

TO: Planning Commission

FROM: Erika Palmer, Planning Manager



Erika Palmer
Planning Manager

Proposal:

The City of Sherwood Planning Commission will hold a public hearing to evaluate the Sherwood 2040, Moving Forward Together Comprehensive Plan (Case File 2021-020-PA) and consider recommending the Plan to City Council for adoption. The Sherwood 2040, Moving Forward Together, Comprehensive Plan will replace the existing Plan adopted in 1991 (Ordinance 1991-922).

The Comprehensive Plan is a planning document that directs all activities related to land use and the future of natural and man-made systems and services in Sherwood over the next 20 years. The Comprehensive Plan helps manage expected population and employment growth through a set of goals and policies that align with the community's vision. Land use planning procedures are used to connect the goals and policies of a comprehensive plan to the administrative review process for development applications and help ensure consistency with the development code, capital improvement plans, and other implementing codes and plans.

I. BACKGROUND

The current Comprehensive Plan was last updated beginning in 1989, required by State Law, a process officially known as periodic review, and adopted by City Council on March 13, 1991. Over the past thirty years, the City has experienced significant residential growth. The population has increased from 2,990 in 1989 to 20,450 in 2021. Many of the goals and policies in the 1991 Comprehensive Plan are outdated. Although not required by the State, the City Council recognized the need to update the Plan to represent the current conditions better, to ensure that the community plans for and mitigates the impact of growth, and to gather community feedback from residents on what they desire as the future direction of Sherwood.

In the spring of 2018, the City of Sherwood launched the Sherwood 2040 Comprehensive Plan Vision. This city-wide community engagement process outlines the desired future for the Sherwood community in the year 2040. The City undertook the Visioning Process as one of the initial steps in updating the Comprehensive Plan. The Visioning Process engaged community members to develop a shared understanding of Sherwood today and create a planning process that will address critical issues for the future. Undertaking a Visioning Process before updating the Comprehensive Plan was especially important for a community like Sherwood, given the City's

dramatic growth and change over the years. The Sherwood 2040 Comprehensive Plan Vision was the first step in identifying what makes Sherwood special, envisioning what it will look like tomorrow, and creating a new Comprehensive Plan to realize that Vision.

The Vision is organized around six core areas, covering broad, interconnected topics consistent with community priorities identified through the process. Each core area includes a set of Goals, which provide the basis for the policy framework of the Comprehensive Plan.

The process for developing the Comprehensive Plan was organized around these six theme areas. The six core areas are: 1) Thriving and Diversified Economy 2) Strong Community Culture and Heritage; 3) Strategic and Collaborative Governance; 4) Attractive and Attainable Housing; 5) Coordinated and Connected Infrastructure and 6) Healthy and Valued Ecosystems. Over the course of two years, the community, City staff, and a Community Advisory Committee (CAC), Technical Advisory Committee (TAC), and Project Advisory Committee (PAT) engaged in learning and discussion around trends, opportunities, challenges, and key policy considerations. Background information, data, and technical analyses related to the topics were compiled and reviewed for each theme area to understand current conditions and trends. Then, key policy questions were identified and discussed through a combination of surveys, focus groups, and booths at Sherwood events with community members, touching hundreds of community members over the 24-month process. Due to the pandemic, outreach strategies were modified, and the meetings were conducted virtually, but this did not limit communication with the public – more details can be found below in this report under State Land Use Goal 1.

All of this work has culminated into the draft *Sherwood 2040, Moving Forward Together Comprehensive Plan*.

II. PUBLIC COMMENTS

Public notice was posted in "The Times," a local paper with general circulation on October 7th and 21, 2021, and on the City's website on October 6, 2021. As of the date of this report, no public comments have been received; however, comments are welcome up to twenty-four hours prior to the public hearing.

III. AGENCY COMMENTS

Staff sent an e-notice to affected agencies on September 21, 2021, and sent DLCD notice on September 21, 2020. As of the date of this report, no agency comments have been received.

IV. REQUIRED FINDINGS

The City must demonstrate that the Plan is consistent with applicable state, regional, and local policies, rules, and regulations to adopt the proposed Plan. The following findings relate to compliance with all applicable criteria. The criteria relevant to this Plan Amendment are as follows:

The applicable code criteria include:

A) Sherwood Zoning and Community Development Code Chapter 16.80, *Plan Amendments*

B) Statewide Planning Goals that apply to this matter include: 1,2,5,6,7,8,9,10,11,12,13,14.

C) Other applicable policies, rules, and regulations include:

Oregon Administrative Rules (OAR)

- Oregon Administrative Rule (OAR) 660, Division 007 – Metropolitan Housing Rule
- OAR 660, Division 12 – Transportation Planning Rule
- OAR 660, Division 023 – Procedures and Requirements for Complying for Goal 5

Oregon Revised Statutes (ORS)

- ORS 197.030-307 – Needed Housing
- ORS 195.025-195.036 – Metro Coordination

Metro Regional Functional Plan Requirements

- Title 1: Housing Capacity
- Title 3: Water Quality and Flood Management
- Title 4: Industrial and Other Employment Areas
- Title 6: Centers, Corridors, Station Communities and Main Streets
- Title 7: Housing Choices
- Title 8: Compliance Procedures
- Title 11: Planning for New Urban Areas
- Title 12: Protection of Residential Neighborhoods Nature in Neighborhoods
- Title 13: Nature in Neighborhoods
- Title 14: Urban Growth Boundary

Metro Regional Transportation Functional Plan Requirements:

- Title 1: System Design
- Title 2: TSP Updates
- Title 3: Projects
- Title 4: Parking Management
- Title 5: Comprehensive Plans
- Title 6: Compliance

CITY OF SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Chapter 16.80, Plan Amendments

16.80.010 Initiation of Amendments

An amendment to the City Zoning Map, the text of the Comprehensive Plan, or the text of the Zoning and Community Development Code may be initiated by the Council, Commission, or an owner of property within the City.

Response: The City of Sherwood proposes a major text amendment to the Sherwood Comprehensive Plan that will completely replace the current Plan adopted by Ordinance 1991-922 in its entirety with updated goals and policies. The Sherwood City Council initiated this major text amendment in 2018, recognizing that the Plan was outdated.

Finding: Based on the response above, the initiation of this major text amendment to adopt a new updated Comprehensive Plan was initiated by the Sherwood City Council and, therefore, satisfies this criterion.

16.80.020 Amendment Procedures

Zoning Map or Text Amendment

- A. Application - An application for a Zoning Map or text amendment shall be on forms provided by the City and shall be accompanied by a fee pursuant to Section 16.74.010.**
- B. Public Notice - Public notice shall be given pursuant to Chapter 16.72.**
- C. Commission Review - The Commission shall conduct a public hearing on the proposed amendment and provide a report and recommendation to the Council. The decision of the Commission shall include findings as required in Section 16.80.030.**
- D. Council Review - Upon receipt of a report and recommendation from the Commission, the Council shall conduct a public hearing. The Council's decision shall include findings as required in Section 16.80.030. Approval of the request shall be in the form of an ordinance.**

Response: As stated above, this is a City initiated amendment to the Comprehensive Plan. This is a Type V review process, and as such, the Planning Commission will conduct a public hearing and provide a report and recommendation to the Council. Notice was provided in accordance with Chapter 16.72. The decision of the Commission will include findings as required in Section 16.80.030.

Finding: As based on the response above, this Plan Amendment application meets this criterion.

16.80.030 Review Criteria

A. Text Amendment

An amendment to the text of the Comprehensive Plan or the Zoning and Community Development Code must be based upon a need for such an amendment as identified by the Council or the Commission. Such an amendment must be consistent with the intent of the adopted Sherwood Comprehensive Plan, and with all other provisions of the Plan, the Transportation System Plan and this Code, and with any applicable State or City statutes and regulations, including this Section.

Response: The City of Sherwood proposes a major text amendment to the Sherwood Comprehensive Plan that will completely replace the current Plan in its entirety with updated goals and policies. The Council recognized this as a community need and made it a priority in 2018 as it had been 30 years since the last Comprehensive Plan update. As described in additional detail below in this staff report, the Comprehensive Plan update is consistent with the City's adopted Transportation System Plan's intent and all applicable state and regional regulations. This standard is met.

Finding: Based on the response above, the Comprehensive Plan update is consistent with the City's adopted TSP and all applicable state and regional regulations.

B. Map Amendment

An amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the adopted Sherwood Comprehensive Plan, the Transportation System Plan and this Code, and that:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and the Transportation System Plan.
2. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.
3. The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.
4. Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.

Finding: This standard is not applicable as the update is not proposing any amendments to the City's General Plan and Zoning Map.

C. Transportation Planning Rule Consistency

1. The applicant shall demonstrate consistency with the Transportation Planning Rule, specifically by addressing whether the proposed amendment creates a significant effect on the transportation system pursuant to OAR 660-012-0060. If required, a Traffic Impact Analysis (TIA) shall be prepared pursuant to Section 16.106.080.

Finding: This standard is not applicable as the Comprehensive Plan update is not proposing zone changes or impacts to the transportation system pursuant to OAR 660-012-0060. The proposed Comprehensive Plan is consistent with the City's adopted TSP and satisfies this standard.

OREGON STATEWIDE PLANNING GOALS

As addressed below, the City's Comprehensive Plan supports the Oregon Statewide Planning Goals that apply to Sherwood.

For quick reference, the matrix below breaks down the Comprehensive Plan by its six theme areas, topics, goal statements, and the associated statewide planning goal.

Theme Area	Topic Area	Goal Statements	Associated Statewide Planning Goal
<i>Thriving and Diversified Economy</i>	Economic Development	1. Accelerate the growth of local businesses and attract new businesses that balance the City's tax base, provide stable, high-wage jobs and capitalize on Sherwood's location and enhance the high-quality of life.	(9) Economic Development

		2. Prioritize and promote economic development to balance the City's tax base by maintaining a supply of land to target growth industries and accelerate Sherwood's desired economic growth.	
<i>Strong Community, Culture, and Heritage</i>	Community Engagement	<ol style="list-style-type: none"> 1. Value Sherwood's heritage, traditions, and diverse community wisdom by working together and thinking creatively through meaningful, informed, and innovative participation by all. 2. Actively explore accessible, and effective methods of communication and participation to foster transparency and connection to the community. 3. Foster a culture of collaboration and partnership between residents, community groups, businesses, service providers, and government. 	<p>(1) Citizen Involvement (5) Historic Resources (11) Public Facilities and Services</p>
<i>Strategic and Collaborative Governance</i>	Governance and Growth Management	<ol style="list-style-type: none"> 1. Coordinate with adjacent jurisdictions, local service providers, and regional and state governmental agencies to manage growth and development in Sherwood. 2. Provide timely, orderly, and efficient delivery of public facilities and services to balance the development of complete neighborhoods, employment areas, schools, and public spaces. 3. Ensure that the rate, amount, type, location, and cost of new development will preserve and enhance Sherwood's quality of life so that it is accessible to all community members. 4. Provide open and transparent governance by assuring information is available and disseminated through a variety of methods that is accessible to people of diverse ages, abilities, and backgrounds. 	<p>(2) Land Use Planning (11) Public Facilities and Services (7) Areas Subject to Natural Disasters and Hazards (11) Public Facilities and Services (14) Urbanization</p>
	Community Health and Safety	<ol style="list-style-type: none"> 5. Ensure a high level of public health, and safety and community preparedness by providing well-funded and well-planned police, and fire protection, and emergency services for Sherwood residents. 6. Maintain and improve the quality of the air, water and land resources. 7. Encourage land use patterns that locate land use activities in close proximity, reduce or shorten vehicle trips and encourage energy conservation through sustainable site planning, landscaping and construction practices. 8. Minimize impacts and risk to life and property from natural and human-caused disasters. 	
<i>Attractive and Attainable Housing</i>	Housing	<ol style="list-style-type: none"> 1. Preserve and enhance the character of existing neighborhoods. 2. Plan new residential developments to integrate with existing Sherwood as complete neighborhoods where community members can live, learn, shop, and recreate. 3. Provide the opportunity for a variety of housing types in locations and at price points that meet the needs of current and future residents. 	(10) Housing
<i>Coordinated and Connected Infrastructure</i>	Transportation	<ol style="list-style-type: none"> 1. Plan and implement a transportation system that is forward-looking, responsive, and innovative to maximize capacity and ensure safety, efficiency, and retention of Sherwood's livability and small-town character. 2. Create and enhance safe, multi-modal, and viable transportation options for travel between destinations locally and regionally with particular attention to connecting the areas of Sherwood east and west of Highway 99E, Old Town, and the Tualatin National Wildlife Refuge 3. Identify funding sources and collaborative partnerships to leverage resources for transportation system maintenance and improvements. 	<p>(11) Public Facilities and Services (12) Transportation (13) Energy Conservation</p>

	Infrastructure	<ol style="list-style-type: none"> 4. Ensure reliable, safe, affordable, and adequate public facilities to meet Sherwood's existing and future needs. 5. Work with partner agencies to coordinate service delivery, including but not limited to stormwater, water, electric, natural gas, broadband, and waste management. 	
Heathy and Valued Ecosystems	Nature, Parks, and Trails	<ol style="list-style-type: none"> 1. Develop a funding strategy and pursue funding sources for land acquisition, parks and recreation facility development, operations and maintenance. 2. Pursue the expansion and enhancement of the City's parks, trail system and greenways that connect people to nature and their destinations. 3. Plan, develop and enhance recreation opportunities, common open space areas, and recreation facilities for Sherwood residents of all ages and abilities. 4. Promote natural resources as a shared and critical community asset by being good stewards of Sherwood's natural resources, ecosystems, and urban forest and protecting and enhancing their function, quality, and diversity. 	<ol style="list-style-type: none"> (5) Natural Resources, Scenic and Historic Areas, and Open Space (6) Air, Water and Land Resource Quality (8) Recreational Needs (13) Energy Conservation

Goal 1: Citizen Involvement

It is the purpose of this Goal to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Sherwood's goals and policies related to Statewide Land Use Goal 1, Citizen Involvement, can be found in the following theme of the Comprehensive Plan, *Strong Community, Culture, and Heritage*, on pages 38-42 in the document.

Response: State Land Use Goal 1 requires the City to develop and implement an appropriately scaled and funded community involvement program to ensure the opportunity for meaningful public involvement throughout the land use planning process. Goal 1 outlines six key elements of citizen involvement, including the following:

- ✓ Citizen Involvement: Involve a cross-section of community members in all phases of the planning process, including an official Committee for Community Involvement to review and enhance involvement in land use planning.
- ✓ Communication: Establish mechanisms for effective communication between the public and elected/appointed officials;
- ✓ Influence: Provide adequate opportunities for the public to be involved in all phases of the planning and decision-making process, including preparation of plans to adoption, minor and major changes to the plan, and implementation of the plan.
- ✓ Technical Information: Ensure information used to reach policy decisions is available in a simplified, understandable format.

- ✓ **Feedback Mechanisms:** Ensure community members receive a response from policy makers, and retain recommendations resulting from community involvement program for public assessment. **Financial Support:** Allocate adequate resources (human, financial, and informational) within the City's budget and planning department for the community involvement program. Public engagement was a priority throughout the Comprehensive Plan Update process and became more so when COVID-19 made in-person meetings and open houses virtual. The first three core areas of the Comprehensive Plan were developed through in-person meetings and input received through community functions and open houses.

In establishing the Plan, the City created a Community Engagement Plan to target a cross-section of the community through a variety of different mediums to garner feedback on goals and policies. These outreach approaches included the following:

Committees and Advisory Boards – Three advisory committees to oversee the Comprehensive Plan Update process were created: 1) Community Advisory Committee (CAC), 2) Technical Advisory Committee (TAC), and a Project Advisory Team (PAT). The individuals who served on the CAC were from various Sherwood neighborhoods, a variety of ages, length of time in the community, interests, and backgrounds. The Stakeholder Advisory Committee was an appointed 14-member body serving as more of a "technical advisory group" representing agencies such as Washington County, School District, Oregon Department of Transportation (ODOT), Department of Land Conservation and Development (DLCD), Clean Water Services, Sherwood Police Department and Tualatin Valley Fire and Rescue, etc. These groups met separately roughly every other month to review policies and add additional input to draft policies compiled by staff and the consultant team.

Community Interviews – Throughout the majority of the Comprehensive Plan Update process, staff grappled with challenges and requirements related to the ongoing COVID-19 pandemic. To promote a two-way conversation, interview sessions with community members having expertise in a particular topic theme provided an excellent way to gather information, solicit feedback on draft goals and policy language, and gain additional insights to take back to the CAC and TAC committees. Over eighty (80) community interviews were held on the economic development theme and over twenty-five (25) for the attractive and attainable housing theme. Prior to the interviews, both the CAC and TAC provided input and feedback on potential interviewees.

Informal Virtual Engagement Opportunities – Staff maintained a project website and the City's utility billing email listserv with over 2,000 registered recipients, received project update emails and community surveys.

In-Person Engagement – Prior to the pandemic, staff conducted in-person tabling events to "meet people where they are" at various community events, including the Robin Hood Festival, Sherwood Art Walk, and Music on the Green.

Proactive and effective public involvement is a cornerstone of planning practice, and focused community engagement is crucial to achieving success in land use and transportation planning initiatives that impact the entire community. The Public Involvement section of the Comprehensive

Plan Update includes various goals and policies to continue to foster community participation and reduce barriers to participation.

Finding: Based on the information above, the Comprehensive Plan update is consistent with Oregon Statewide Planning Goal 1.

Goal 2: Land Use Planning

It is the purpose of this Goal to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Sherwood's goals and policies related to Statewide Land Use Goal 2, Land Use Planning, can be found in the following theme of the Comprehensive Plan, *Strategic and Collaborative Governance*, on pages 44-50 in the document.

Response: Through the update process, the updated documents that form the City's factual base include: the City's Housing Needs Analysis (HNA) and the Economic Opportunity Analysis (EOA). Key findings from these two documents have been integrated into the policies in the Plan, specifically into the themes, Thriving and Diversified Economy and Attractive and Attainable Housing. The HNA and EOA documents are incorporated by reference.

The Technical Advisory Committee (TAC) provided support and reviewed the draft policies and technical studies through the plan-making process. The City partnered with a number of agencies and governmental bodies to fact-find and gather feedback. If the agency and/or government bodies were not represented on the TAC, city staff often had direct participation to seek guidance and coordination on natural hazard preparation, historical and cultural arts planning, public facilities, and parks and recreation.

- Tualatin Valley Fire and Rescue provides emergency services and educational outreach on fire prevention and natural hazards.
- The Sherwood School District operates the public school system for children in Sherwood and the surrounding area.
- The Sherwood Chamber of Commerce and Sherwood Main Street provides business support resources to local businesses
- Washington County provides numerous services staff reached out to, including Land Use, Transportation, and Housing Services.
- City Boards – Cultural Arts Commission, Parks and Recreation Advisory Board, Library Advisory Board, Police Advisory Board, were all provided updates and the opportunity to provide input.

The Strategic and Collaborative Governance theme policies focus on Governance and Growth Management that support Land Use Goal 2. Policies support:

- Coordinating growth with adjacent jurisdictions, service providers, and local and state agencies;
- Routinely verifying inventories for factual updated information
- Maintaining a Comprehensive Plan that is consistent with regional, state and federal regulations.

The City administers the General Plan and Zoning Map and the associated Sherwood Zoning and Community Development Code that implements the Comprehensive Plan, General Plan, and Zoning Map as part of its land use process in conformance with Statewide Planning Goal 2. This Comprehensive Plan update does not propose changes to the City's General Plan Map and Zoning Map.

Finding: The proposed Comprehensive Plan update complies with Goal 2.

Goal 3: Agricultural Lands

It is the purpose of Goal 3 to preserve and maintain agricultural lands.

Response: This Goal serves to preserve and maintain farmland and its associated uses. The Comprehensive Plan establishes policy for land intended for future urbanization within the urban growth boundary (UGB). There are agricultural land designations within the City of Sherwood.

Finding: Goal 3 does not apply to the Comprehensive Plan amendment.

Goal 4: Forest Lands

It is the purpose of this Goal to conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Response: This Goal serves to preserve and maintain forestry lands and its associated uses. As stated above, the Comprehensive Plan establishes policy for land intended for future urbanization within the urban growth boundary (UGB). There are agricultural land and forest land use designations within the City of Sherwood.

Finding: Goal 4 does not apply to the Comprehensive Plan amendment.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

It is the purpose of this Goal to protect natural resources and conserve scenic and historic areas and open spaces.

