

## **Sherwood West Concept Plan**





## Why are we Planning for Sherwood West?

The City of Sherwood is taking a second look at the 2016 Concept Plan for Sherwood West. The updated Concept Plan addresses many factors including state rules and opportunities for housing and employment. The updated plan supports the city's newly adopted Comprehensive Plan. Oregon Law requires a 20-year land supply for housing and employment uses within cities. Sherwood has a deficient of housing units to meet projected future growth. If Metro decides the regional Urban Growth Boundary (UGB) needs to be expanded it will need to decide where to expand. If Sherwood West, or a portion thereof, is brought into the UGB our community's concept plan for the area ensures that it will grow in a way that we all love. For more information: www.SherwoodOregon.gov, Email: PalmerE@Sherwoodoregon.gov, Phone: 503-625-4208

## Potential Sherwood West Planning and Development Process 2022-2065

**Sherwood West Concept Plan** 

**Metro Decision** to Expand UGB

**Sherwood Decision to Expand UGB** 

Refinement **Planning Process & Adoption** 

**Annexation** 

**Land Use Applications & Public Hearings** 

Public **Improvements** Construction

Construction **Residents and Businesses Move In** 

The City received a Grant to Update the 2016 Sherwood West Preliminary Concept Plan, in 2021. A Community Advisory Committee was

appointed to

Planning

update the plan. It

is anticipated that

public hearings will

be held before the

Commission and

acceptance of the

City Council for

plan in 2022

Every six years, the Metro Council must review and report on the 20-year land supply in the Urban Growth Boundary (UGB). If necessary Metro adjusts the UGB to meet land needs for that 20year period. Oregon law requires Metro to maintain a 20-year land supply within the UGB. Metro's next review of the land supply will occur in 2024

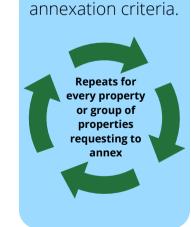
If the Metro Council decides the UGB needs to be expanded, it will decide where to expand. There are currently 27 Urban Reserve Areas in the Metro region. Metro would need to decide that Sherwood West is an appropriate area for expansion

Once any part of the Sherwood West area is brought into the UGB, the City will begin a more refined comprehensive planning process by working with property owners and residents to identify appropriate zoning designations, and amendments to the development code, and transportation plan.

> This process typically takes 1.5 to 3+

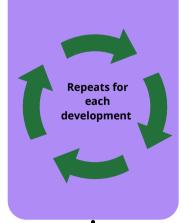
> > years

After completion and adoption of a Refinement Plan for the area. property owners who want to annex into the City must file an an annexation request and meet the city's, Metro and state



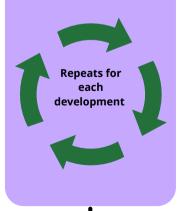
This process typically takes 6+ months

After annexation, property owners must submit a land use application before developing their property after public notice and a public hearing.



This process typically takes up to 8 - 12+ months

If a land use application is approved, the applicant is required to construct pubic improvements (typically utility and transportation improvements) prior to any construction.



This process typically takes 6 - 12+ months After public improvements are completed, a developer can get permits to begin construction. If Metro expands the UGB to include any part of Sherwood West; if refinement planning is approved by the community and City Council; if property owners annex into the city; and if the public and the City support land use applications, the earliest new residents/businesses could move in is 2029



This process typically takes 3 - 12+ months and repeats for every project

Repeats at least decision of Metro is required at

years

least every 6

every 6 years

typically takes a year