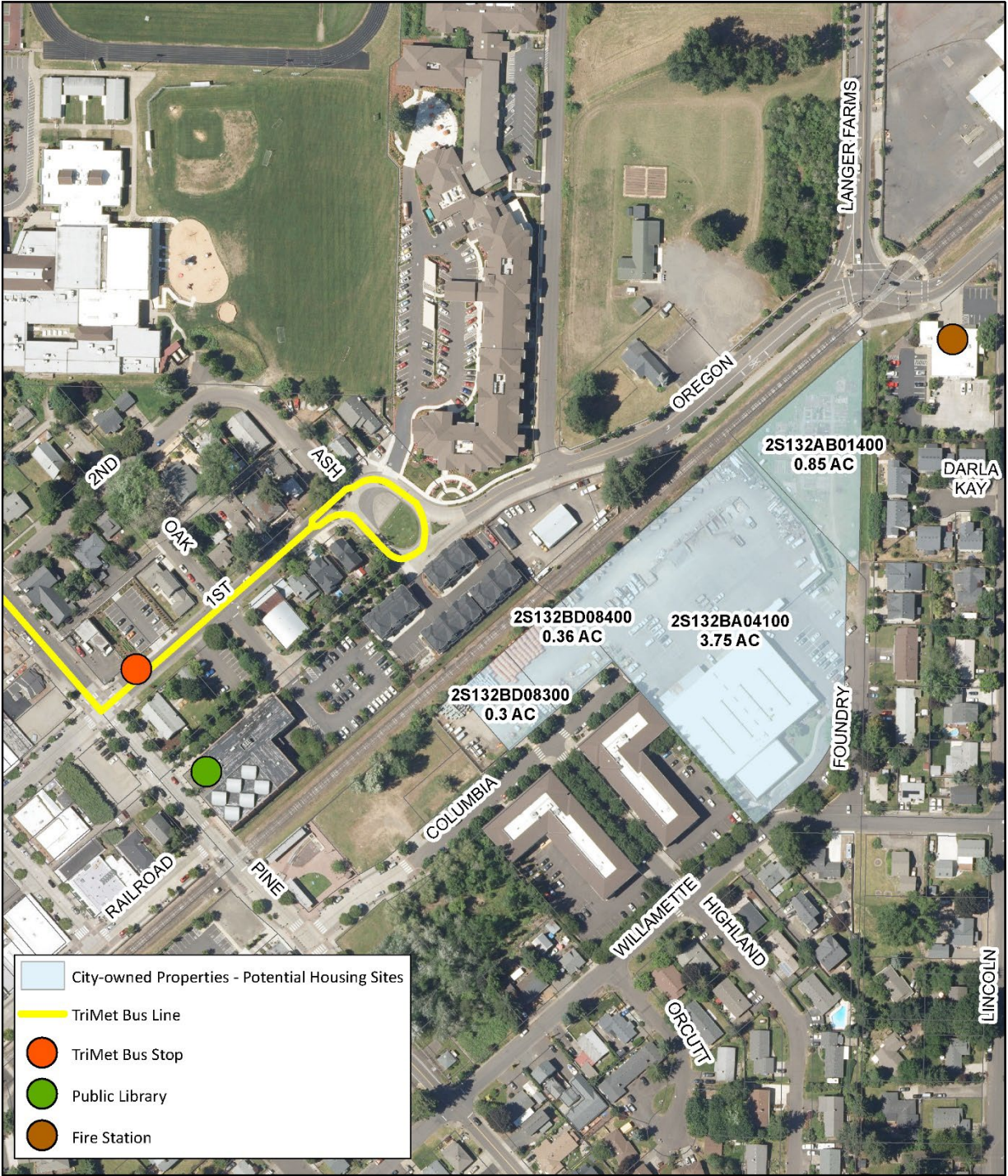
Exhibit B to Ordinance Number 24-1520

Reporting

For at least six years after this UGB expansion, the City shall provide Metro with a written annual report on compliance with these conditions as well as planning and development status in the expansion area. These reports will be due to the Metro Chief Operating Officer by December 31 of each year, beginning December 31, 2025.

Exhibit B to Ordinance Number 24-1520

Attachment A to conditions of approval



	City-owned Properties - Potential Housing Sites
	TriMet Bus Line
	TriMet Bus Stop
	Public Library
	Fire Station

Date: 10/22/2024



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.