Sherwood's goals and policies related to Statewide Land Use Goal 5, Natural Resources, Scenic, and Historic Areas, can be found in the following themes of the Comprehensive Plan, *Strong Community Culture and Heritage*, on pages 38-42, and *Healthy and Valued Ecosystems*, on pages 64-69, in the document

Response: Goal 5 directs the City to adopt programs that inventory, evaluate and develop protections for natural and cultural resources that include wildlife habitat, riparian corridors, wetlands, and cultural areas. There are existing state and federal programs in place to govern some Goal 5 resources. In some cases, compliance with the state and/or federal program is sufficient to comply with Goal 5 for that particular resource. The City must also comply with Metro

Title 13 for all mapped resources located within the Urban Growth Boundary (UGB). By meeting Metro Title 13, the City also complies with Goal 5 for riparian and wildlife habitat.

Natural Resources

Sherwood is home to many natural resource areas such as Chicken, Rock, and Cedar Creeks and their associated tributaries, flood plains, wetlands, and ponds, the Tonquin Scabland Geologic Area (TSGA) as well as stands of mature trees and forest canopy. Sherwood last updated its Open Spaces and Natural Resources Inventory and Natural Resources and Recreation Plan Map in 1990. Based on Metro's more recent Regionally Significant Fish and Wildlife Habitat Inventory Map, Sherwood has a mix of riparian and wetland areas that support fish and wildlife habitat across the City.

The Sherwood Zoning and Community Development Code (SZCD) has established regulatory language to protect, preserve and otherwise properly manage the City's natural and environmental resources for the public.

Floodplain (SZCD Chapter 16.134) -- The SZCD identifies the FEMA floodplain area and establishes development review and floodplain administrator duties. The SZCD also identifies permitted and prohibited uses in the floodplain and set forth development standards and notification requirements to FEMA.

Parks, Trees and Open Space (SZCD Chapter 16.142) – The SZCD assures the provision of a system of public and private recreation and open space areas. The SZCD provides standards for open space and recreation facilities in, single-family or duplex residential subdivisions and multi-family development. New development is required to install street trees, and the City has a street tree program for the removal and replanting of required street trees.

Wetland, Habitat and Natural areas (SZCD Chapter 16.144) – The SZCD ensures that all residential, commercial and industrial uses comply with wetland, habitat and natural area standards. These code sections are consistent with Metro's Regionally Significant Fish and Wildlife Habitat map and refer to Clean Water Services Design and Construction standards.

Clean Water Services (CWS) and the City of Sherwood are responsible for stormwater management. CWS regulates activities that can impact the watershed, including development near or within creeks and wetlands through the enforcement of buffer zones known as Vegetated Corridors. CWS' adopted Design and Construction Standards describe the administrative and technical requirements for designing and constructing residential or commercially developed sanitary and surface water management systems, erosion control methods, and vegetated corridors. CWS requires that applicants seeking development permits secure a Service Provider Letter that specifies the conditions and requirements associated with Vegetated Corridors and Sensitive Areas and conditions necessary to issue a Stormwater Connection Permit pursuant to Design and Construction Standards. Allowable activities within the water quality sensitive area and vegetated corridor are restricted. The vegetated corridor is required to be enhanced with dense native trees, shrubs, and ground cover. Developers are required to improve Vegetated Corridors that CWS identifies as "degraded" or "marginal" and mitigate for any unavoidable encroachments.

The regulations of other agencies may apply to development proposals on lands containing natural resources, including the U.S. Army Corps of Engineers, the Oregon Division of State Lands, the U.S. Fish and Wildlife Service, the Environmental Protection Agency, the Oregon Department of Fish and Wildlife, and Federal Emergency Management Agency. The City notifies applicable agencies for referral responses to specific development proposals prior to the issuance of City permits. The City also encourages the applicant to contact applicable agencies before development plans are completed so as to consider the requirements and restrictions that may be imposed by the agencies.

Sherwood is a leader as a steward of its natural environment. Vegetated corridors are protected and weave through the City, providing habitat, safe passage for wildlife, clean water and air, and a place for people to connect with nature. The City actively preserves mature trees and natural areas.

Cultural and Historic Resources

The City of Sherwood undertook a Cultural Resources Inventory in 1989 to comply with Goal 5. Three levels of resources, primary, secondary, and contributing, were identified. Most of the primary resources are located in downtown Sherwood. In 1992 (Ordinance 92-946), established historic preservation standards for Sherwood included in the Old Town Overlay Zone, which provides for site design review and elements to preserve and/or enhance the area's historic character. The overlay zone applies to all properties within the zone boundary. The following chapters in the SZCDC are intended to establish objectives and define development standards to guide the physical development in the historic downtown of Sherwood. Depending on the improvement impact, development in this area will be a Type II, or IV review.

- SZCDC 16.162- Old Town Overlay
- SZCDC 16.164 – Landmark Review
- SZCDC 16.166 -- – Landmark Designation
- SZCDC 16.188 – Landmark Alteration
- SZCDC 16.70 – Landmark Designation Incentives

Historic and cultural resources provide important context for what Sherwood was and what it will become. In addition to preserving local history and character, investment in historic and cultural resources enriches community identity and enhances our community's livability. The Strong Community Culture and Heritage theme area include policy language supporting cultural and historical resources.

Finding: Based on the response above, the proposed Comprehensive Plan is consistent with Goal 5. The Comprehensive Plan does not propose any changes to the General Plan and Zoning Map, inventories or the Development Code. No new Goal 5 programs are proposed or will be changed through this update process. The policies adopted in the Plan will be applied to support the City's existing Goal 5 program requirements and will not create any conflicts in future

application of Goal 5. Based on the response above, the proposed Comprehensive Plan is consistent with Goal 5.

Goal 6: Air, Water, and Land Resources Quality

It is the purpose of this Goal to maintain and improve the quality of the air, water, and land resources of the state.

Sherwood's goals and policies related to Statewide Land Use Goal 6, Air, Water, and Land Resource Quality, can be found in the following theme of the Comprehensive Plan, *Healthy and Valued Ecosystems* pages 60-69 in the document.

Response: Goal 6 requires cities and counties to ensure that solid waste, thermal, noise, atmospheric, or water pollutant and contaminant process discharges from existing and future developments do not violate state or federal environmental quality standards or degrade the quality of air, water, or land resources. The Oregon Department of Environmental Quality (DEQ) regulates air, water, and land with CWA Section 401 Water Quality, Water Quality Certificate, State 303(d) listed waters, Hazardous Wastes, Clean Air Act (CAA), and Section 402 NPDES Construction and Stormwater permits. DEQ regulates sanitary sewer systems through Water Pollution Control Facilities Permits, solid waste facilities through Solid Waste Disposal Site Permits, and air quality through Air Contaminant Discharge Permits.

Sherwood's Zoning and Community Development Code requires development in industrial and other zones to comply with current state air quality statutes and rules as administered by DEQ. The Development Code also requires special conditions to extract and process minerals and aggregates.

Additionally, the Department of State Lands and the Army Corps of Engineers regulates jurisdictional wetlands and CWA Section 404 water of the state and the country, respectively. Clean Water Services regulates impervious surface and stormwater runoff throughout the City, manages wastewater treatment facilities and shares responsibility with the City for wastewater conveyance. Clean Water Services is an active participant in the internal review of the Comprehensive Plan update and on the project's Technical Advisory Committee. Sherwood's existing Design and Construction Standards are based on those adopted by Clean Water Services and provide guidelines for stormwater management that all new development and redevelopment projects must meet, as well as detailed requirements for the design of actual stormwater treatment and detention facilities.

Finding: Based on the response above, the proposed draft policies are consistent with state land use Goal 6 in the *Strategic and Collaborative Governance* and *Healthy and Valued Ecosystem* comprehensive plan themes.

Goal 7: Areas subject to Natural Hazards

It is the purpose of this Goal to protect people and property from natural hazards.

Sherwood's goals and policies related to Statewide Land Use Goal 7, can be found in the following theme of the Comprehensive Plan, *Strong Community, Culture, and Heritage*, on pages 38-42 in the document.

Response: State Land Use Goal 7 requires Comprehensive Plans to reduce the risks to people and property from natural hazards, including floods, landslides, earthquakes, and related hazards.

While community safety is often regulated within the context of public facilities and services, community health is not explicitly governed in a regulatory environment, rather relying on the interconnected nature of policies that deal with physical, environmental, and economic characteristics of cities. Therefore, good governance can help design communities that improve police and fire response times, reduce collective energy use, increase resilience in the face of natural hazards and encourage land use patterns that reduce vehicle trips and congestion and improve traffic safety. Well-designed communities can also help mitigate the effects of public health outbreaks as well as natural hazards that pose the greatest risk to the Sherwood (earthquakes, floods, and winter storms). This is particularly as climate change drives the increased frequency, duration and intensity of many of these events.

The natural hazard most likely to occur in Sherwood is flooding from winter storms. The US Army Corps of Engineers (Corps) manages and administers permit programs overseeing the activities that affect waterways. In Oregon, permits for development are issued jointly by the Oregon Division of State Lands (DSL) and the Corps, and a water quality certification is also required by the Oregon Department of Environmental Quality.

City staff is generally required to sign off on any wetland or waterway permits issued by DSL and the Corps. Sherwood also participates in the National Flood Insurance Program and uses the best available adopted information for floodplain mapping and decision-making, which include the 2018 Washington County Flood Insurance Study and associated Flood Insurance Rate Maps. (FIRMs). The overall risk of flooding is limited in relatively small portions of Sherwood adjacent to tributary streams. The City's existing regulations (Chapter 16.134 Floodplain Overlay of the Sherwood Development Code), are intended to limit development within the flood plan and to protect people and property from potential flood damage. The Floodplain Overlay is applied to land where floodplain is identified.

All future public and private development and infrastructure projects will need to comply with local, state, and national regulations related to earthquakes, floods and other hazards. The City's Comprehensive Plan demonstrates an understanding of the potential impact of natural and human-caused disasters and establishes to reduce the vulnerability of people, property, and the environment to these hazards.

Finding: Based on the response above, the proposed policies are consistent with state land use Goal 7 in the *Strategic and Collaborative Governance* and *Healthy and Valued Ecosystem* comprehensive plan themes.

Goal 8: Recreational Needs

It is the purpose of this Goal to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities.

Sherwood's goals and policies related to Statewide Land Use Goal 8, Recreational Needs, can be found in the following theme of the Comprehensive Plan, *Healthy and Valued Ecosystems*, on pages 64-69 in the document.

Response: Goal 8 requires the City to coordinate planning for recreational areas, facilities, and opportunities to provide the quantity, quality, and location consistent with community needs.

Sherwood recently adopted a new updated Parks and Recreation Master Plan (PRMP) (Ordinance 2021-004, May 18, 2021). The PRMP provides a community drive vision and long-range guide for Sherwood's parks, facilities, and community programs. The Plan addresses deficiencies, amends strategies and actions, and identifies the needs for future park development, recreational services, trails, and open space preservation. It prioritizes short and long-term needs and provides costs for future park improvements.

Within its 4.3 square miles, Sherwood has an extensive inventory of parks, trails, and recreation facilities and provides a variety of recreation programs. With 67 acres of designated parkland, Sherwood currently provides 3.5 acres of parkland per 1,000 residents. This does not include Sherwood's protected creek corridors, which account for significantly more public land. Though acres per 1,000 has traditionally been one metric for public park agencies, it does not address the proximity of parks to community residents. For this reason, the emerging national standard has become the 10-minute walk or ½-mile. Much of Sherwood has a park within a ½-mile walk, using the street and trail network and factoring in physical barriers such as Highway 99. However, underserved areas exist around school sites northwest of Highway 99, and in areas with very small parks.

The PRMP was developed under the framework of the 2018 Visioning Process for the Comprehensive Plan and identifies eight overarching strategies to provide direction for Sherwood's parks and recreation system. Each of these strategies has accompanying actions, setting policy-level guidance for the recommended improvements, which are incorporated into the Comprehensive Plan. The PRMP also provides park design guidelines. The intent of the design guidelines is to protect and enhance the City's quality of life and community identity and encourage functional, safe, and aesthetically pleasing development while maintaining compatibility with the surrounding environment.

Sherwood has a sophisticated approach to funding parks and recreation services, using a variety of tools and mechanisms to provide services at a high level of quality, including strategic partnerships. The City of Sherwood regularly invests in its parks and recreation facilities, including through its asset management program. The current Capital Improvement Plan (CIP) identifies \$1,263,057 in parks capital projects, with funding from Park System Development charges, the General Fund, and grants. Over the past ten years, the most significant sources of funding for parks capital projects have been System Development Charges (SDCs) and transfers from the General Fund. The PRMP proposes physical improvements to Sherwood's existing parks and recreation facilities and recommends new improvements. The PRMP provides an Action Plan that is intended to complement the CIP process, allowing for the sequencing of projects and actions and updated on an annual basis. The Action Plan for the PRMP is organized into three timeframes: Within the next 5 years; 5 to 10 years; and 10+ years.

The City aims to continue meeting the recreation needs of a growing and changing population through careful planning. Sherwood's population growth, as well as the annexation and development of the Brookman Area and Sherwood West, will continue to drive the need for expanded parks and recreation services and facilities.

Finding: Based on the response above, the policies in both the PRMP and Comprehensive Plan include policy language to address future park needs and recreational facilities to satisfy the recreational needs of Oregon residents and visitors.

Sherwood's goals and policies related to Statewide Land Use Goal 9, Economic Development, can be found in the following theme of the Comprehensive Plan, *Thriving and Diversified Economy*, on pages 34-37 in the document.

Goal 9: Economic Development

It is the purpose of this Goal to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: Goal 9 requires the City to maintain and plan for an adequate land supply to accommodate at least 20 years of future growth, ensuring citizens have adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of Oregon. Comprehensive plans are required to include an analysis of a community's economy related to state and national trends, an assessment of economic development potential, and an inventory of employment land, contain policies for economic opportunities based on that analysis, provide for an adequate supply of a variety of sites supporting employment consistent with identified policies, and ensure designated employment sites and adjacent sites include compatible uses.

Sherwood's economy is linked with the entire region. While the City has a diverse economy, with Retail Trade (17%), Accommodation and Food Services (13%), and Manufacturing (11%) sectors accounting for 41% of Sherwood's employment, over 90% of Sherwood residents commute outside of the City for work. Despite a highly skilled and educated population and an availability of light industrial land for development, Sherwood is met with constraints on infrastructure development and capacity and a location on the geographic fringes of the Metro region. This limits the viable development of employment land, and as a result, the City struggles with an unbalanced tax base. Projected City budget shortfalls create concern that the City will not be able to maintain or increase level of services to its citizens and businesses in the future. In order to get the services Sherwood needs and desires, the City's tax base needs to expand the supply and development of revenue-generating employment land, which is one of the greater contributors to the City's tax base. Expanding existing businesses and attracting new employment to Sherwood— particularly the right kind of jobs in the right places —will provide opportunities for higher-wage jobs and help balance the City's tax base.

2021-2041 Economic Opportunities Analysis

The Economic Opportunities Analysis (EOA), adopted by reference in the Comprehensive Plan provides information about the factors that could affect economic development in Sherwood, including demographics, industry and workforce trends, market health, and includes the City's buildable lands inventory (BLI) for employment within the UGB. The BLI is required by Goal 9 to ensure that current use designations provide an adequate short- and long-term land supply for employment development for meeting existing needs and those of projected growth. It analyzes existing development patterns and intensity, land and development values, existing land use

designations and zoning, and building constraints to determine where there is vacant land and/or land that is likely to be redeveloped, and compares the existing supply of land to emerging trends and indicators for future estimates of demand.

The updated employment forecast for the 2021 to 2041 period uses Metro's 2050 Employment Forecast for Sherwood and the Tonquin Employment Area, which assumes an average annual growth rate of 1.42%. By 2041, there will be an increase of 2,987 employees or thirty-three percent (33%) of employees within Sherwood city limits, Brookman Annexation Area, and Tonquin Employment Area. If growth occurs at the rate projected, which is faster than Metro's forecast for population and housing growth used in the Sherwood Housing Needs Analysis, the population to employment ratio would decrease from about 3.2 residents per job to about 2.3 residents per job. Employment growth could even grow faster as Sherwood continues to support Economic Development goals and policies and strategies for job creation.

Table 1 shows commercial and industrial land with development capacity (lands classified vacant or potentially redevelopable in Metro's buildable lands inventory and verified by City staff). The results show Sherwood has about 249 unconstrained buildable acres within the planning area, 25 of which are Commercial, 97 are Industrial, and the remaining 128 are in the Tonquin Employment Area or Brookman Annexation Area.

Table 1. Employment acres by classification and plan designation, Sherwood City Limits, Tonquin Employment Area, and Brookman Area, 2021

Plan Designation	Tax Lots	Total Acres	Total Unconstrained		
			Acres with No Development Capacity	Constrained Acres	Buildable Acres
Commercial	134	171	119	27	25
General Commercial	31	62	38	10	14
Neighborhood Commercial	2	1	1	0	0
Office Commercial	11	16	6	5	5
Retail Commercial	90	92	74	12	6
Industrial	115	478	290	91	97
General Industrial	66	238	158	19	61
Light Industrial	49	240	132	72	36
Tonquin	25	282	62	111	110
Future Development	25	282	62	111	110
Brookman	4	25	3	4	18
Future Development	4	25	3	4	18
Total	278	956	474	233	249
Percent of Total		100%	50%	24%	26%

Goal 9 requires that cities provide for an adequate supply of commercial and industrial sites consistent with plan policies. To meet this requirement, Sherwood needs an estimate of the amount of commercial and industrial land that will be needed over the 2021-2041 planning period. Table 2 presents the forecast of employment growth by land use type in Sherwood from 2021 to 2041. Sherwood's employment base was 9,175 employees in 2021. The forecast shows that by 2041, Sherwood will have 12,162 employees, an increase of 2,987 jobs over the planning period

Table 2. Forecast of employment growth by land use type, Sherwood City Limits, Tonquin, and Brookman, 2021-2041

Land Use Type	2021		2041		Change 2021 to 2041
	Employment	% of Total	Employment	% of Total	
Industrial	2,547	28%	4,135	34%	1,588
Retail Commercial	1,397	15%	1,459	12%	62
Office & Commercial Services	4,567	50%	5,838	48%	1,271
Government	664	7%	730	6%	66
Total	9,175	100%	12,162	100%	2,987

Source: ECONorthwest

Note: The shaded percentages denote an assumption about the future change in the share of employment (as a percent of total) by land use type.

The forecast of growth of 2,987 new employees will result in the following demand for vacant employment land: 105 gross acres of industrial land and 56 gross acres of commercial land.

Table 3 compares the supply of suitable employment land with the demand for employment land:

- **Industrial.** Sherwood has a supply of 97 acres of suitable land designated for industrial uses. The employment forecast projects demand for 105 acres of industrial land. Sherwood has less industrial land than the City is projected to need over the 20-year period, with a deficit of 8 gross acres of industrial land.
- **Commercial.** Sherwood has 25 acres of land designated for commercial uses. The employment forecast projects demand for 56 acres of commercial land. Sherwood has less commercial land than the City is projected to need over the 20-year period, with a deficit of 35 gross acres of office commercial land and a surplus of 4 gross acres of retail commercial land.
- **Future Development.** Sherwood has 127 acres of land designated for employment uses in future development designations in the Tonquin Employment Area and Brookman Annexation Area.

Table 3. Comparison of the Capacity of Unconstrained Vacant and Potentially Redevelopable Land with Employment Land Demand by Land Use Type, Sherwood City Limit, Tonquin, and Brookman, 2021-2041

Land Use Type	Land Supply (Suitable Gross Acres)	Dem and (Gross Acres)	Land Sufficiency (Deficit)
Industrial	97	105	(8)
Retail Commercial	7	3	4
Office & Commercial Services	18	53	(35)
Future Development (Tonquin and Brookman)	127	-	127
Total	249	161	

Source: ECONorthwest

The characteristics of Sherwood will affect the types of businesses most likely to locate in the City. Sherwood's attributes that may attract firms are Sherwood's location along Highway 99; quality of public facilities and services; availability of vacant, serviced land; quality of schools; and overall quality of life.

The target industries identified as having potential for growth in Sherwood are:

Manufacturing: Sherwood's attributes, especially its location in the Portland region and proximity to Hillsboro, may attract manufacturing firms, such as:

- Technology and Advanced Manufacturing, such as semiconductors, electronic communication equipment, computer peripherals, and circuit boards.
- Machinery Manufacturing (Metals and Machinery), such as food processing machinery, medical devices, component parts for manufacturing, and other specialized machinery for manufacturing.
- Clean Tech, such as instruments manufacturing, electrical equipment manufacturing, and renewable energy equipment and components.

Professional and business services. Sherwood's high quality of life, access to quality schools, existing population and business base, and proximity to the Portland region may attract professional and business services that prefer to locate in a smaller city like Sherwood, such as:

- Software and Media, such as software development, data processing, computer systems design, and motion picture and video production.
- Clean Tech, such as scientific and technical research and services, engineering services, architectural design, and construction engineering services.
- Athletics and Outdoors, such as design services, professional services, and marketing
- Other services, such as scientific research or environmental services.

