



Date: August 18, 2017

To: City and County Planning Directors

From: Tim O'Brien, Principal Regional Planner  
Planning Department

**RE: NOTICE OF METRO COUNCIL ACTION, UGB CASE NO. 17-02: SHERWOOD  
SCHOOL DISTRICT**

Notice is hereby given that the Metro Council adopted Ordinance No. 17-1406 approving Urban Growth Boundary (UGB) Case No. 17-02: Sherwood School District for 82 acres located at the intersection of SW Elwert and Kruger Roads, Sherwood at a meeting on August 17, 2017. A copy of Ordinance 17-1406 and the map showing the UGB expansion area is attached.

For further information regarding the Metro Council's action please contact me at Tim.O'Brien@oregonmetro.gov or at 503-797-1840.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE URBAN ) Ordinance No. 17-1406  
GROWTH BOUNDARY IN THE VICINITY OF THE )  
CITY OF SHERWOOD UPON APPLICATION BY ) Introduced by Chief Operating Officer  
THE SHERWOOD SCHOOL DISTRICT ) Martha Bennett with the Concurrence of  
 ) Council President Tom Hughes

WHEREAS, the Metro Urban Growth Management Functional Plan Title 14: Urban Growth Boundary provides a mechanism to amend the urban growth boundary (UGB) through a major amendment process for public facilities and other non-housing purposes; and

WHEREAS, the Sherwood School District filed an application for a major amendment pursuant to Metro Code Section 3.07.1430 to add approximately 82 acres to the UGB for the purpose of constructing a new high school to serve the Sherwood area; and

WHEREAS, the application was considered by a hearings officer appointed by Metro at public hearings in the City of Sherwood on May 24, 2017 and June 6, 2017; and

WHEREAS, on July 21, 2017 the hearings officer submitted to Metro a proposed order recommending approval of the application, together with findings of fact and conclusions of law in support of a decision by the Metro Council that the application satisfies the requirements of the Metro Code and applicable state law; and

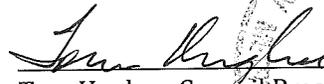
WHEREAS, the Council considered the proposed order and testimony at a public hearing on August 10, 2017 under the procedural requirements of Metro Code Section 3.07.1430(u); now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The UGB is hereby amended, as indicated in Exhibit A, attached and incorporated into this ordinance, to add 82.3 acres to the UGB for development of a high school with sports fields and a roadway improvement, subject to the following three conditions of approval:
  - a. The property must be used for a public high school, associated accessory uses, and public transportation improvements consistent with the application for this UGB amendment.
  - b. The applicant must comply with the state Transportation Planning Rule (TPR) at the time the zoning is established on the subject property.
  - c. The City of Sherwood shall complete the requirements of Urban Growth Management Functional Plan Title 11, section 3.07.1120: Planning for Areas Added to the UGB, prior to development occurring.

2. The Findings of Fact and Conclusions of Law contained in the hearings officer's recommendation attached as Exhibit B and hereby incorporated into this ordinance, explain how this amendment to the UGB complies with applicable provisions of the Regional Framework Plan, Metro Code, and applicable statewide planning laws.
3. The Metro Council adopts as supplemental findings in support of its decision the legal memorandum dated August 15, 2017 attached as Exhibit C and hereby incorporated into this ordinance, which includes responses to issues raised at the public hearing by opponents of the application.

ADOPTED by the Metro Council this 17 day of August 2017.

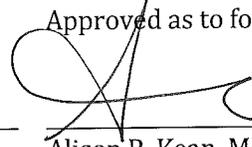
  
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Tom Hughes, Council President



Attest:

  
\_\_\_\_\_  
Nellie Papsdorf, Recording Secretary

Approved as to form:

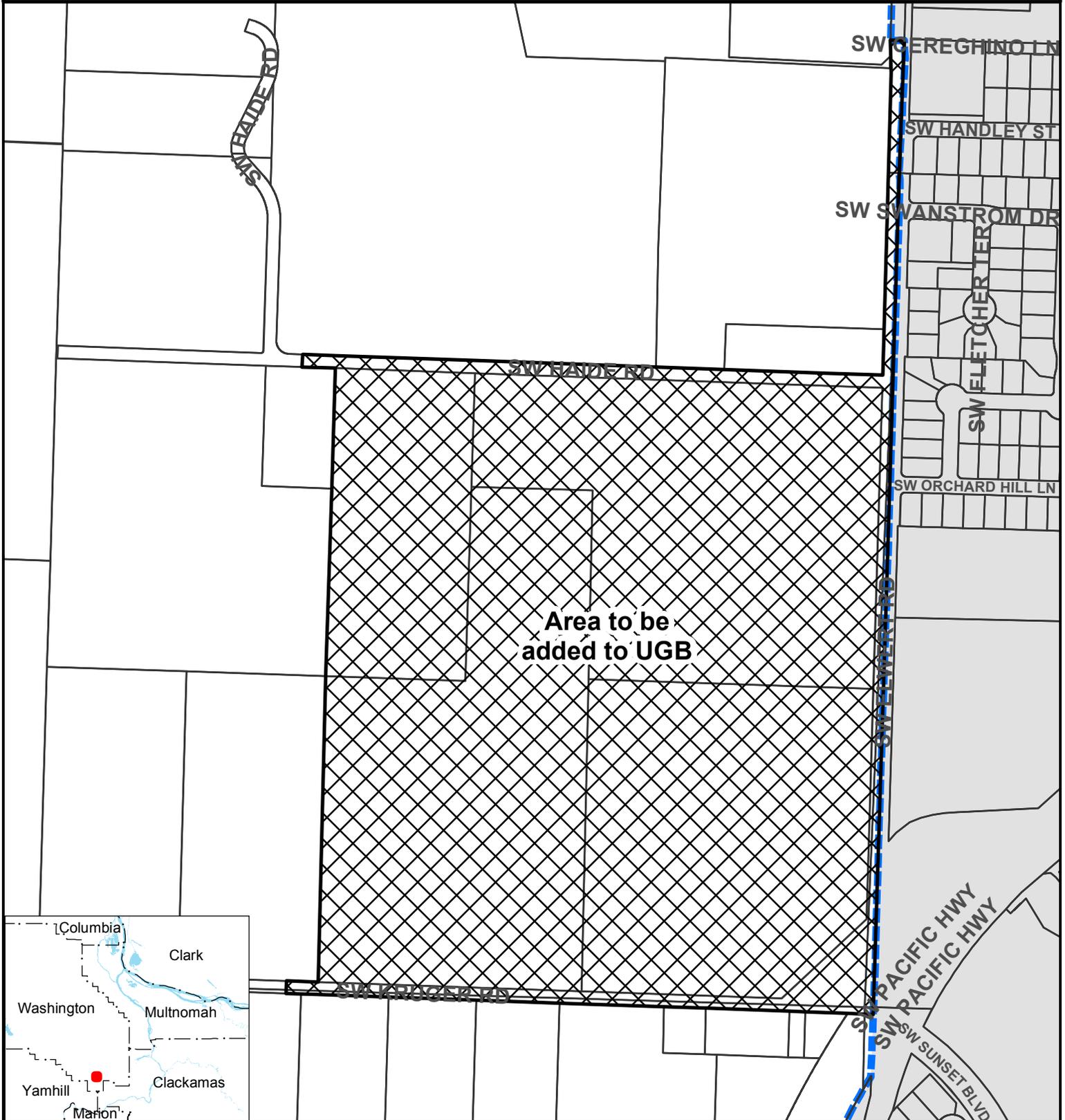
  
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Alison R. Kean, Metro Attorney

# Case No. 17-02

2S2W25, 2S2W36

Urban Growth Boundary Major Amendment

Washington County



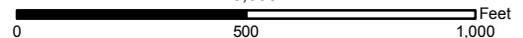
## Case No. 17-02 UGB Major Amendment



Research Center  
 600 NE Grand Ave  
 Portland, OR 97232-2736  
 (503) 797-1742  
<http://www.oregonmetro.gov/drc>

-  Area to be annexed
-  Taxlots
-  Urban growth boundary

1:5,000



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.