Wholesale. Sherwood's access to Highway 99 may make the City attractive to continued growth of wholesale businesses.

Services for visitors. Emphasis on experiences and destinations in and near Sherwood, especially related to agriculture and wineries will drive demand for services for visitors including family-friendly events, farmers markets, specialty retail, wine tasting rooms, restaurants, or hotels.

Services for residents. Growth in population in and around Sherwood will drive growth of businesses that serve residents, such as medical services, legal services, financial services, retail, personal services (e.g., barbers), and restaurants

Finding: Based on the response above, the proposed policies in the, *Striving and Diversified Economy* theme is consistent with State Land Use Goal 9.

Goal 10: Housing

It is the purpose of Goal 10 to provide for the housing needs of citizens of the state.

Sherwood's goals and policies related to Statewide Land Use Goal 10, Housing, can be found in the following theme of the Comprehensive Plan, *Attractive and Attainable Housing*, on pages 52-57 in the document.

Response: Sherwood's population growth and shifting demographics affect future housing growth and shape the changes in the City's housing market. While Sherwood's population has been growing relatively fast in recent years, the population has been aging while the community

continues to attract younger people and more households with children. In addition, Sherwood's population is becoming more ethnically diverse. If these trends continue, there will be changes in the types of housing demanded in Sherwood in the future.

The aging of the population is likely to result in increased demand for smaller single-family housing, multi-family housing, and senior living. The growth of younger and diversified households is likely to result in increased demand for a wider variety of housing that is affordable and appropriate for families with children, such as small single-family housing, townhouses, duplexes, and multi-family housing. Changes in commuting patterns could affect future growth in Sherwood. Currently, Sherwood's housing stock is predominantly single-family detached.

Housing prices are higher in Sherwood than the regional averages, though the City's increasing homeownership costs are consistent with the upward national trend. Almost three quarters of Sherwood's residents own their homes. Sherwood households have relatively high income, which affects the type of housing that is affordable, particularly for young people and new families. Future housing affordability will depend on the relationship between income and housing price, and whether housing prices will continue to outpace income growth.

The City's most recent Housing Needs Analysis (HNA) for the 2019-2039 period provides Sherwood with a factual basis to support future planning efforts related to housing, and was used to help develop Comprehensive Plan goals and policies that are consistent with the HNA while reflecting City priorities and strategies.

As required by state law, the HNA examines household growth based on Metro's coordinated forecast. The forecast includes growth in both areas within the city limits, as well as areas currently outside the city limits that the City expects to annex for residential uses. The HNA identifies an additional 1,728 new households between 2019 and 2039. Sherwood must provide enough land to accommodate forecasted housing needs for the next 20 years which can be met through continued annexation of the Brookman area and planning for Sherwood West.

Goal 10 requires the City to maintain and plan for an adequate land supply to accommodate at least 20 years of future growth, providing flexibility in housing location, type, and density (specifically at an overall density of 6 or more units/acre with the opportunity for 50 percent of new units to be attached single-family or multi-family) to ensure the availability and prices of housing units are commensurate with the needs and financial capabilities of Oregon households.

Comprehensive plans are required to include an analysis of community housing needs by type and affordability, an assessment of housing development potential, and an inventory of residential land; contain policies for residential development and supportive services based on that analysis that increase the likelihood that needed housing types will be developed; and provide for an adequate supply of a variety of housing types consistent with identified policies and meeting minimum density and housing mix requirements (established by OAR 660, Division 007).

2019-2039 Housing Needs Analysis

Sherwood's 2019-2039 Housing Needs Analysis (HNA), adopted by reference in the Comprehensive Plan provides technical and factual background relating to current and future housing needs. The HNA provides information about the factors that could affect housing

development including: historical and recent development trends; projections of new housing units needed in the next 20 years; demographic and socioeconomic factors affecting housing choice, and regional and local trends in housing cost and affordability.

The HNA provides a forecast of housing by type and density of housing. The HNA, demonstrates how the existing city zones provides for the needed housing types outline in ORS 197.303. The forecasted growth rate in the HNA 2019-2039 is 1.1% based on Metro's forecast. The HNA includes a Buildable Lands Inventory (BLI) for housing within Urban Growth Boundary. The BLI demonstrates that current land use designation provide an adequate short- and long-term land supply for housing development for meeting existing needs and 65% projected growth over the next 20-years. However, Sherwood has a deficit of land for 608 dwelling units. Annexations will need to continue in Brookman to provide an adequate land supply.

The HNA analyzes existing development patterns and intensity, existing land use designations and zoning, and building constraints to determine where there is vacant land and/or land that is likely to be redeveloped, and compares the existing supply of land to emerging development trends and projection of needed housing units.

The HNA 2019-2039, includes the buildable lands inventory (BLI), which provides a factual basis to inform update to the housing element of the *Sherwood 2040* Comprehensive Plan, as well as future updates to its City's implementing ordinances.

The HNA 2019-2039 makes the following conclusions regarding compliance with Goal 10:

Sherwood will need to plan for enough residential land to accommodate forecasted housing needs for the next 20-years:

- Sherwood is forecast to add 1,728 new households between 2019 and 2039. Of these 700 new households are inside existing city limits; 1,029 new households are outside current city limits.
- Sherwood's land base can accommodate most of the forecast for growth. Vacant and partially vacant land in the Sherwood Planning Area has the capacity to accommodate about 65% of the forecast for new housing on areas within the city limits and the Sherwood Planning Area.
- Sherwood has a deficit of land for housing. The deficit of land is for 608 dwelling units. The largest deficits are in Medium Density Residential-Low (154 dwelling units); Medium Density Residential-High (252); and High Density Residential (145 dwelling units).

To provide adequate land supply, Sherwood will need to continue annexing the Brookman Area, the primary designated residential in the Sherwood Planning Area. Without Brookman area developing, the City has a projected deficit of 1,155 dwelling units

Comparison of capacity of existing residential land with demand for new dwelling units, dwelling units, Sherwood planning area, 2019-2039

Zone	Capacity (Needed Densities)	Housing Demand	Comparison Capacity <i>minus</i> Demand (dwelling units)
Very Low Density Residential	76	95	-19
Low Density Residential	144	182	-38
Medium Density Residential-Low	382	536	-154
Medium Density Residential-High	266	518	-252
High Density Residential	253	398	-145
Total	1,121	1,729	-608

Page 40, Sherwood HNA 2019-2039
Source: ECONorthwest

The implications for Sherwood's housing policies as the City moves forward with the Comprehensive Plan update:

- Sherwood will need Sherwood West to accommodate future growth beyond the existing city limits and Sherwood Planning Area (Brookman) inside the UGB. There is a deficit of 608 dwelling units over the next 20-years in Sherwood city limits and Brookman Area. The growth rate of Metro's forecast for household growth (1.1% average annual growth) is considerably lower than the City's historical population growth rate over the last two decades (8% average annual growth). At the historic growth rate, Sherwood will be out of buildable lands for residential development within 4-10 years. To comply with Goal 10, the City will need to either change its policies to allow for more development on the inventory of vacant land, request a UGB expansion from Metro, or both.
- Sherwood has a relatively limited supply of land for moderate and higher density housing. The limited supply of land in these zones is a barrier to development of townhouses and multi-family housing, which is needed to meet the housing demand for growth of people over 65, young families, and moderate-income households. Sherwood will need to plan for a greater variety of housing types.
- Sherwood will have an ongoing need for providing affordable housing to lower-income households. About 31% of households in Sherwood have incomes below 80% of the MFI. These household will need a range of housing types, such as lower-cost single family housing, townhouses, or multi-family housing. Sherwood currently has a limited supply of land available in its planning area for moderate and high-density housing.

Metropolitan Housing Rule: OAR 660, Division 007

OAR 660-007 (the Metropolitan Housing rule) is designed to "assure opportunity for the provision of adequate numbers of needed housing units and the efficient use of land within the Metropolitan Portland (Metro) urban growth boundary."

OAR 660-007 also specifies the mix and density of new residential construction for cities within the Metro Urban Growth Boundary (UGB): "Provide the opportunity for at least 50 percent of new residential units to be attached single- family housing or multiple family housing or justify an alternative percentage based on changing circumstances" (OAR 660-007-0030 (1)).

OAR 660-007-0035 sets specific density targets for cities in the Metro UGB. Sherwood's average density target is six dwelling units per net buildable acre.

The HNA forecast of needed housing unit by mix, Sherwood Planning Area, 2019-2039

Housing Type	New Dwelling Units (DU)	Percent
Single-family detached	865	50%
Single-family attached	432	25%
Multifamily	432	25%
Total	1,729	

Page 27, Sherwood HNA 2019-2039
Source: ECONorthwest

The assumed housing mix meets the requirements of OAR 6660-007-0030 to "designate sufficient buildable land the opportunity for at least 50 percent of new residential units to be attached single-family housing or multiple family housing." Sherwood's Zoning and Development Code allows for the opportunity for attached and/or multi-family housing in the MDRL, MDRH, HDR zones. Approximately 126 of the 175 buildable acres in Sherwood City Limits and Planning Area are in these zones (see Table 8, page 39, Sherwood HNA 2019-2039).

The HNA demonstrates that development in Sherwood occurred at considerably higher densities than the minimum allowable densities in each zone. The overall development in Sherwood average from 2000-2014 averaged 8.2 dwelling units per net acre (See Table B-3, Appendix page B-9, Sherwood HNA 2019-2039). The needed density in Sherwood is consistent with the densities achieved in residential zones Sherwood over the 2000-2014 period. These densities are (See Table B-4, Appendix page B-10, Sherwood HNA 2019-2039):

Zone	Dwelling units per net acre
Very Low Density Residential	2.9
Medium Density Residential	6.5
Medium Density Residential High	7.7
High Density Residential	19.1

These densities, when applied to Sherwood's supply of buildable land in the capacity analysis, results in an overall density of 7.3 dwelling units per net acre (See page 28, Sherwood HNA 2019-2039). This housing density meets the requirements of OAR 660-007-0035 to "provide for an overall density of six or more dwelling units per net buildable acre." The future density (7.3) is lower than the historical density (8.2) due to the deficit of available HDR and MDRH land.

The HNA concludes that both the maximum density (and minimum lot size) and the historical development density estimates exceed the State requirement (OAR 660-007-0035(2)) to "provide for an overall density of six or more dwelling units per net buildable acre." The estimate results in an average density of between 7.3 to 8.6 dwelling units per net acre.

Range of capacity estimates, Sherwood vacant and partially vacant land, gross acres and gross densities, 2015

Zone	Buildable Acres	Capacity based on Zoning: Minimum Densities		Capacity based on Zoning: Maximum Densities and Minimum Lot Sizes		Capacity based on Historical Development Densities		Difference in Capacity between Maximum Densities and Historical Densities	
		Dwelling units	Derived Density	Dwelling units	Derived Density	Density Assumption	Dwelling units	Difference in Dwelling Units	Difference in Density
Land within City Limits									
VLDR	24	19	0.8	94	3.9	2.9	69	25	1.0
VLDR_PUD	1	-	-	4	3.8	2.9	3	1	0.9
LDR	22	71	3.2	113	5.1	6.5	144	(31)	(1.4)
MDRL	14	75	5.2	112	7.8	6.1	88	24	1.7
MDRH	21	111	5.3	223	10.7	7.7	161	62	3.0
HDR	14	224	16.0	303	21.7	19.1	266	37	2.6
Subtotal	96	500	5.2	849	8.8		731	118	8.8
Brookman and Other Unincorporated Areas									
VLDR	1	2	1.6	4	3.2	2.9	3	1	0.3
MDRL	52	275	5.3	401	7.7	6.1	317	84	1.6
MDRH	8	36	4.7	62	8.1	7.7	58	4	0.4
MDRL/H*	15	78	5.3	109	7.5	7.5	109	-	-
HDR	3	49	15.4	70	22.1	19.1	60	10	3.0
Subtotal	79	440	5.6	661	8.4		547	114	8.4
Total	175	940	5.4	1,510	8.6	7.3	1,278	232	1.3

Page 37, Sherwood HNA 2019-2039

The conclusion of the housing needed analysis is that Sherwood's historical densities meet Sherwood's future housing needs.

Finding: Based on the response above, Sherwood plans for a complete community that balances housing needs.

The goals and policies reflected in the theme, Attractive and Attainable Housing (pages 52-57), 2040 Sherwood Comprehensive Plan are consistent with Goal 10, Housing, and OAR 660-007.

Goal 11: Public Facilities and Services

It is the purpose of this Goal to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Sherwood's goals and policies related to Statewide Land Use Goal 11, Public Facilities and Services, can be found in the following themes of the Comprehensive Plan, *Strong Community Culture and Heritage* (pages 38-42), *Strategic and Collaborative Governance* (pages 44-50), and *Coordinated and Connected Infrastructure* (pages 58-63).

Response: Goal 11 requires the City to "plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development." To provide for coordinated service provision, the Urban Planning Area Agreement (UPAA) signed in 2017 by the City and Washington County identifies the eventual boundaries of Sherwood, and guides the transition of unincorporated lands when annexed to Sherwood, and identifies the appropriate providers of local water, sewer, storm sewer, and transportation facilities within the Urban Planning Area.

The City of Sherwood provides many public facilities and services to its residents and coordinates with several other local service providers to provide timely, orderly, and efficient provision of services to serve the community. The City provides planning and zoning services, as well as water, wastewater, stormwater, and transportation facilities. The City also coordinates with other facility providers, including the Sherwood School District, Portland General Electric, Pride Disposal, Clean Water Services, and TriMet. Reliable and consistent public facilities are necessary to maintain the high quality of life that residents enjoy. Planning

for future expansions and capacity is vital to accomodating growth over the next several decades.

Public Facilities Plan Adoption

Goal 11 requires the City to have an adopted Public Facilities Plan (PFP) addressing water, sewer, and transportation facilities. Public facilities planning allows jurisdictions to create coordinated strategies for infrastructure and service provision over a longer-term horizon than is normally used in programs such as Capital Improvement Programs (CIPs), which plan for the short-term (typically 1 to 5 years). Without adequate planning for public facilities, utilities and services, coordination between multiple city departments, service providers, and districts can prove challenging and may result in gaps in service, inefficiencies and/or unnecessary expenses. Sherwood addresses water, sewer, stormwater services through infrastructure and/or service master plans.

The goals and policies of the Comprehensive Plan support the criteria required for evaluating these systems, as well as the process for identifying system deficiencies and recommended improvements, as outlined in each of these system master plans. In addition to public infrastructure and services like water, sewer and stormwater, the expansion of highspeed broadband capabilities across Sherwood is a City Council priority. Growth in broadband as a public utility can aid in energy conservation, the deployment of smart city applications, and growth in other technologies.

Following best practices in infrastructure and service planning, the City has also adopted several infrastructure master plans, including:

Sherwood Transportation System Plan (TSP), Ordinance 2014-012

Water System Master Plan, Ordinance 2015-004

Sherwood Sanitary Sewer Master Plan, Ordinance 2016-004

Stormwater Master Plan, Ordinance 2016-015

Parks and Recreation Master Plan, Ordinance 2021-004

Water Management and Conservation Plan

To help fund facilities and services, the City employs a combination of utility rates, connection fees, System Development Charges assessed on new development.

Finding: Sherwood is planning for timely, orderly, and efficient arrangement of public facilities and services. Based on the response above, The 2040 Comprehensive Plan includes goals and policies regarding the future provision of public facilities and services.

Goal 12: Transportation

The purpose of Goal 12 is to To provide and encourage a safe, convenient and economic transportation system.

Sherwood's goals and policies related to Statewide Land Use Goal 12, Transportation, can be found in the following themes of the Comprehensive Plan, *Coordinated and Connected Infrastructure* (pages 58-63).

Response:

Goal 12 and the State Transportation Rule (TPR) (OAR 660-012) requires cities to provide and encourage a safe, convenient, and economic transportation system. Together they require the City to develop and maintain a Transportation System Plan (TSP), which must be incorporated as part of the Comprehensive Plan. A local TSP acts as a guiding policy document for long-term transportation planning and presents the City's goals and policies while outlining and prioritizing proposed improvements for motor vehicle, pedestrian, bicycle, public transit, and freight systems in addition to neighborhood traffic management strategies. A local TSP also identifies funding sources and collaborative partnerships to leverage resources for system maintenance and improvements.

The City of Sherwood last adopted a full TSP in 2014 (Ordinance 2014-012), which was an update to Sherwood's original TSP, which was adopted in 2005. The City's adopted TSP is consistent with statewide planning policies and the Metro Regional Transportation Plan. In 2018, The City made refinements to the TSP. The purpose of the update was to make the road classification system consistent with Washington County and reclassify Brookman Road as an arterial instead of a collector roadway.

TSPs are updated periodically due to changing economic, population, and travel trends. All jurisdictions within the region must update or amend their TSPs to comply with Metro's Regional Transportation Plan. The City's TSP is scheduled to be updated within the next 3 years. This Comprehensive Plan Update does not include a full TSP update to Transportation goals and policies but relies on the current adopted TSP for this purpose. No changes to the Comprehensive Plan land use designations are being proposed as part of the Comprehensive Plan Update. The TSP contains a set of goals and policies to guide the development of the future transportation system. Policy 1.1, under Goal 1, in the theme Coordinated and Connected infrastructure, states to "develop, implement, and regularly update the City's Transportation System (TSP). A future updated TSP and changes to the goals and policies will be a forthcoming Post Acknowledgement Plan Amendment to the Comprehensive Plan.

Goal 12 requires that the land uses in the Comprehensive Plan and the supporting transportation facilities in the TSP are coordinated and compatible because no changes were made to land uses in this Comprehensive Plan Update; the TSP remains coordinated and consistent with the plan document. The transportation section of the Comprehensive Plan in theme, Coordinated and Connected Infrastructure, includes policy language supporting a transportation system that is safe, convenient, and provides for transportation choices. The policies in the updated Comprehensive Plan promote a multi-modal system and prioritize street design features and techniques that promote safe and comfortable travel for all different transportation modes, based on the street context and function, to help reduce vehicle trips for daily needs. Other policies related to transportation include the support of cleaner and more efficient fuels, leveraging partnerships and funding, ensuring safe and convenient transportation access across Highway 99W for all modes of travel.

Other themes in the Comprehensive Plan include additional policies that may not address transportation directly but address other aspects contributing to an efficient transportation

system, including Attractive and Attainable Housing, which promotes development patterns to support active transportation near commercial/retail areas.

Transportation Planning Rule: OAR 660-012

The TPR sets forth specific requirements related to the development of the TSP for consistency with Goal 12. The City has demonstrated compliance with all TPR sections related to the preparation of the TSP in its acknowledged Plan, which is adopted by reference and is unchanged by the Comprehensive Plan update. The Comprehensive Plan update does not (i) change the functional classification of any existing or planned transportation facility, (ii) change the standards implementing a functional classification system, (iii) allow types of uses or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification or a transportation facility, or (iv) reduce the performance standards of a public facility below the minimum acceptable level in the adopted TSP.

Finding: Based on the response above, Sherwood plans to provide and encourage a safe, convenient, and economical transportation system.

The goals and policies reflected in the theme, Coordinated and Connected Infrastructure (pages 58-63), 2040 Sherwood Comprehensive Plan are consistent with Goal 12, Transportation and the Transportation Planning Rule OAR 660-660.

Goal 13: Energy Conservation

The purpose of this goal is to conserve energy.

Sherwood's goals and policies related to Statewide Land Use Goal 13, Energy Conservation, can be found in the following themes of the Comprehensive Plan, *Coordinated and Connected Infrastructure*, pages 34-37, and *Healthy and Valued Ecosystems*, pages 58-63 in the document.

Response: Goal 13, Energy Conservation, requires that local governments consider the effects of its comprehensive plan on energy consumption. This includes spatial changes to future patterns of allowed land uses and land use decisions impacting transportation systems and renewable energy.

The updated Comprehensive Plan recognizes energy efficiency throughout multiple theme areas in the plan document. The Plan encourages and promotes the following:

- The development of electric vehicle charging stations in existing, new development, and redevelopment.
- The expansion of infrastructure for walking, bicycling, and transit which uses less energy than other transportation modes.
- Housing and mixed-use development in areas near transit and daily activities to reduce vehicle miles traveled.
- Responsive development code and standards that reflect emerging trends addressing energy and climate challenges and opportunities.
- Development and the implementation of an Energy Conservation Plan.

- Expansion of Sherwood Broadband to expand fiber services for all users and support smart city applications that promote efficient use of energy.
- Adaptive reuse when designing buildings and sites to respond to changing environmental and energy needs and conditions while remaining compatible with adjacent development and uses.

Finding: Based on the response above, Sherwood plans to encourage the conservation of energy.

The goals and policies reflected in the themes, Coordinated and Connected Infrastructure (pages 58-63-), and Healthy and Valued Ecosystems (pages 58-63) in the 2040 Sherwood Comprehensive Plan are consistent with Goal 13, Energy.

Goal 14: Urbanization

The purpose of Goal 14, Urbanization, is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Sherwood's goals and policies related to Statewide Land Use Goal 14, Urbanization, can be found in the following theme of the Comprehensive Plan, *Strategic and Collaborative Governance*, pages 44-50.

Response: Goal 14 requires the establishment and maintenance of an Urban Growth Boundary (UGB) to ensure the efficient use of land, accommodation of a 20-year projected population and employment growth, and an orderly transition from rural to urban land uses. Metro is responsible for managing the UGB and evaluating whether it needs to be adjusted to accommodate growth over the 20-year planning period under state law. The City must demonstrate that the regional household and employment growth allocated by Metro can be accommodated in an orderly and efficient manner that preserves and enhances livability.

To manage coordinated regional growth Metro adopted the Regional Framework Plan, which unites all of Metro's adopted land use, transportation, and other regional planning requirements. Under Metro's charter and state law, the City is required to comply and be consistent with urbanization and other requirements in Metro's Functional Plan. Findings for consistency with Metro's Urban Growth Management Functional Plan (UGMP) are found below in this staff report.

The updated Comprehensive Plan does not include any revisions to the City's Comprehensive General Plan/Zoning Map or the Urban Growth Boundary. The Plan manages residential and employment growth impacts, promotes efficient urban development, and protects natural resources from sprawl. In planning for future growth, the City prepared policies that promote the efficient transition between urban and rural land, planning for and providing adequate public services, and encouraging a mix of housing.

Finding: Based on the response above, Sherwood plans to provide for an orderly and efficient transition from rural to urban land uses to accommodate jobs and housing to provide for a livable community.

The goals and policies reflected in the theme, Strategic and Collaborative Governance (pages 44-50), of Sherwood Comprehensive Plan, are consistent with Goal 14, Urbanization.

Goal 15: Willamette River Greenway

Goal 16: Estuarine Resources

Goal 17: Coastal Shorelands

Goal 18: Beaches and Dunes

Goal 19: Ocean Resources

Response: Statewide Planning Goals 15-19 establish requirements for specific geographic areas for the Willamette Valley Greenway and Coastal areas managed by the Oregon Coastal Management Program. The Comprehensive Plan does not involve land or resources in these areas; therefore, there are no policies related to these statewide land use planning goals within the Comprehensive Plan document.

Finding: Based on the response above, Statewide Planning Goals 15-19 are not applicable to the Comprehensive Plan Update.

METRO COORDINATION: ORS 195.025 and 195.036

Response: Oregon Revised Statute assigns Metro the responsibility for coordinating the comprehensive plans for the 29 jurisdictions within the region, including Sherwood. To do so, Metro: 1) adopts a 20-year population forecast for the region, 2) allocates 20-year housing and employment need by jurisdiction based on the population forecast, and 3) requires local jurisdictions to adopt the 20-year population forecast and meet the 20-year housing and employment allocations in the Comprehensive Plan.

Finding: The findings for Goals 9 and 10 provide more information on Sherwood's Economic Opportunities Analysis, Housing Needs Analysis, and the goals and policies ensure that the Comprehensive Plan update meets the allocation of jobs and housing in the forecast. For these reasons, the Comprehensive Plan update is consistent with ORS 195.025 and ORS 195.036.

METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Metro's long-range growth management plan for the Portland metropolitan area is the 2040 Growth Concept Plan. The Urban Growth Management Functional Plan (UGMFP) is Metro's code to meet the 2040 Growth Concept Plan goals. Under state law and Metro's charter, Sherwood must comply and be consistent with the UGMFP because the City is located within Metro's boundary.

The UGMFP is typically directed at land use and zoning regulations, but a few provisions address Comprehensive Plan land use designations. The proposed Comprehensive Plan amendment will

replace the 1990 Comprehensive Plan in its entirety. The amendment will not change the General Plan/Zoning Map or the Sherwood Zoning and Community Development Code.

Title 10 in the UGMP defines "compliance" as substantial rather than absolute compliance. The City's Comprehensive Plan and implementing ordinances must, on the whole, substantially achieve the intent of the standards in the functional plan. Metro's 2019 Compliance Report concludes that Sherwood complies with all relevant titles of the UGMFP.

Title 1: Housing Capacity

Response: Title 1 of the UGMFP is intended to promote efficient land use within the Metro UGB by increasing the capacity to accommodate housing capacity. Title 1 requires the City to adopt minimum residential development density standards by March 2011. If the City did not adopt a minimum density by March 2011, the City must adopt a minimum density that is at least 80 percent of the maximum density. Title 1 also provides measures to decrease development capacity in selected areas by transferring the capacity to other areas of the community. This may be approved as long as the community's overall capacity is not reduced.

Sherwood has established minimum densities in the Sherwood Zoning and Community Development Code (SZCDC) that comply with Title 1 for all zones that dwelling units are authorized. The Comprehensive Plan Amendment is for the text of the Comprehensive Plan and does not reduce densities or make any changes to land use designations or zoning. The findings for Goal 10 include information from the Housing Needs Analysis evaluating housing capacity and demonstrating how the Plan supports efficient and orderly development. Metro's 2019 Compliance Report concludes that Sherwood is in compliance with the City's Title 1 responsibilities.

Finding: Based on the response above, the Comprehensive Plan update is consistent with Title 1.

Title 3: Water Quality and Flood Management

Response: Title 3 includes requirements "*to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.*"

The City may demonstrate compliance with Title 13 in one of three ways:

1. Adopt all or part of the Title 3 Model Ordinance and the Metro Water Quality and Flood Management Area Map; or
2. Demonstrate that existing city and county comprehensive plans and implementing ordinances and maps substantially comply with the performance standards in Section 3.07.340; or
3. Any combination of the above that substantially complies with all performance standards in Section 3.07.340.

Compliance with Metro's Water Quality and Flood Management Area map in Sherwood is achieved through multiple standards in the Sherwood Zoning and Community Development Code.

Section 16.144, Wetland, Habitat and Natural Areas, of the SZCDC, applies the City's wetland inventory, the Regionally Significant Fish and Wildlife Habitat Area map, and associated standards. Section 16.134, Floodplain Overlay, contains the provision for floodplain management. These sections ensure compliance with Title 3 to reduce the potential for flood damage and regulate uses that can negatively impact the floodplain. These standards also require coordination with state and federal agencies (Department of State Lands, Army Corps of Engineers, etc.). The Comprehensive Plan update supports the provisions in the SZCDC and does not propose any changes at this time.

Finding: Based on the response above, the Comprehensive Plan update is consistent with Title 3.

Title 4: Industrial and Other Employment Areas

Response: Title 4 is intended to maintain a regional supply of existing industrial and employment land by limiting the type and scale of non-industrial uses (including retail, schools, places of assembly, and parks) in identified Regionally Significant Industrial Areas (RSIAs), Industrial, and Employment Areas. As a result, Title 4 supports Title 6 by encouraging the location of retail and commercial uses in Centers, Corridors, Main Streets and Station Communities to implement the desired future settlement pattern depicted in the Region 2040 Growth Concept.

Sherwood's Industrial Zones (Employment Industrial, Light Industrial, and General Industrial) codified in Chapter 16. 31, Industrial Land Use Districts in the SZCDC accommodates the regional need to create and preserve large lots for industrial use, as set forth in Title 4. Metro's 2016 Compliance Report concludes that Sherwood is in compliance with the City's Title 4 responsibilities, and the Comprehensive Plan Update does not propose any changes that would allow competing uses or make any other changes to land use designations or zoning.

The findings for Goal 9 include information from the Economic Opportunities Analysis evaluating employment capacity and demonstrating how the Comprehensive Plan supports industrial uses and employment areas.

Finding: Based on the response above, the Comprehensive Plan update is consistent with Title 4.

Title 6: Centers, Corridors, Station Communities, and Main Streets

Response: Title 6 requires the City to take actions and make investments backing regional investments that recognize the Centers, Corridors, Main Streets, and Station Communities established in the Region 2040 Growth Concept as the principal centers of urban life in the region.

The Comprehensive Plan update describes Sherwood's design types that integrate typologies consistent with the 2040 Growth Concept Plan. Sherwood adopted the Town Center Plan (Ordinance 2013-007). The Sherwood Town Center Plan designates and lays out a plan for a "Town Center" that both meets regional planning objectives and guides future growth and development in a way that is unique to Sherwood. The Town Center designation is intended to

recognize and enhance principal centers of urban life within the region while acknowledging that these centers of activity are diverse and embody a strong sense of community identity. The Town Center Plan establishes the boundaries of the Sherwood Town Center, describes the vision for the area and identifies a framework and strategies for realizing that vision. The City continues to support mixed-use development in appropriate locations near services and transit.

The Comprehensive Plan update does not change the City's General Plan and Zoning Map. The Plan update continues to support an urban framework that is consistent with the 2040 Growth Concept Map.

Finding: Based on the response above, the City complies with Title 6.

Title 7: Housing Choice

Response: Title 7 is designed to ensure the production of affordable housing in the UGB. Under Title 7, the City is required to ensure that its Comprehensive Plan and implementing ordinances include strategies to: ensure the production of a diverse range of housing types, maintain the existing supply of affordable housing, increase opportunities for new affordable housing dispersed throughout the City, and increase opportunities for households of all income levels to live in affordable housing (3.07.730).

The findings for Goal 10 Housing include findings from the Housing Needs Analysis that demonstrate that Sherwood currently has a range of housing types, including single-family detached and attached, duplexes, multi-family, and mixed-use developments. The findings for Goal 10 also illustrate the policies in the Comprehensive Plan Amendment supporting a diverse range of housing types. The City will be implementing House Bill 2001 by June 30, 2022, and will be making amendments to the Sherwood Zoning and Community Development Code to allow for additional housing choices (plexes, and cottage clusters). Future changes to Sherwood's Development Code will be a Post Acknowledgement Plan Amendment that will notify Metro for review and comment. The City's Comprehensive Plan establishes housing policy that supports opportunities for the development of a range of housing types that are attainable to current and future households at all income levels, as described in the Sherwood Housing Needs Analysis, to maintain Sherwood's high quality of life.

Finding: Based on the response above, the Comprehensive Plan update complies with Title 7.

Title 8: Compliance Procedure

Response: Title 8 establishes a process for ensuring compliance with the UGMFP. An amendment to the City comprehensive plan or land use regulations is deemed to comply with the functional plan only if the City provided notice to Metro as required by section 3.07.820(a). The City of Sherwood provided Metro a copy of the 35-Day notice required by DLCD for the Comprehensive Plan Amendment on the same day as submittal.

Finding: Based on the response above, the Comprehensive Plan Amendment is consistent with Title 8.

Title 10: Definitions

Response: Title 10 contains definitions for terms used in the UGMFP. The terms used in the Comprehensive Plan Update and those with the SZCDC are consistent with the definitions provided in Title 10.

Finding: Based on the response above, the Comprehensive Plan update is consistent with Title 10.

Title 11: Planning for New Urban Areas

Response: Title 11 of Metro's Urban Growth Management Functional Plan provides guidance on the conversion of land from rural to urban uses. Land brought into the Metro UGB is required to be maintained at rural densities until the completion of a concept plan and annexation into the municipal boundary. Concept planning and comprehensive plan provisions must ensure that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit-friendly communities. Title 11 also guides long-range planning for urban reserves.

The City has adopted concept plans for lands brought into the UGB, including: Area 59 (Ordinance 2006-018); Brookman Concept Plan (Ordinance 2009-004) and the Brookman Refinement Plan (Ordinance 2021-001), Adams Avenue North Concept Plan (Ordinance 2009-009); Tonquin Employment Area (Ordinance 2010-014), Sherwood High School Concept Area (Ordinance 2017-008). Metro's 2019 Compliance Report concludes that Sherwood complies with all Title 11 responsibilities.

Finding: Based on the response above, the City complies with Title 11 Planning for New Urban Areas.

Title 12: Protection of Residential Neighborhoods

Response: Title 12 protects existing residential neighborhoods from air and water pollution, noise, and crime and ensures neighborhoods are provided adequate levels of public services. Title 12 ensures that residents have access to schools and parks by:

- Providing opportunities for walking, biking, and transit;
- Encouraging shared use of school and park facilities; an
- Prioritizing school sites in close proximity to residents with opportunities for walking, biking, and transit.

As described in this report above, through Sherwood's compliance with Statewide Land Use Planning Goals and Metro UGMFP, the Comprehensive Plan Update provides policies, and the SZCDC provides development standards that protect existing and future residential neighborhoods.

Finding: Based on the response above, Sherwood complies with Title 12.

METRO REGIONAL TRANSPORTATION FUNCTIONAL PLAN

Metro's Regional Transportation Plan (RTP), adopted by Metro in December 2018, identifies the transportation policies, projects, and strategies needed to implement the 2040 Growth Concept

and provide a transportation system to serve the travel needs of the Portland Metropolitan area for the next 20 years.

Sherwood's TSP must be consistent with the policies established by the RTP. Pursuant to Metro Code 3.08.010.C, if the City's TSP is consistent with the Metro Regional Transportation Functional Plan (RTFP), Metro also deems it consistent with the RTP.

The Comprehensive Plan update was developed by incorporating and expanding on the goals and policies included in the existing TSP. The Comprehensive Plan update does not propose any changes to the General Plan/Zoning Map or the City's TSP and its components. Therefore, the goals and policies in the Comprehensive Plan update are consistent with those in the TSP. Additionally, the Comprehensive Plan update includes the functional classifications and maps from the TSP and adopts the fully acknowledged TSP by reference.

Through the City's adoption process of the 2014 TSP, findings were made, demonstrating consistency with RTFP accepted by Metro and acknowledged by LCDC.

Finding: Based on the response above, the Comprehensive Plan Update complies with the Regional Transportation Functional Plan.

V. CONCLUSIONS AND RECOMMENDATIONS

Final Conclusion: For the reasons stated above in the findings, as proposed, the *Sherwood 2040 Comprehensive Plan, Moving Forward Together*, supports and meets the intent of the City's Development Code for plan amendments and all applicable state and regional criteria.

PLANNING COMMISSION ALTERNATIVES

1. Approve the Sherwood 2040, Comprehensive Plan, Moving Forward Together, based on the findings in this staff report
2. Modify the findings and approve the Plan as modified in compliance with all applicable criteria.
3. Deny the Plan based on the Commission's findings
4. Continue the Public Hearing to date certain if more information is needed

STAFF RECOMMENDATION

Based on the above findings and applicable code criteria, staff recommends the Planning Commission forward a recommendation of approval of the *Sherwood 2040 Comprehensive Plan, Moving Forward Together*, Case File LU 2021-020 to the Sherwood City Council.

VI. EXHIBITS

- A. *Sherwood 2040 Comprehensive Plan, Moving Forward Together.*

City of
Sherwood



COMPREHENSIVE PLAN

ORDINANCE NO. 2021-XXX:

ADOPTED MONTH/DAY/YEAR

EFFECTIVE MONTH/DAY/YEAR

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ACKNOWLEDGMENTS

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Renee Brouse
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Dear Sherwood Community,

It is my honor to present to you the City's updated Comprehensive Plan, "Moving Forward Together, Sherwood 2040." It has been over three decades since City Council last adopted a Plan. In nearly thirty years, Sherwood has grown from 3,000 residents to almost 20,000. The Comprehensive Plan is our guiding document for how we should grow as a community. This document represents our collective vision for the future. It is the product of three years of dedication and commitment from a Community Advisory Committee, City staff, and input from Sherwood residents.



Growth is on the heart and minds of our community. We often hear that we need to keep Sherwood, Sherwood. For our community, this means Sherwood is a place where trails, sidewalks, and streets enable families to explore parks and neighborhoods and access schools safely on foot or by bike; creating spaces where art, culture, and our heritage are valued; respecting and preserving the natural environment; and making sure that growth supports our tax base to support our exemplary services (police, library, recreation) and improvements to our infrastructure such as roads and utilities. This Plan sets the course for moving Sherwood into the future as a resilient, evolving, and prosperous community that supports our values.

The success of this Plan will depend on your continued participation as we work together to strengthen neighborhoods and businesses. We all must work together to realize the future that we have collectively envisioned. As we move forward together to the year 2040, residents of Sherwood will appreciate their friendly, safe, connected, and family-orientated community. Those who grew up in Sherwood stay for family-wage jobs and high quality of life, and those who raised families here can retire in the place they proudly call home. Sherwood is renowned for its excellent schools, parks, thriving local businesses, small-town feel, access to amenities, jobs, and natural areas.

Thank you all for your hard work, and we look forward to working with you to implement this Plan.

Sincerely,

Keith Mays, City of Sherwood Mayor

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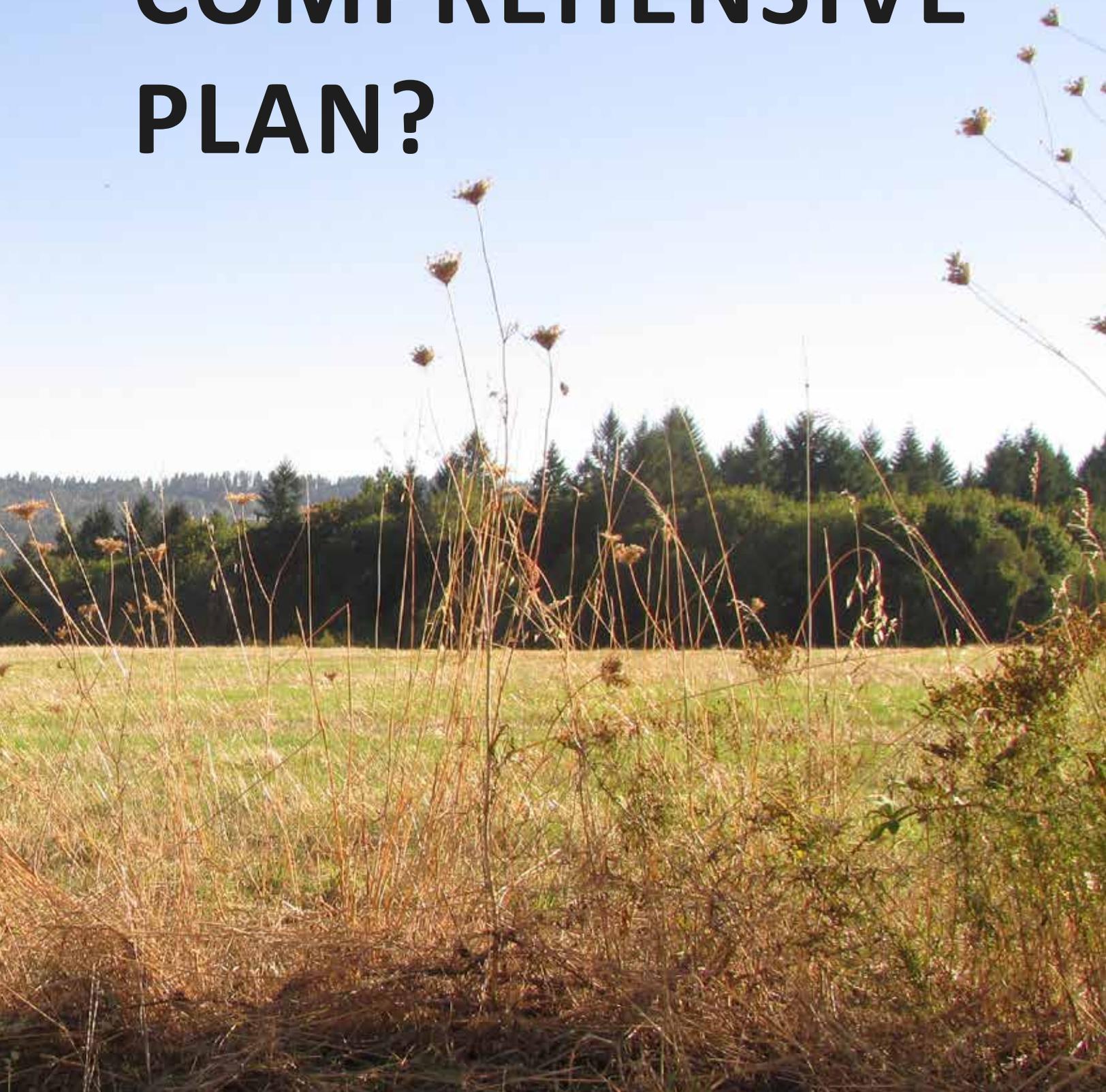
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WHAT IS A COMPREHENSIVE PLAN?



What is a Comprehensive Plan?

The Comprehensive Plan is a planning document that directs all activities related to land use and the future of natural and man-made systems and services in Sherwood over the next 20 years. The Comprehensive Plan helps manage expected population and employment growth through a set of goals and policies that align with the community's vision. Land use planning procedures are used to connect the goals and policies of a comprehensive plan to the administrative review process for development applications, and help ensure consistency with the development code, capital improvement plans and other implementing codes and plans.

Who uses the Comprehensive Plan?

City leaders use the Comprehensive Plan to coordinate public investments, establish the services that a City provides, and make decisions about how and where land is developed. In addition to its use by City Council, appointed commissions, committees, boards, and City staff, a Comprehensive Plan is designed to be used by individuals and groups, including public agencies, organizations, residents, businesses, and property owners.

All community members may use the Plan to:

- Support or advocate for specific programs in the City's work plan or annual budget;
- Review, evaluate and comment on proposed land use projects, infrastructure improvements, and public service provisions.
- Learn about planning topics, issues, and trends in Sherwood, as well as specific land use designations for their property and neighborhood; and
- Inform development of applications for grants or other funding.

The Comprehensive Plan is a living document. As demographics, economics and technology change, so do the attitudes and aspirations of the community. City Council will consider decisions to adopt, amend, or repeal parts of the Comprehensive Plan or implementation tools in response to changing conditions, needs, trends, and other information.

How is the Comprehensive Plan used in decision-making?

The Comprehensive Plan contains a broad range of policies for decision-makers, like City Council, to consider when making legislative and quasi-judicial land use decisions. Policies are examined for their applicability to the decision at hand, and Council must weigh and balance applicable policies to determine whether a particular decision would "on the whole" comply with the Comprehensive Plan.

Almost all decisions will include applicable policies that weigh more than others, based supporting facts and the type of decision being made. In cases where there are competing directions embodied by different policies, City Council may choose the direction they believe best embodies the spirit of the Plan, based on the community's vision.

Oregon Land Use Planning Requirements

Comprehensive planning in Oregon was mandated by the 1973 Legislature with the adoption of Senate Bill 100 (ORS Chapter 197). Under this Act, the Land Conservation and Development Commission (LCDC) was created and directed to adopt Statewide Planning Goals and Guidelines. These Goals and Guidelines were adopted by LCDC in December 1974 and became effective January 1, 1975.

To date, Oregon has adopted nineteen Statewide Planning Goals, and all Oregon cities and counties are required to have a Comprehensive Plan that is consistent with these Goals. Statewide Planning Goals include topics such as land use planning, citizen involvement, housing supply, economic development, transportation systems, natural resources management, recreation, and more. Each Statewide Planning Goal includes a set of guidelines that, in conjunction with community priorities, help direct the content within comprehensive plans. Once adopted, all area and community plans, zoning codes, permits, and public improvements are required to be consistent with the Comprehensive Plan. This structure ensures that cities implement the State's policy goals first through the comprehensive plan, and then by more detailed supporting and implementing documents. Twelve of the of the nineteen Statewide Planning Goals apply to Sherwood. These include:

- Goal 1 **CITIZEN INVOLVEMENT**
- Goal 2 **LAND USE PLANNING**
- Goal 5 **NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES**
- Goal 6 **AIR, WATER, AND LAND RESOURCE QUALITY**
- Goal 7 **AREAS SUBJECT TO NATURAL HAZARDS**
- Goal 8 **RECREATIONAL NEEDS**
- Goal 9 **ECONOMIC DEVELOPMENT**
- Goal 10 **HOUSING**
- Goal 11 **PUBLIC FACILITIES**
- Goal 12 **TRANSPORTATION**
- Goal 13 **ENERGY CONSERVATION**
- Goal 14 **URBANIZATION**

IMPLEMENTING THE COMPREHENSIVE PLAN

Zoning and development code serves as the major implementation mechanism of the Comprehensive Plan. LCDC Goals and Guidelines require "ordinances controlling the use and construction on the land, such as building codes, sign ordinances, subdivision and zoning ordinances" be adopted to carry out the Plan. The City's zoning map shows the type, location and density of land development and redevelopment permitted in the future and may be updated to reflect the policy framework established by the Comprehensive Plan.

In addition, the Comprehensive Plan is also implemented through area-specific and topic-specific plans, which guide public investments. Area-specific planning efforts take place for a smaller part of the city, like a district or neighborhood. The City of Sherwood also adopts plans that are topic or infrastructure specific, such as a Water Management and Conservation Plan. These plans contain many components, such as background information, vision statements, policies, code amendments, land use or zoning map changes, as well as potential Capital improvement Projects (CIP). These plans should follow the ethos of the Comprehensive Plan and should not contradict its goals. The components of area-specific or topic-specific plans either can be adopted by ordinance or resolution. They can also result in an amendment to the Comprehensive Plan or its implementation tools to ensure they stay current over time.

COMPREHENSIVE PLAN

IMPLEMENTING CODES AND PLANS

Development Code	Growth Area Plans	Capital Improvement Plans	Infrastructure Plans (Water, Sewer, Transportation)
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CITY DEPARTMENT PLANNING

Strategic Plans	Work Plans	Budgeting
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Updating the Comprehensive Plan

Like all cities in Oregon, we must plan for current and future generations. We know that communities that plan for growth have the best chance of managing their destiny in a way that retains the qualities that brought us here in the first place: our small-town character, forests and farms, parks and public spaces, excellent schools, and thriving businesses.

Why Now?

Sherwood last updated its Comprehensive Plan in 1990. Since then, the city has changed dramatically over the years, yet the community's vibrancy and small-town character has endured. In 1990, Sherwood was home to only 3,000 residents. Today, the city has more than 19,000 residents. The city has also

doubled in physical size and is witnessing a change in the demographics of its population. Because of the dramatic growth over the past 30 years, the last comprehensive Plan no longer represents the vision and values of the current Sherwood residents and its business community.

Developing the Sherwood 2040 Vision and Comprehensive Plan

In the spring of 2018, the City of Sherwood launched the Sherwood 2040 Comprehensive Plan Vision, a city-wide community engagement process that outlines a desired future for the Sherwood community in the year 2040. The City undertook the Visioning Process as one of the initial steps in updating

the Comprehensive Plan. The Visioning Process engaged community members to develop a shared understanding of Sherwood today and create a planning process that will address key issues for the future.

Undertaking a Visioning Process before updating the comprehensive Plan was especially important for a community like Sherwood, given the city's dramatic growth and change over the years. The Sherwood 2040 Comprehensive Plan Vision was the first step in identifying what makes Sherwood special, envisioning what it will look like tomorrow and creating a new Comprehensive Plan to realize that vision.

During the Visioning Process, the community engaged in conversations about:

- *What do we love about Sherwood today?*
- *Where is Sherwood headed?*
- *What do we want to see in Sherwood in the future?*
- *How do we get there?*

The Visioning Process spanned the spring, summer and fall of 2018. Through Community Conversations, booths and surveys at community-wide fairs and events, Comprehensive Plan Vision Summits and online engagements, the Visioning Process engaged hundreds of community members in conversations about what makes Sherwood unique. In these conversations, community members also envisioned what Sherwood could look like in 2040.



With guidance from a community Advisory Committee and support from City staff, this input helped craft the Sherwood 2040 Comprehensive Plan Vision and Goals. The Vision is organized around six core areas, which covers broad, interconnected topics that are consistent with community priorities identified through the process. Each core area includes a set of Goals, which provide the basis for the policy framework of the comprehensive Plan.

The process for developing the comprehensive Plan was organized around these six theme areas. over the course of two years, the community, City staff, and a Community Advisory Committee (CAC), Technical Advisory Committee (TAC) and Project Advisory Committee (PAT) engaged in learning and discussion around trends, opportunities, challenges and key policy considerations.

For each theme area, background information, data and technical analyses related to the topics were compiled and reviewed to understand current conditions and trends. Then, key policy questions were identified and discussed through a combination of surveys, focus groups and booths at Sherwood events with community members, touching hundreds of community members over the 24 month process.



Thriving and Diversified Economy



Strong Community, Culture, and Heritage



Strategic and Collaborative Governance



Attractive and Attainable Housing



Coordinated and Connected Infrastructure



Healthy and Valued Ecosystem



In March of 2020, midway through the process, the COVID-19 global pandemic brought unprecedented uncertainty to the engagement and outreach efforts of the Comprehensive Plan process. Given the mandatory pivot to digital platforms for communication, the City turned to social media, newsletters and City-wide listservs to share information and provide opportunities for feedback, all while actively exploring the parameters of online engagement.

To ensure the continuity of high quality learning and engagement at a time when broader, in-person outreach efforts were limited by the COVID-19 pandemic, each theme area included in-depth phone and video interviews with community organizations, groups, agencies and/or partners that represent various areas of expertise, offer in-depth knowledge and understanding of specific topic areas. This guidance and feedback helped craft the policies and objectives of the Comprehensive Plan and were reviewed in an iterative process among the community, CAC, TAC, Planning Commission, City Council and staff to ensure alignment with the Vision and Goals.



What is Sherwood like today?

WHO WE ARE

Sherwood is attracting younger people and more households with children over time. Compared to Washington County, Sherwood has a greater number of family households (nearly 78%).

Age Group	2010 Census	Sherwood Households	
Younger than 18	31%	Average household size	31%
18 to 24	5%	Households / Children Under 18	5%
25 to 44	41%	Households / Children Under 65	41%
45 to 64	16%		
65 and older	5%		

HOW WE'VE GROWN

During its 125 years of urbanization, Sherwood has experienced significant growth in both population and physical size. The average annual growth rate from 1990 to 2013 was 8%. For comparison, Washington County grew at 2.5% annually between 1990-2013. It remains a desirable place to live, as demonstrated by appearances in national “Best Places to Live” listings.

1990  3,093

2000  11,963

2010  18,146

2017  19,350

In 1952, Sherwood spanned 9 blocks and had less than 600 people. By 2015, Sherwood was 4.3 square miles with over 19,000 people. The average residential density in the past 15 years (2010-2014) was 8.2 dwelling units per acre.

OUR EDUCATION

Adult Education Attainment

- High school graduate  95.5%
- Bachelor's degree  43.4%
- Graduate degree  12.4%

The Sherwood School District has a total enrollment is more than 6,000 students in four elementary schools, two middle schools and one high school. A new high school opened in 2020, with the two existing middle schools occupying the former high school. Sherwood also has two private schools and one charter school. Sherwood schools have been recognized for academic excellence at the state and national level, and enjoy the reputation of being one of the premier public school districts in the U.S. Sherwood is so well educated that the high school graduation rate is nearing 100%, and over 40% of the adult population holds a bachelor's degree.

OUR HOMES

Mix of Sherwood Housing Types, 2009-2013



75% Single Family Detached

17% Single Family Attached

8% Multifamily

\$415,000

Homes in Sherwood are generally newer, more valuable, and more likely to be owner-occupied than those in Washington County. As of 2016, the median home value in Sherwood was \$381,700, but current estimates are at \$415,000. Median rent for 2016 was \$1,500, but we have a relatively high rate of home ownership – 73% of homes are owner occupied.

OUR PLAY

 11 Developed parks	 6.5 Miles of paved multi-use trails (more to come with Cedar Creek/Tonquin Ice Age Trail)
 4 Special-use facilities (Arts Center, City-owned YMCA, senior center, & field house)	 270 Bird and animal species at the 2000-acre Tualatin National Wildlife Refuge, one of only ten urban refuges in the United States
 300 Acres of City-owned open space	

OUR WORK

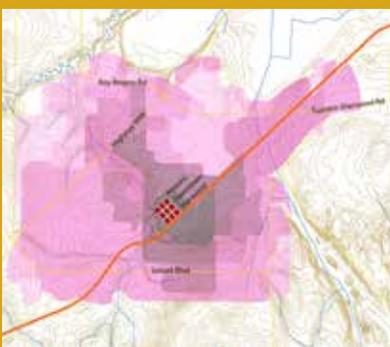
Sherwood's Largest Industries

 Health care and social assistance	<p>Over 72% of Sherwood's population over the age of 16 is in the labor force. The average commute time is 26.8 minutes, with 81% driving alone to work. Nearly 7% work from home or telecommute. The median household income is \$78,355. With the ratio of jobs to population at 0.3 (2004), Sherwood is "housing rich, and jobs poor."</p>
 Manufacturing	
 Retail trade	
 Professional, scientific, management and administrative services	

OUR COMMUNITY

<p>Our citizens are active in a wide range of community organizations and host many regular events, including the Robin Hood Festival, Cruise-In, Movies in the Park, Music on the Green, Farmer's Market, and Art Walk. Our organizations invest in the community, raising thousands of dollars to support our families, children and schools. Sherwood boasts a Center for the Performing Arts.</p>	<p><u>Citizen Involvement</u></p> <ul style="list-style-type: none"> • Parks and Recreation Board • Urban Renewal Agency Planning Advisory Committee • Policy Advisory Board • Cultural Arts Commission • Library Board • Planning Commission • Budget Committee • Citizen Advisory Committees
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OUR LANDFORM

<p><u>Sherwood's Historic Growth 1889-2014</u></p> 	<p>During its short 125 years of urbanization, Sherwood has experienced significant growth in both population and physical size. Yet somehow, Sherwood has kept its small town appeal. One of the possible explanations for the small town identity lies in the neighborhood scale of individual developments. Analysis reveals a pattern of walkable (quarter mile radius) neighborhoods circling the historic downtown. It appears that Sherwood was deliberately planned around the concept of the walkable neighborhood as the building block of the community as a whole. Taken together, the entire town fits within an imaginary circle with a radius of only one mile: all local destinations are close and potentially within walking and biking distance from any residence.</p>
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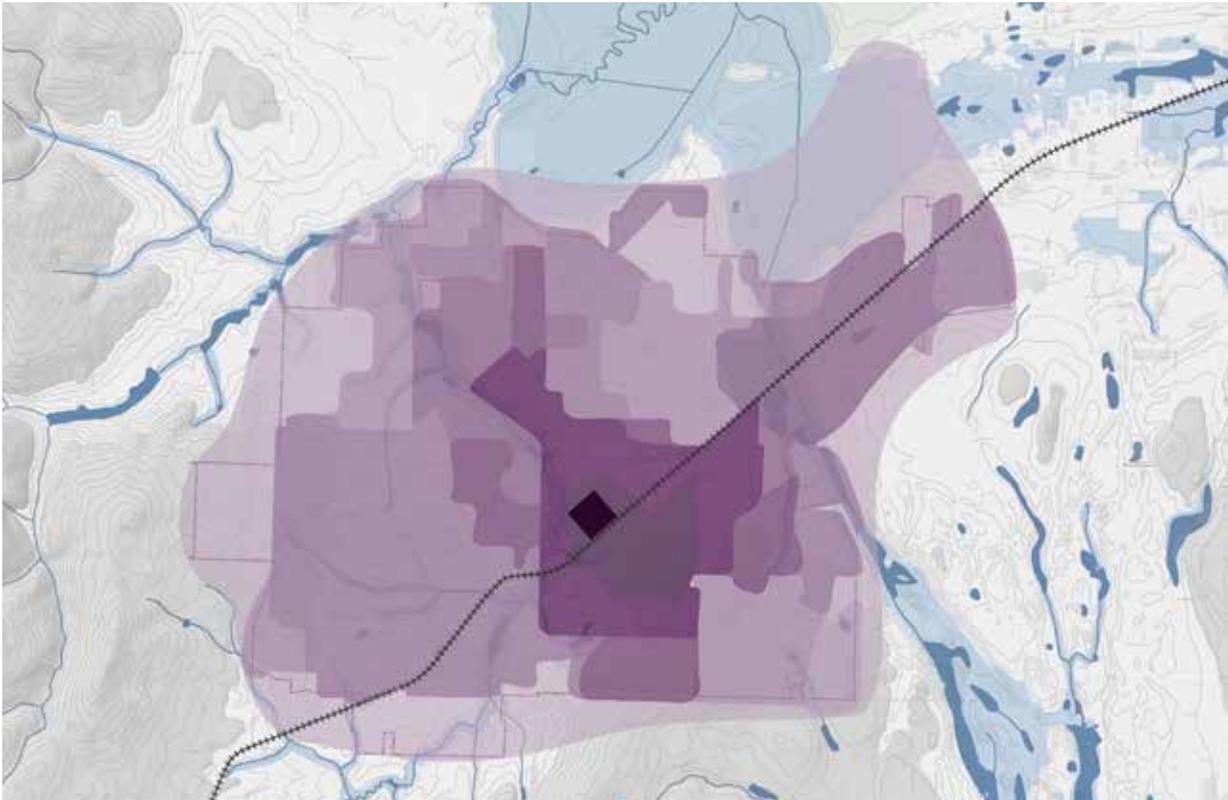
HOME	INN / TIME	GUESTS
BALL	STRIKE	OUT



OUR URBAN FORM



Sherwood's Footprint



City Footprint Expansion, 1889-Present.

Understanding Sherwood's past is key to planning Sherwood's future. Sherwood as it exists today did not just happen; it is the result of many years of small and big, individual and collective decisions. By understanding the history and pattern of growth in Sherwood, we obtain valuable insights into the local identity and values that help to guide future urban growth.

PRE-SETTLER ERA

Prior to the arrival of immigrants, the Sherwood area was inhabited by the Atfalati band of the Kalapuya nation, who ranged across the valley in a hunter-gather style. They are known to have used deliberate burns to clear the valley floor to encourage the growth of the camas plant and to maintain habitat beneficial to deer and elk.

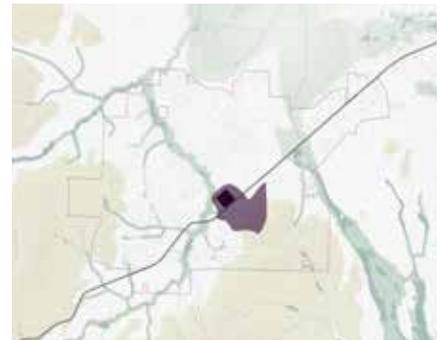
SMOCKVILLE

In 1885 founders James and Mary Smock settled on nearly flat pasture along the east bank of Cedar Creek. They platted “Smock Ville” in 1889, after donating a right-of-way across their property to the Portland and Willamette Valley Railway, providing access to the larger region for people and cargo. Unlike most newly-platted towns from this period, Sherwood’s streets were platted with a 40 degree rotation relative to the cardinal points. The diagonal route of the railway explains the orientation of Sherwood’s original nine block plat.



1889-1960

During the first decade, Sherwood’s footprint on the landscape was largely contained within the original nine block town plat. In the later decades up to 1960, Sherwood grew modestly, but some expansion took place towards the southeast around the train depot and up the hill along Pine Street. All destinations in town were in close walkable proximity to each other. The population in 1960 was around 680 people.



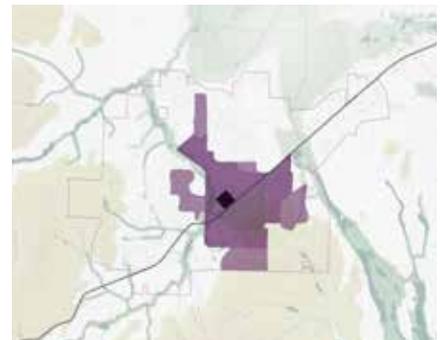
1960-1970

Around 1960, the automobile started affecting urban settlement patterns across the nation, resulting in more dispersed settlement patterns that are also reflected in Sherwood’s expanding urban footprint. A series of annexations took place over the next 50 years that changed the landscape and the community. The first annexation accommodated growth along the east bank of Cedar Creek towards Highway 99W. In ten years’ time, the population doubled to 1,396 residents.



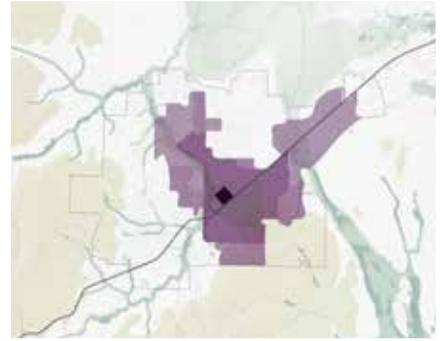
1970-1980

Sherwood continued to attract newcomers and the next decade saw growth across Cedar Creek for the first time with the new High School forming an important component. Growth also occurred towards the southeast, on hillsides facing north and west. In this decade the population grew by nearly 1,000 to 2,386 people.



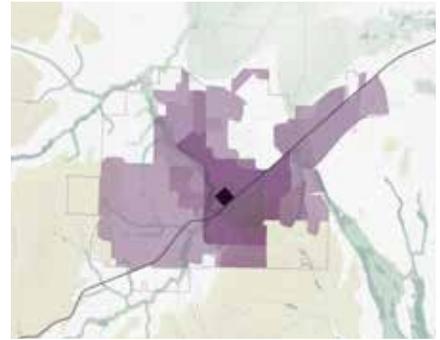
1980-1990

Between 1980 and 1990, the pace of development dropped a little due to recession but the population still grew by about 700 people to 3,093. To accommodate this increase, the town continued to expand around Cedar Creek and, for the first time, north of Highway 99W. Employment areas were developed in the northeast, along the railway.



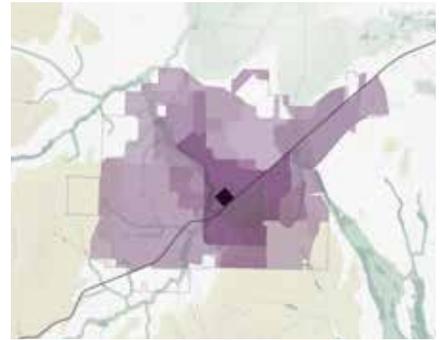
1990-2000

During the last decade of the twentieth century, Sherwood experienced a real boom in population and expansion. Fueled by a strong regional and national economy, the population grew by nearly 9,000 to 11,791 in 2000 for a 380% population increase. The physical imprint on the landscape expanded significantly with the realization of large subdivisions such as Woodhaven. During this decade, urban development also took place northwest of Highway 99W, and into the hills southeast and southwest of town.



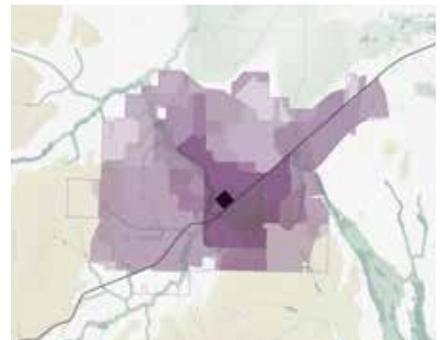
2000-2010

The first decade of the twenty-first century saw continued but slightly more tempered growth. A 154% population increase over ten years added approximately 6,000 people to Sherwood, bringing the total to 18,194 by the end of the decade. This growth is accommodated mostly in areas in the northwest area of town along Cedar Creek (Roy Rogers Road) and between the historic Old Town and Tualatin-Sherwood Road.



2010-2014

US census data takes us only four years farther to 2014, when Sherwood hovers around a population of 19,000 with a lower population increase compared to the two decades prior, most likely as an effect of the Great Recession. Most of the growth that did occur took place along the ever expanding edges of Sherwood in the north and southeast.



Urban Framework

A combination of nature, human civil engineering ingenuity, and a national land surveying strategy.

Human settlements in the American West are almost always inspired by the local landscape context, and subsequently shaped by it as the settlement grows over time. Settlements turn into villages, towns, and even cities, in response to the specific landscape constraints or opportunities. With Sherwood, this pattern is no different.

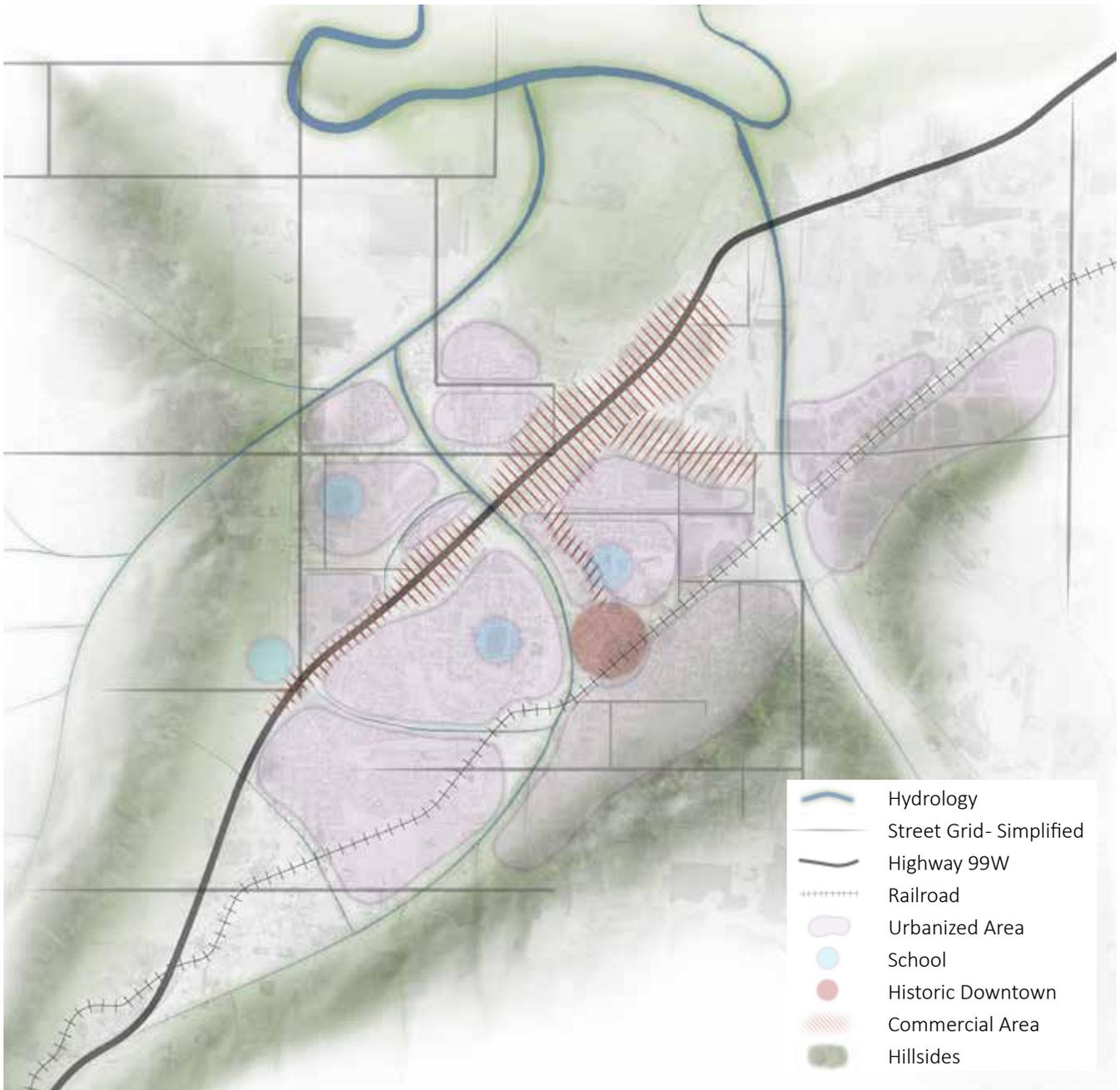
The landscape underlying and surrounding Sherwood is rich, consisting of two ridgelines (Chehalem and Parett Mountains) along a river floodplain (the Tualatin). Three Creeks: Chicken, Cedar, and Rock Creek, connect the mountains to the river, carrying runoff and carving out canyons along the way. Sherwood settled on the banks of Cedar Creek. Sherwood's circa 150 years of development are influenced by the steepness of the terrain, and the challenge and cost of crossing creeks.

Those challenges can still be "read" in the alignment of the Railroad that was the impetus for Sherwood's initial settlement, and Highway 99 following later. These regional connections sought the easiest route through the landscape, often based on ancient native paths. The unique 45-degree orientation relative to the cardinal directions of Sherwood's downtown is a direct result of the railroad's path of least resistance.

The final force shaping Sherwood is the Public Lands Survey System (PLSS) from 1785, also known as the "Jeffersonian Grid". These imaginary lines across the American West Territories form perfect square mile sections, a system to divide real property for settling or for sale. Imaginary lines became boundaries over time, manifesting themselves as an urban grid, becoming a physical guide for (re-)development.

Thus, Sherwood's form and spatial framework is a combination of three systems: the natural, the human, and the political.

Inside of this framework Sherwood found its place, and it will continue to shape Sherwood.



Urban Framework



Underlying Landform



Manmade Connections

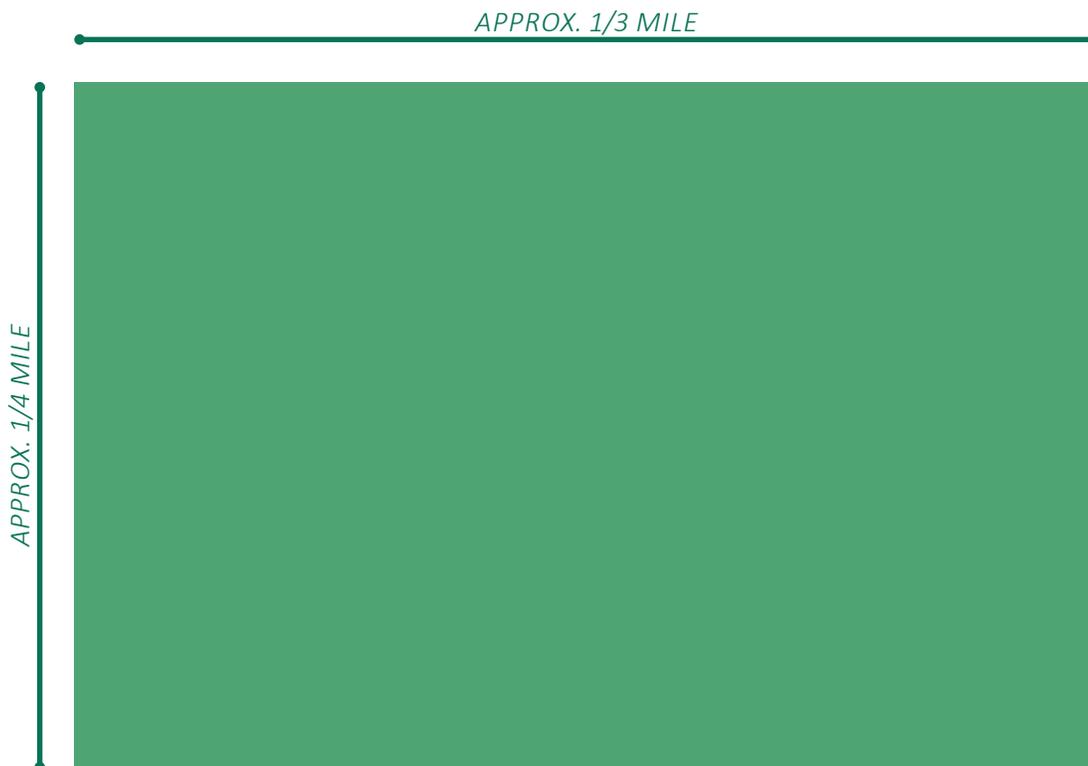


Urban Grid

Land Use Gallery

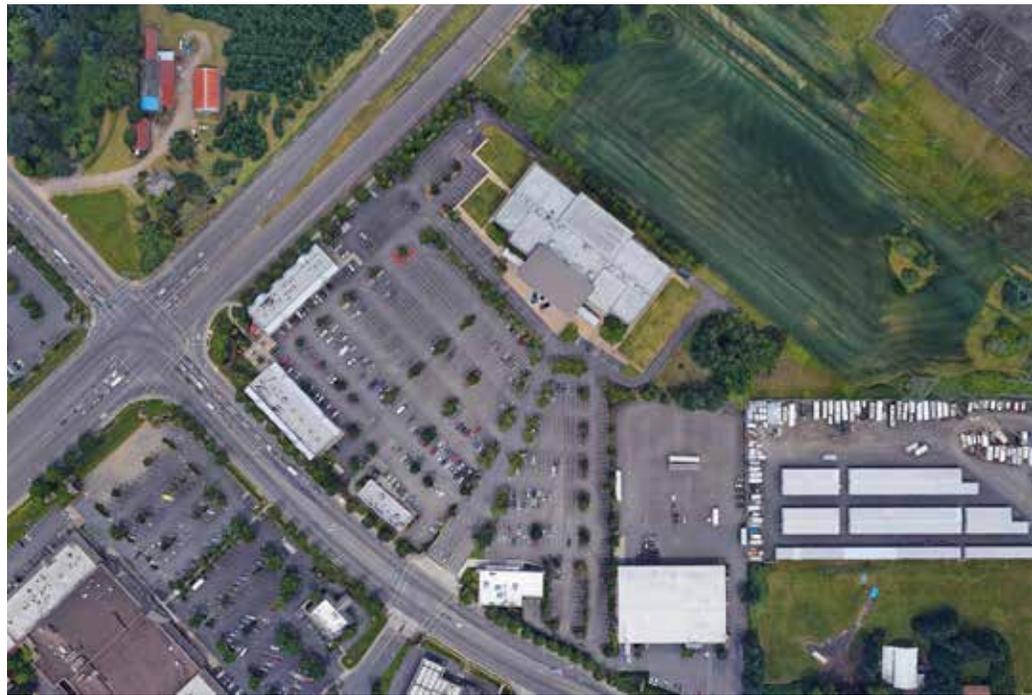
Regulated by the Comprehensive Plan, land use zoning, and transportation planning, Sherwood has taken on a physical form that defines the experience of anyone who lives, works, or visits Sherwood. The resulting development pattern provides the stage on which daily life takes place. The following pages explore these development patterns, revealing the relationship between the system of land use regulations, transportation, and the underlying landform. Since the land use gallery reflects a layering of these three factors, categories in this section are not meant to directly align with zoning designations. Understanding current development patterns in this way is valuable for determining the direction and form of future development. Each pattern is briefly described and illustrated with an aerial photo (courtesy of Google Earth) combined with a typical view from the ground. The aerial photos are all shown at the same scale to allow for side by side comparison.

The following pages present Sherwood Land Use types in aerial format (Google Earth). To facilitate easy comparisons between land use types, the scale of each of the aerials is approximately the same, shown below. The aerials comprise an area of nearly 57 acres.



General Commercial

This highway oriented commercial use dominates the experience for people passing through Sherwood. Use provides space for shopping, restaurants and entertainment facilities, such as the movie theater. Most people access these facilities by car, so large surface parking lots offer space for parking. The volume and speed of vehicles associated with this land use type makes it difficult for pedestrian and bicyclists to access them safely. The goals and policies reflected in this plan reflect future bike and pedestrian pathways to these areas, and safe crossings at Highway 99W to connect the area to all of Sherwood.



Neighborhood Commercial

This land use type is allowed in some places but is rare in Sherwood, perhaps because market conditions do not favor this smaller commercial land use type. This commercial type is often able to deliver small retail and services in close proximity to neighborhoods, making walking or biking to shopping and services possible.



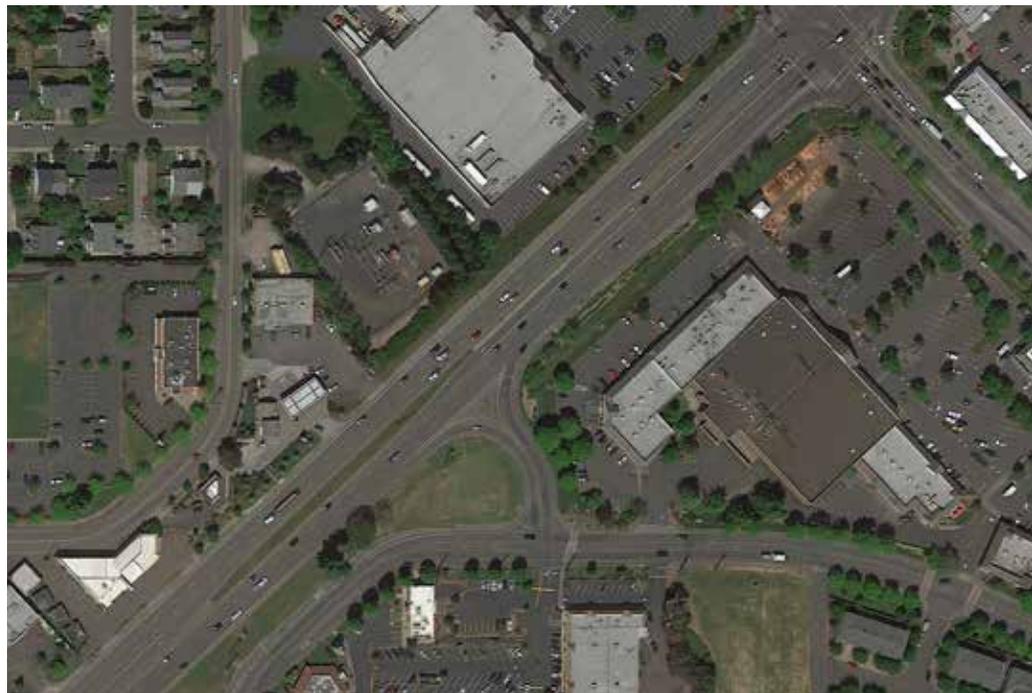
Office Commercial

This land use type is also rare in Sherwood, though there are several office parcels that remain undeveloped. Development in these areas is difficult due to access and lot configuration challenges along Highway 99W. Some of those challenges could be resolved as the market demand for this type of development increases, and as part of the goals and policies of this plan. The image to the right shows an area where office commercial is permitted but none has been developed due to the aforementioned constraints.



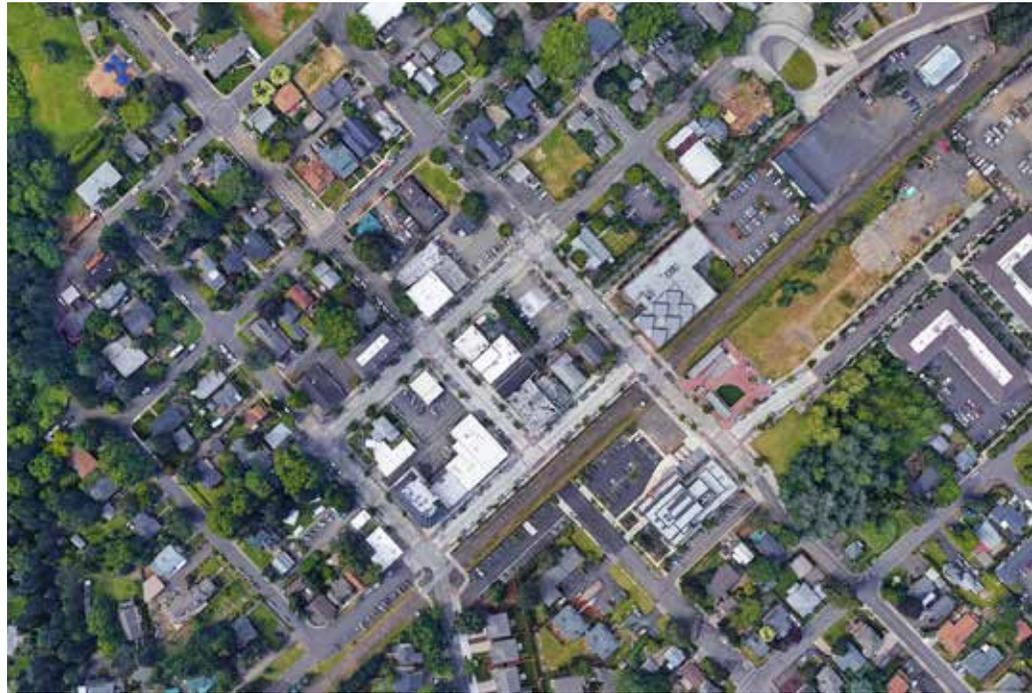
Retail Commercial

Like the General Commercial land use category, this retail commercial is primarily oriented along Highway 99W. This development pattern is of the typical “strip mall” variety, with buildings setback from the highways to make space for ample surface parking lots. This type of development serves as the location for many of the daily needs and services of Sherwood residents.



Old Town Retail Commercial

The Old Town district is a smaller, more intimate and pedestrian oriented type of retail, located in the historic core of Sherwood. Parking is mostly provided on the street and a high quality streetscape provides a safe and comfortable pedestrian experience. The Old Town district also provides the backdrop for some of the most significant community events.



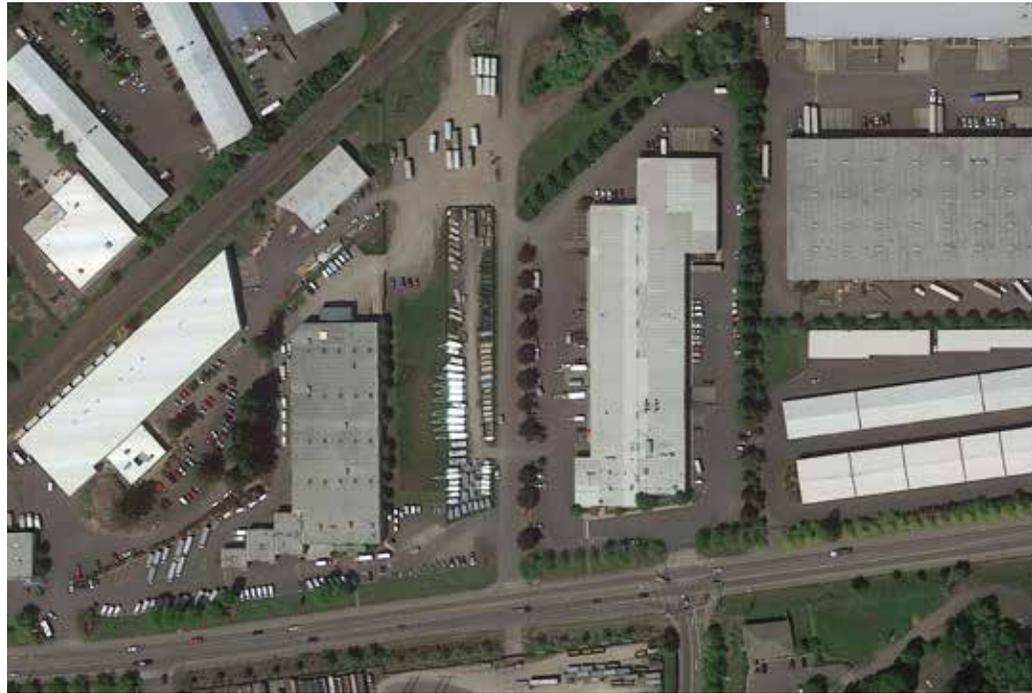
Employment Industrial

This land use category is intended to promote development that provides jobs in key industries in Sherwood as identified by the State of Oregon and the City's economic development strategy. The land use pattern will reflect large and medium-sized parcels that can accommodate small and mid-sized industrial campuses. Recent development has occurred along Tualatin-Sherwood Road and SW 124th Avenue, including the Tualatin Sherwood Corporate Park and the Willamette Water Supply Program located in the Tonquin Employment Area. This type of development will continue to occur and is critical to meeting the City's economic development goals.



General Industrial

Most employment land in Sherwood consists of general industrial land. Good jobs and industry support a healthy local economy, centered on distribution and manufacturing. Most of this land use type is located in the eastern part of the city, adjacent Tualatin-Sherwood Road. The development pattern is characterized by large, single story buildings surrounded by loading docks, lay down yards and parking lots.



Light Industrial

This land use category provides space for smaller and less intensive land use types. These uses include light manufacturing, small-scale food and beverage production, contractor and construction supplies, and auto-care facilities. Compared to the general industrial land use, parcels and buildings are smaller.



Institutional Use - Public

This land use category provides space for critical community services such as schools, fire stations, libraries, and other facilities that serve the community. Often these uses become iconic landmarks in the community, as in the case of Laurel Ridge and Edy Ridge Schools. The sports facilities associated with these schools take up a significant amount of space, and they serve as a distinct community focus in the daily life of many families. Surface parking lots also take up considerable amounts of space; despite the presence of a trails network, most visitors reach these facilities by car.



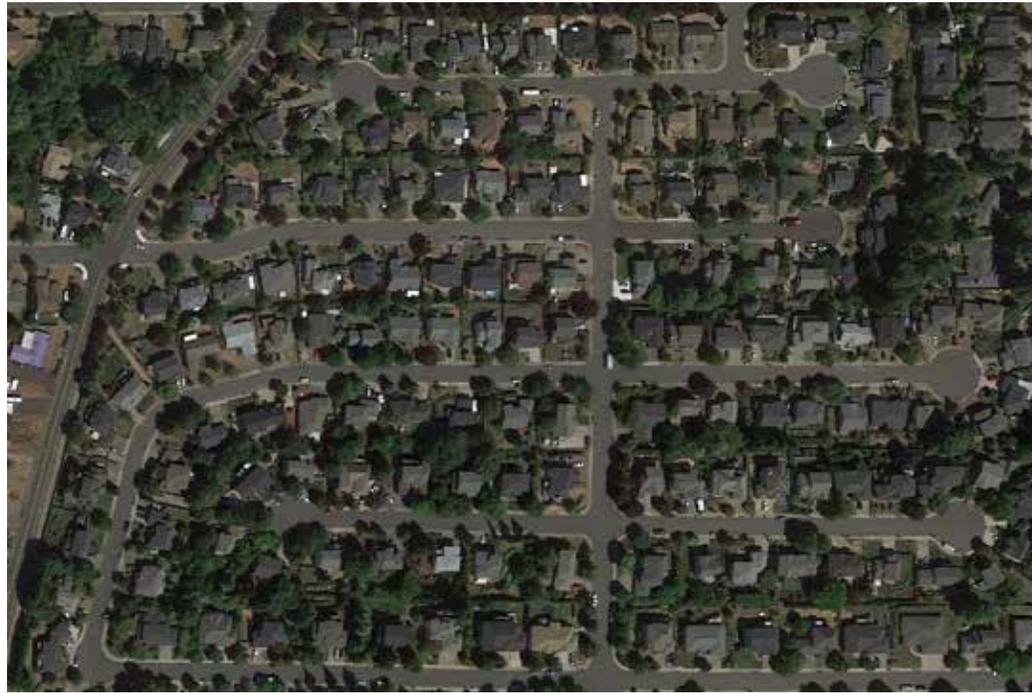
Open Space

Although technically not a land use category in the Comprehensive Plan, natural open space is a key element of the form and character of Sherwood. As described in the landform analysis, Sherwood neighborhoods are nestled between creeks. These creeks have carved out canyons and corridors that are filled with lush vegetation. Most of these corridors are accessible through a vast network of trails. Several public parks are located adjacent these natural features to take advantage of their beauty. Access to nature is one of the key elements in the unique quality of life in Sherwood.



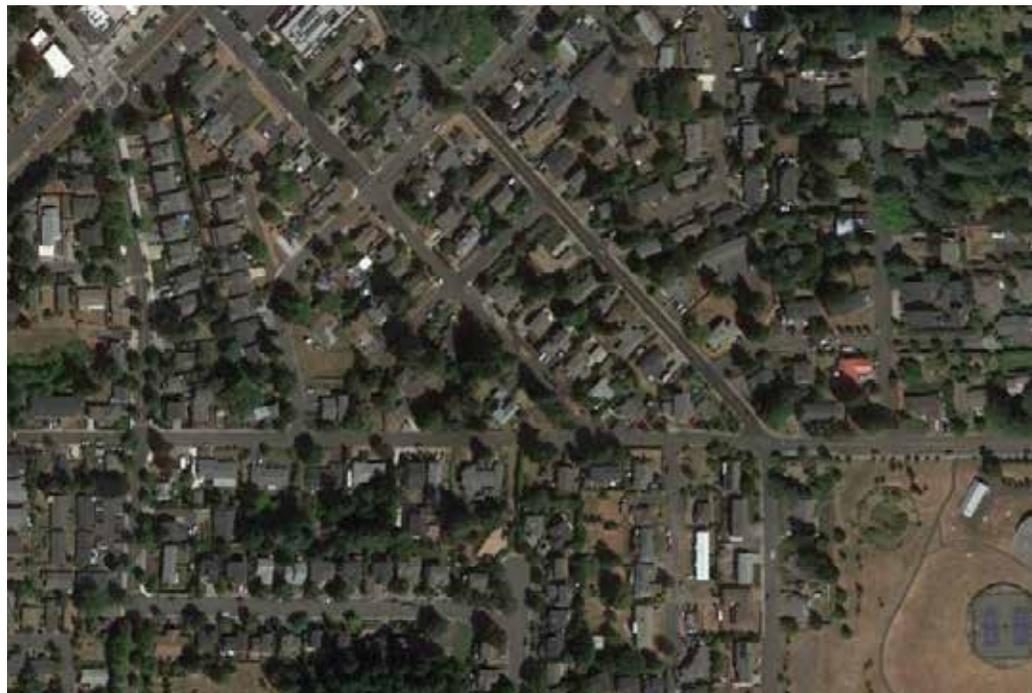
High Density Residential

Permitted multifamily housing types in high density residential areas include condos, apartments, and townhomes. Common open spaces and parks provide room for play and recreation. Homes are closer together and typically two stories tall. The street patterns trend toward the efficiency of more grid-like networks, but an occasional cul-de-sac can still be found. The inclusion of trails and walkways provide access to schools, parks and other local destinations, allowing for a more walkable character and lifestyle. Sherwood is lacking HDR available land.



Medium Density Residential

The medium residential land use type allows for a generous lot size. Yards are a little less wide and homes are located somewhat closer to each other, but back yards are still spacious, and the resulting neighborhood character is still decidedly suburban. The street pattern mimics the suburban character with quiet cul-de-sacs and maze-like street connections, opening up to collector streets. Medium density residential land uses are allowed in two zones: MDR-Low and MDR-High.



Low Density Residential

This land use is one of the most ubiquitous in Sherwood. Typical street patterns are characterized by curvilinear alignments and cul-de-sacs, lined with trees. This development pattern remains popular with families in Sherwood for the generously sized private yards and quiet streets. Transportation wise, this land use type relies on the car for most trips, and on the school bus for getting to and from school.



Very Low Density Residential

Very Low Density Residential is found in a few places in Sherwood, and it allows for housing on large tracts of land. The homes on these parcels are typically large and accessed by private, and sometimes shared, driveways. This land use type allows for residential on constrained land with challenging topography or wetlands, that can be excluded from development impact. Property in this zone that is developed through a Planned Unit Development process and generally conforms to the SE Sherwood Master Plan may develop to a maximum density of four dwelling units per net buildable acre. This land use type can form an appropriate transition from the city to agrarian or natural lands beyond the urban growth boundary. residents in this land use type typically rely on cars to access their daily needs, since the large parcel sizes involved keep most other uses at a distance.



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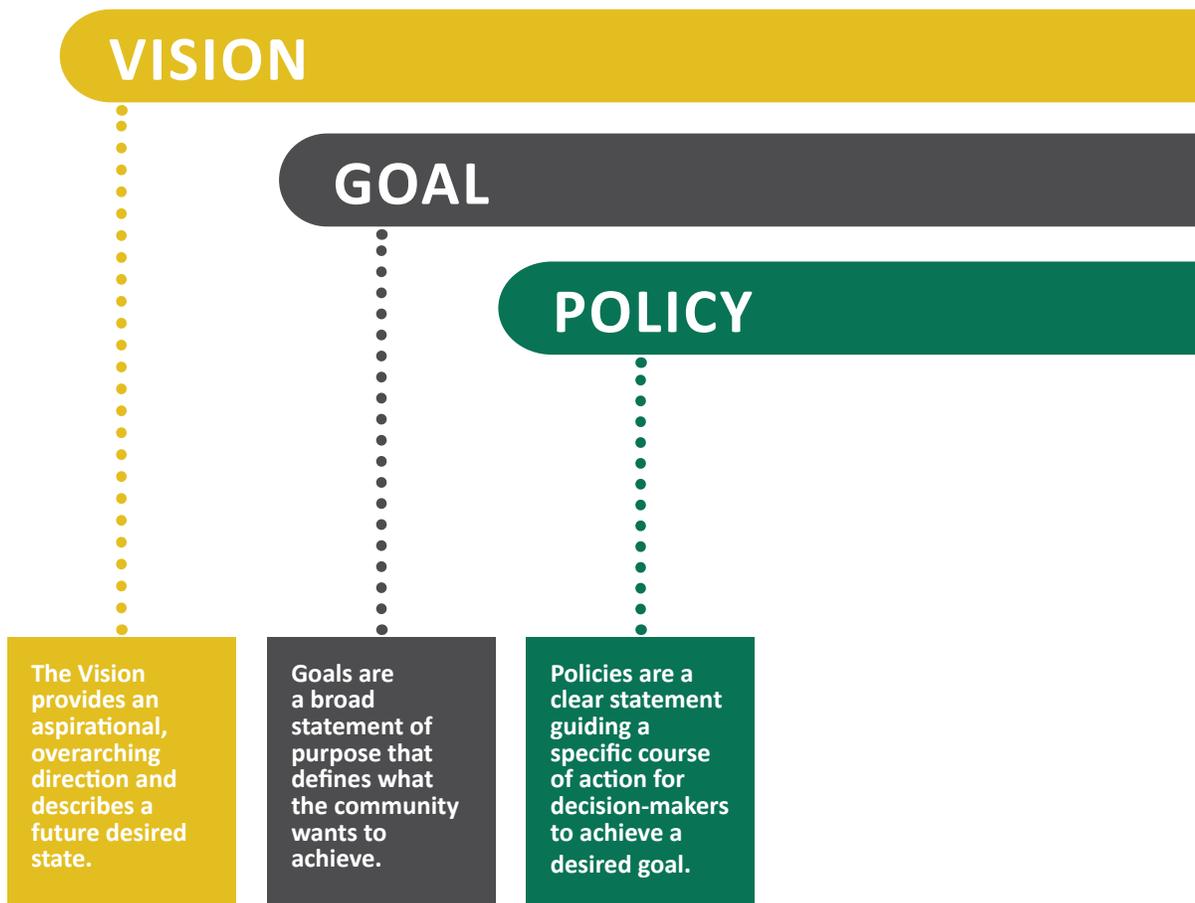
VISION, GOALS, AND POLICIES



User Guide

The Sherwood 2040 Comprehensive Plan is organized around the six Theme Areas identified in the Comprehensive Plan Vision. Each Theme Area covers broad, interconnected topics with a set of goals and policies that are consistent with community priorities identified in the 2018 Sherwood Visioning Process, as well as Oregon’s Statewide Planning Goals.

Each Theme Area opens with an overview of the topics covered to provide content and information about the City’s overall policy strategy. Guided by a Vision Statement, each Theme Areas present a series of Goals. Each Goal includes a set of Policies.



Comprehensive Plan Vision

In the year 2040, residents of Sherwood appreciate their safe, connected, family-oriented and friendly community. Those who grew up in Sherwood stay for family wage jobs and a high quality of life, and those who raised their families here can retire in the place they proudly call home. Sherwood is renowned for its excellent schools, parks, thriving local businesses, small town feel and access to metropolitan amenities, jobs and natural areas.



Thriving and Diversified Economy

In 2040, the Sherwood economy has grown to include a variety of businesses big and small that offer stable employment opportunities, higher-wage jobs, and balance the tax base to protect and maintain Sherwood's quality of life. Sherwood provides great destinations and experiences for both residents and visitors.



Strong Community, Culture, and Heritage

In 2040, Sherwood successfully retains its treasured small-town character and strong sense of community while welcoming diverse businesses and residents. Old Town preserves its historic atmosphere as an attractive place to shop, dine, and gather. The library and performing arts center play a vital role as place of learning and sharing, and art and creativity are woven into the fabric of the city. A variety of community events uphold a legacy of bringing the community together and giving Sherwood a sense of place.



Strategic and Collaborative Governance

In 2040, residents enjoy well-funded police, fire, and emergency response services that keep Sherwood safe. The city is governed in a fiscally responsible and responsive manner that allows for strategic, well-planned growth and the adequate provision of services.



Attractive and Attainable Housing

In 2040, Sherwood has a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.



Coordinated and Connected Infrastructure

In 2040, the city's transportation system is efficient, safe, and provides transportation options. The town has an active and connected transportation network where residents enjoy walking and bicycle paths between neighborhoods, parks, schools, the Tualatin National Wildlife refuge and Old Town. Quality public facilities, services, and utilities contribute to a high quality of life. Sherwood has an excellent school system, an asset that draws families to the community. Sherwood residents of all ages enjoy the city's robust park system, community centers and state-of-the-art athletic and recreation facilities.



Healthy and Valued Ecosystem

In 2040, Sherwood is a leader as a steward of its natural environment. Vegetated corridors are protected and weave through the city providing habitat, safe passage for wildlife, clean water and air, and a place for people to connect with nature. The city actively preserves mature trees and natural areas.



Thriving and Diversified Economy

In 2040, the Sherwood economy has grown to include a variety of businesses big and small that offer stable employment opportunities, higher-wage jobs, and balance the tax base to protect and maintain Sherwood’s quality of life. Sherwood provides great destinations and experiences for both residents and visitors.

Sherwood’s economy is linked with the entire region. While the City has a diverse economy, with Retail Trade (17%), Accommodation and Food Services (13%), and Manufacturing (11%) sectors accounting for 41% of Sherwood’s employment, over 90% of Sherwood residents commute outside of the city for work.

Despite a highly skilled and educated population and an availability of light industrial land for development, Sherwood is met with constraints on infrastructure development and capacity and a location on the geographic fringes of the Metro region. This limits the viable development of employment land, and as a result, the City struggles with an unbalanced tax base. Projected City budget shortfalls create concern that the City will not be able to maintain or increase level of services to its citizens and businesses in the future. In order to get the services Sherwood needs and desires, the City’s tax base needs to expand the supply and development of revenue-generating employment land, which is one of the greater contributors to the City’s tax base. Expanding existing businesses and attracting new employment to Sherwood— particularly the right kind of jobs in the right places –will provide opportunities for higher wage jobs and help balance the City’s tax base.

The Thriving and Diversified theme explores the topic of economic development and complies with:

Goal 9: Economic Development

This is a top priority for City Council, and the City of Sherwood is renewing efforts to build a self-sustaining, vital and vibrant local economy. To support these efforts and guide future growth and development, the City of Sherwood prepared an Economic Opportunities Analysis (EOA) and Economic Development Strategy for the 2021-2041 planning forecast. The EOA is a key requirement to a Comprehensive Plan update and complying with Statewide Planning Goal 9. The EOA was prepared concurrently during the Visioning Process in 2018 and updated with new data and a new planning horizon during the Comprehensive Plan process.

The EOA is used to help develop Comprehensive Plan goals and policies that are consistent with the EOA and which reflect City priorities and strategies. The EOA update includes a number of components to meet the requirements of Goal 9, including an Economic Trends Analysis, a Target Industry Analysis, a Forecast of Employment Land Need, and an Evaluation of Employment Land Supply (the Buildable Land Inventory). The EOA also includes an Economic Development Strategy that includes specific recommendations for the City's employment areas, including the Tonquin Employment Area and Old Town Sherwood (part of the Town Center).

Goal 1

Accelerate the growth of local businesses and attract new businesses that balance the City's tax base, provide stable, high-wage jobs and capitalize on Sherwood's location and enhance the high-quality of life.

- POLICY 1.1** Existing Business Retention, New Business Development, and Attraction of New Businesses: The City will support retention and expansion of existing businesses, growth and creation of entrepreneurial business, and attraction of new businesses that align with Sherwood's Community Vision and provide a diverse mix of economic activity. The types of businesses the City wants to attract most are non-polluting businesses with wages at or above the Washington County average, such as the industries identified in the most recent Economic Opportunities Analysis.
- POLICY 1.2** Encourage development of employment to increase the city's tax base through a faster growth rate of jobs.
- POLICY 1.3** Pursue development of higher employment densities in areas with planned or existing public facilities, utilities, and transportation infrastructure.
- POLICY 1.4** Support business growth in Sherwood to diversify and expand commercial and industrial development in order to provide employment opportunities and expand the tax base.
- POLICY 1.5** Retain and encourage growth of existing and new businesses in Sherwood. Allow and encourage development of commercial and industrial areas.
- POLICY 1.6** Support the creation, development, and retention of small, entrepreneurial businesses in Sherwood.
- POLICY 1.7** Attract businesses identified as Target Industries in Sherwood's most recent Economic Opportunities Analysis.
- POLICY 1.8** Support growth of businesses that create destinations and experiences for residents of Sherwood and visitors.
- POLICY 1.9** Encourage opportunities for workforce development and training that meets the needs of new and existing businesses in Sherwood.

Goal 2

Prioritize and promote economic development to balance the City’s tax base by maintaining a supply of land to target growth industries and accelerate Sherwood’s desired economic growth.

- POLICY 2.1** Land Supply: The City will provide a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility) and manage the supply of employment land to make most efficient use of commercial and industrial land.
- POLICY 2.2** Provide for an adequate supply of commercial and industrial land to accommodate the types and amount of economic development and growth anticipated in the future, as described in the City’s most recent Economic Opportunities Analysis (EOA).
- POLICY 2.3** Provide a range of site sizes and locations to accommodate the market needs of a variety of office-commercial, retail commercial, and industrial employment uses.
- POLICY 2.4** Maintain an adequate short-term supply of suitable office commercial, retail commercial and industrial land to respond to economic development opportunities as they arise.
- “Short-term supply” means suitable land that is ready for construction usually within one year of an application for a building permit or request for service extension.*
- POLICY 2.5** Monitor and replenish the short-term supply and total available commercial and industrial land on a regular, periodic basis.
- POLICY 2.6** Support and encourage infill and redevelopment, especially in existing commercial areas, as a way to use land and existing infrastructure more efficiently. The City will develop and implement policies and programs to encourage office commercial and mixed-use development across Sherwood.
- POLICY 2.7** Continue to provide flexibility in Sherwood’s development code to support non-retail commercial and industrial development with the Target Industries identified in the recent EOA, most of which will need space in an existing building, sites smaller than five acres, or sites between five and 15 acres in size.
- POLICY 2.8** Explore options for more mixed-use development in Sherwood to provide additional space for office commercial, flexible and startup development within the City limits.
- POLICY 2.9** Develop criteria, in conjunction with objectives of this chapter, to identify industrial or commercial areas that are more appropriate for other uses (e.g., industrial land re-designated for commercial uses) based on their site characteristics (e.g., location, size, configuration, or transportation access), as needed.



Strong Community, Culture and Heritage

In 2040, Sherwood successfully retains its treasured small-town character and strong sense of community while welcoming diverse businesses and residents. Old Town preserves its historic atmosphere as an attractive place to shop, dine, and gather. The library and performing arts center play a vital role as place of learning and sharing, and art and creativity are woven into the fabric of the city. A variety of community events uphold a legacy of bringing the community together and giving Sherwood a sense of place.

Community Engagement

Proactive and effective public involvement is a cornerstone of planning practice, and focused community engagement is crucial to achieve success in land use and transportation planning initiatives that impact the entire community. The City maintains a Citizen Involvement Program (CIP) that helps ensure the opportunity for its residents to be involved in planning processes.

In addition, the City conducts many public involvement activities including public notification of land use applications, hosting meetings and events for various projects, including the formation of community advisory committees and outreach activities catered to the specific needs of the project. The City also utilizes multiple channels of communication to share public information, such as the City's website and social media. To further government transparency and education, the City also runs the Sherwood Citizen University, and hosts a strong volunteer program across the City. The broader Sherwood community is also home to many civic groups, organizations, clubs, non-profits and churches that lend to an active and engaged citizenry.

The Strong Community, Culture, and Heritage theme explores the topics of community engagement, historic and heritage resources, as well as civic, arts, and cultural spaces. This theme complies with:

Goal 1: Citizen Involvement

Goal 5: Historic Resources (Part 1)

Goal 11: Public Facilities and Services (Part 1)

Historic and Heritage Resources

Historic sites and cultural facilities maintain continuity with the City's past and provide places for people to congregate, learn about and enjoy Sherwood's heritage. Historic resources in Sherwood are regulated by historic landmark protection standards in the City's Development Code. Special resource and overlay zones, like the Old Town Overlay District, establish objectives and define a set of standards to guide physical development for the preservation, protection and management of the historic or cultural resource. A Cultural Resources Inventory process was last undertaken in 1989 to comply with Goal 5 and resources were evaluated according to four broad criteria: historic significance, architectural significance, integrity and use considerations.

Civic, Arts, and Cultural Spaces

While there are few regulations which govern the provision of civic, arts and cultural spaces from a land use planning perspective, many of these civic and cultural spaces are planned for as best practice through infrastructure master plans, community concept plans and transportation system plans. Sherwood owns and operates many buildings and civic spaces. In addition, the community benefits from other public and private facilities and amenities, as well as events, festivals and activities that lend to the quality of life and sense of community. The Visioning Process uncovered civic, arts and cultural spaces as a key community priorities.

Goal 1

Value Sherwood’s heritage, traditions, and diverse community wisdom by working together and thinking creatively through meaningful, informed and innovative participation by all.

- POLICY 1.1** Practice collaborative and inclusive community engagement to reach the full spectrum of the Sherwood community.
- POLICY 1.2** Create and maintain a Public Involvement Program (PIP) that develops consistent procedures and outlines how staff will plan, implement and evaluate public involvement activities within the context of planning projects.
- POLICY 1.3** Ensure the Planning Commission meets annually as the Committee for Community Involvement to review and make recommendations to improve public involvement efforts.
- POLICY 1.4** Provide information to the public in a variety of accessible and easy to understand formats, including multiple languages where appropriate.
- POLICY 1.5** Develop innovative strategies to facilitate meaningful participation from the City’s diverse communities and address participatory barriers such as language, time, location, and level of involvement.
- POLICY 1.6** Create opportunities for youth and seniors to be engaged in civic affairs and public decision-making processes through advisory boards, commissions and other activities.
- POLICY 1.7** Preserve and enhance distinctive historical and cultural features to create a sense of place and reflect Sherwood’s heritage, landform, and urban framework.
- POLICY 1.8** Update the 1989 Cultural and Historic Resources Survey to determine designated landmarks to be protected by Sherwood landmark protection standards in the code.
- POLICY 1.9** Review and update design and development standards of the Old Town Overlay zone.
- POLICY 1.10** Identify and codify key elements for the development code that contribute to Sherwood’s history and heritage.
- POLICY 1.11** Promote adaptation and reuse of historic buildings to encourage preservation.
- POLICY 1.12** Recognize and publicize good stewardship of historic and cultural sites and resources.
- POLICY 1.13** Promote Sherwood’s cultural events, activities and festivals.

Goal 2

Actively explore accessible, and effective methods of communication and participation to foster transparency and connection to the community.

- POLICY 2.1** Uphold traditional methods of involvement while embracing emerging technologies to extend participation and engagement.
- POLICY 2.2** Maintain effective traditional methods and channels of engagement so they remain accessible.
- POLICY 2.3** Improve the City’s website interface and platform for better ease of access to information, services, news, records, maps and databases.
- POLICY 2.4** Work in partnership with groups and organizations to create a clearinghouse of resources and information about events, activities and services across the City.
- POLICY 2.5** Promote a sense of community and culture of service.
- POLICY 2.6** Maintain City capability to coordinate and connect different service and volunteer-based organizations, clubs and groups with Sherwood residents.
- POLICY 2.7** Expand and promote City-wide volunteer opportunities to build stewardship and community pride.
- POLICY 2.8** Promote community educational opportunities to increase understanding, engagement and service among residents for planning, governance and public decision-making purposes.
- POLICY 2.9** Harness current and emerging technologies and availability of open source data for interactive participation in all phases of the planning process.

Goal 3

Foster a culture of collaboration and partnership between residents, community groups, businesses, service providers and government.

- POLICY 3.1** Plan, coordinate, and support the development of civic, institutional, arts and cultural spaces.
- POLICY 3.2** Support the evolving role of key facilities such as the Sherwood library, performing arts and senior centers to maintain value and access for all members of the community.
- POLICY 3.3** Coordinate with school districts on acquisition, siting, facility planning and development of facilities.
- POLICY 3.4** Support the development of a public art program that invests in community-driven art projects and enriches the public realm for the benefit and enjoyment of the community.
- POLICY 3.5** Collaborate with public and private partners to expand and co-locate community gathering spaces and multi-purpose venues across Sherwood to help meet civic, institutional, arts and cultural use needs.

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Strategic and Collaborative Governance

In 2040, residents enjoy well-funded police, fire, and emergency response services that keep Sherwood safe. The city is governed in a fiscally responsible and responsive manner that allows for strategic, well-planned growth and the adequate provision of services.

Urbanization and Growth Management

In recent years, Sherwood was one of the fastest growing cities in Oregon. While a bedroom community in the metro region, Sherwood's population grew from about 3,000 residents in 1990 to nearly 20,000 residents in 2019, within a 1.5 square mile radius. To plan for and mitigate the effects of continued, future growth, the city is studying three urban growth areas, which are now all at different stages of planning and development: Sherwood West, Brookman Area, and the Tonquin Employment Area (TEA).

Sherwood's projected growth over the next 50 years means that the City will likely request an expansion of the urban growth boundary for portions of Sherwood West. Developing these urban growth areas can lead to a more balanced ratio of employment to residential land, bringing in higher tax revenues that ensure the quality and livability of the community. Sherwood will also require compliance with the recent passage of House Bill 2001, which requires zoning and code updates to allow for the development of greater variety of housing types. Good governance and management of new growth areas is paramount to the continued livability of Sherwood, and relies on land use planning and procedures that guide administration of the Comprehensive Plan, its implementation mechanisms, as well as regional and state law.

Community Health and Safety

The Strategic and Collaborative Governance theme explores the topics of urbanization, land use planning and procedures, as well as community health and safety and natural hazards. This theme complies with:

Goal 2: Land Use Planning

Goal 7: Natural Hazards

Goal 11: Public Facilities and Services (Part 2)

Goal 14: Urbanization

Because the urban landscape is dictated by a regulatory framework, good governance can also have a profound impact on improving community health, safety and risk management. Combining these topics with those of urbanization and growth management reflects the significant public input captured through the Visioning Process that emphasized the important relationship among these concepts in maintaining a livable community.

While community safety is often regulated within the context of public facilities and services, community health is not explicitly governed in a regulatory environment, rather relying on the interconnected nature of policies that deal with physical, environmental and economic characteristics of cities. Therefore, good governance can help design communities that improve police and fire response times, reduce collective energy use, increase resilience in the face of natural hazards and encourage land use patterns that reduce vehicle trips and congestion and improve traffic safety. Well-designed communities can also help mitigate the effects of public health outbreaks as well as natural hazards that pose the greatest risk to the Sherwood (earthquakes, floods and winter storms). This is particularly as climate change drives the increased frequency, duration and intensity of many of these events.

Governance and Growth Management

Goal 1

Coordinate with adjacent jurisdictions, local service providers and regional and state governmental agencies to manage growth and development in Sherwood.

- POLICY 1.1** Maintain a Comprehensive Plan and associated implementation tools consistent with the Metro Urban Growth Management Functional Plan, Regional Framework Plan, and Regional Transportation Plan; the Oregon Statewide Planning Goals; and all other applicable state and federal regulations.
- POLICY 1.2** Ensure that land use and plan administration procedures are compatible with the goals and policies in the Comprehensive Plan, consider relevant agreements with and plans by other local jurisdictions, and comply with regional, state, and federal plans and regulations.
- POLICY 1.3** Routinely verify whether the City's supply of developable land is sufficient to meet short- and long-term employment and housing needs and coordinate with Metro and Washington County to request additional lands for urbanization when Sherwood's growth areas will not accommodate the 20-year projected demand for employment and/or housing.
- POLICY 1.4** Establish and periodically update urban service, urban planning, and other formal intergovernmental agreements as needed to support urbanization, annexation, and urban service provision.

Goal 2

Provide timely, efficient and fiscally responsible delivery of public facilities and services to balance the development of complete neighborhoods, employment areas, schools and public spaces.

- POLICY 2.1** Coordinate the extension of public facilities, utilities, and services and prioritization of capital expenditures with Washington County, other public agencies, and special districts.
- POLICY 2.2** Adopt updates to system plans, as required by state law or necessary to address changing community needs and incorporate these plans by reference in the Comprehensive Plan.

Goal 3

Ensure that the rate, amount, type, location and cost of new development will preserve and enhance Sherwood’s quality of life so that it is accessible to all community members.

- POLICY 3.1** Maintain a Comprehensive Plan comprised of coordinated and interrelated components developed with guidance from the community-wide vision so that the consistent implementing tools further the aspirations of the Plan and, subsequently, the vision in day-to-day land use decisions and actions.
- POLICY 3.2** Designate land uses in a manner that accommodates projected population and employment growth and ensure development is consistent and compatible with the community’s needs and resources.
- POLICY 3.3** Provide for compatible, phased and orderly transition from rural to suburban or urban uses, reflecting Sherwood’s landform on adjacent land outside Sherwood city limits or the Metro urban Growth Boundary.
- POLICY 3.4** Ensure annexation to the City occurs in an orderly and coordinated manner, and services are provided to support urban growth consistent with the 2040 Vision. Consider annexation proposals which meet the following criteria:
- a.) *The subject property must be located within the Metro Urban Growth Boundary.*
 - b.) *The subject property must be contiguous to the existing City limits or separated from it only by a public right of way.*
 - c.) *Right-of-way that is not within City limits may be annexed for road reconstruction or modification or for the placement of utilities.*
 - d.) *The proposed use for the site complies with the Sherwood Comprehensive Plan and with the designation(s) thereon. If a re-designation of the plan map is requested after an annexation is finalized, the uses allowed under the proposed designation must comply with the Comprehensive Plan.*
 - e.) *An adequate level of urban services and infrastructure are available or can be extended in a cost effective and efficient manner to the area.*
 - f.) *The proposed annexation represents a logical direction for City expansion, promotes an orderly, reasonable and economically feasible expansion of the City boundaries and, in the judgment of the City, serves the present and future interests of the City.*
 - g.) *Improvements for needed infrastructure may be secured by a funding mechanism that will place the primary economic burden on the territory proposed for annexation and not on the City of Sherwood generally.*
- POLICY 3.5** Require larger UGB expansion areas to complete concept plans that conform to local, regional and state requirements and include a phased development plan to achieve a sustainable transition over time. Concept plans shall strive to:
- *Balance the needs of existing and new residents and businesses to ensure a sustainable tax base to deliver services.*
 - *Consider a variety of housing and employment uses for each concept plan as an opportunity to provide walkable neighborhood services and efficient transportation alternatives.*

Goal 4

Provide open and transparent governance by assuring information is available and disseminated through a variety of methods that is accessible to people of diverse ages, abilities and backgrounds.

POLICY 4.1 Ensure that the Comprehensive Plan empowers community members to act as informed participants in the land use planning process by describing how the Plan and implementation tools work together.

POLICY 4.2 Provide a technical documents that evaluate existing conditions related to social, economic, energy, and environmental needs in order to inform and refine policy recommendations and act as a foundation for future updates to the Comprehensive Plan.

POLICY 4.3 Codify a set of review procedures and approval criteria for ministerial, administrative, quasi-judicial, and legislative land use decisions that comply with state and federal law and ensure these actions implement the Comprehensive Plan in a way that:

- *makes the review process clear and understandable for applicants,*
- *enables the public to effectively participate in the local decision-making process, and*
- *facilitates timely review of land use applications by the City.*

POLICY 4.4 Coordinate with the acting Citizen Involvement Committee to develop and approve a Public Communications and Engagement Plan for all legislative Comprehensive Plan amendments that considers public notice and involvement processes as appropriate to the scale and type of the proposed action, such as:

- *noticing requirements above and beyond those established for legislative amendments,*
- *a variety of communication methods to actively solicit public participation,*
- *advanced contextual and technical information on matters under consideration,*
- *a program for educating residents on land use and land use decision processes,*
- *strategies promoting effective communication between the public and officials,*
- *identifying opportunities for public engagement in all phases of the planning process,*
- *a feedback mechanism for compiling and summarizing public comments and recommendations,*
- *follow-up reporting on feedback received.*

POLICY 4.5 Ensure availability of information to build awareness about development and natural hazard measures to the public in a variety of formats, media, and languages, focusing especially on actionable items such as earthquake retrofitting and stocking emergency supplies.

Community Health and Safety

Goal 5

Ensure a high level of public health, and safety and community preparedness by providing well-funded and well-planned police, and fire protection, and emergency services for Sherwood residents.

- POLICY 5.1** Build and maintain a citywide emergency, health and hazard response strategy based on existing plans and close coordination with public and private sector partners.
- POLICY 5.2** Maintain police, fire, medical, and other public health and safety services at levels of service commensurate with the City's population and activities.
- POLICY 5.3** Evaluate additional police and fire demand resulting from new development, redevelopment, or infill development.
- POLICY 5.4** Support coordination of public facility and service planning between City departments and local and regional partners to improve efficiency, service delivery and overall community preparedness.

Goal 6

Maintain and improve the quality of the air, water and land resources.

- POLICY 6.1** Support the preservation and maintenance of natural resources to mitigate the impact of natural hazards.

Goal 7

Encourage land use patterns that locate land use activities in close proximity, reduce or shorten vehicle trips and encourage energy conservation through sustainable site planning, landscaping and construction practices.

- POLICY 7.1** Encourage habitat-friendly development practices for developments with Regionally Significant Fish and Wildlife Habitats.
- POLICY 7.2** Build capacity for greater urban resilience and redundancy in infrastructure and essential public facilities.
- POLICY 7.3** Address public safety in development and redevelopment through building and site design, including Crime Prevention Through Environmental Design principles.
- POLICY 7.4** Promote compact mixed-use areas, innovative design, and limited neighborhood-serving commercial uses compatible within existing residential neighborhoods to reduce transportation demand.
- POLICY 7.5** Advance resource efficiency in the built environment through the integration of energy-conserving features and innovative construction methods in new development, redevelopment and retrofits.
- POLICY 7.6** Advance adaptive reuse when designing buildings and sites to respond to changing economic, environmental, and energy needs and conditions while remaining compatible with adjacent development and uses.

Goal 8

Minimize impacts and risk to life and property from natural and human-caused hazards and disasters.

- POLICY 8.1** Ensure regular updates to spatial, economic and demographic data used by the City to support hazard planning and response in conjunction with federal, state, and local efforts.
- POLICY 8.2** Prohibit development on floodplain in order to reduce the risk of flooding, prevent or reduce risk of human life and property, and maintain functions and values of floodplains such as allowing for the storage and conveyance of stream flows through existing and natural flood conveyance systems.
- POLICY 8.3** Provide drainage facilities and regulate development in areas of runoff or erosion hazard.

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Attractive and Attainable Housing

In 2040, Sherwood has a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life.

Sherwood's population growth and shifting demographics affect future housing growth and shape the changes in the City's housing market. While Sherwood's population has been growing relatively fast in recent years, the population has been aging while the community continues to attract younger people and more households with children. In addition, Sherwood's population is becoming more ethnically diverse. If these trends continue, there will be changes in the types of housing demanded in Sherwood in the future.

The aging of the population is likely to result in increased demand for smaller single-family housing, multifamily housing, and senior living. The growth of younger and diversified households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for families with children, such as small single-family housing, townhouses, duplexes, and multifamily housing. Changes in commuting patterns could affect future growth in Sherwood.

Currently, Sherwood's housing stock is predominantly single-family detached. Housing prices are higher in Sherwood than the regional averages, though the City's increasing homeownership costs are consistent with the upward national trend. Almost three quarters of Sherwood's residents own their homes. Sherwood households have relatively high income, which affects the type of housing that is affordable, particularly for young people and new families. Future housing affordability will depend on the relationship between income and housing price, and whether housing prices will continue to outpace income growth.

The Attractive and Attainable theme explores the topic of housing and complies with:

Goal 10: Housing

The City's most recent Housing Needs Analysis (HNA) for the 2019-2039 period provides Sherwood with a factual basis to support future planning efforts related to housing, and is used to help develop Comprehensive Plan goals and policies that are consistent with the HNA while reflecting City priorities and strategies.

As required by state law, the HNA examines household growth based on Metro's coordinated forecast. The forecast includes growth in both areas within the city limits, as well as areas currently outside the city limits that the City expects to annex for residential uses. The HNA identifies an additional 1,728 new households between 2019 and 2039. Sherwood must provide enough land to accommodate forecasted housing needs for the next 20 years which can be met through continued annexation of the Brookman area and planning for Sherwood West.

Goal 1

Preserve and enhance the character of existing neighborhoods.

- POLICY 1.1** Plan for a 20-year supply of suitable land for Sherwood to meet housing needs.
- POLICY 1.2** Identify opportunities to address land deficits shown in the Housing Needs Analysis within the existing city limits.
- POLICY 1.3** Accommodate future growth through annexation of areas within the Metro Urban Growth Boundary (UGB) and work with Metro to bring urban reserve areas into the Metro UGB as needed.
- POLICY 1.4** Ensure that the City has enough land to accommodate Sherwood’s projected share of regional household growth, through regular monitoring and adjustments of available land through the Housing Needs Analysis.
- POLICY 1.5** Maintain a minimum overall density of six (6) dwelling units a net acre, per the Metropolitan Housing Rule.
- POLICY 1.6** Plan for infrastructure development to support residential development.
- POLICY 1.7** Continue to coordinate capital improvement planning to ensure infrastructure availability on residential land and continue to pursue funding for needed infrastructure to support housing growth.
- POLICY 1.8** Coordinate with regional partners to develop infrastructure to support housing growth across the City, ensuring availability of water and wastewater service and improving transportation access to the broader Portland Region.
- POLICY 1.9** Coordinate population, residential growth and infrastructure planning with the Sherwood School District to ensure that land is available for new schools as needed and that utilities can efficiently be provided to new school sites.
- POLICY 1.10** Maintain the quality of existing neighborhoods and ensure that new neighborhoods fit with Sherwood’s character, landform, and urban framework.

- POLICY 1.11** Ensure existing neighborhoods benefit from access and connections to trails, parks, open space and neighborhood amenities as new neighborhoods are developed.
- POLICY 1.12** Encourage infill residential development in areas near shopping, parks, transit and other major public facilities and services, with a focus on opportunities in the Old Town.
- POLICY 1.13** Encourage housing that is of a design and quality compatible with the neighborhood in which it is located.
- POLICY 1.14** Reduce the negative impacts of traffic, noise, parking, lack of privacy, and negative visual aesthetics, through compatible site and building design and buffering techniques.

Goal 2

Plan new residential developments to integrate with existing Sherwood as complete neighborhoods where community members can live, learn, shop and recreate.

POLICY 2.1 Foster complete neighborhoods that provide housing choice, serve daily needs, and are walkable, connected, safe and integrated with the natural landscape.

POLICY 2.2 Provide for a variety of techniques to foster flexibility, creativity, and innovation in the division of land, siting of buildings, and provisions of community amenities such trails and open space through the use of concept planning, master planning, and planned unit developments.

POLICY 2.3 Encourage neighborhoods that are designed in a manner that incorporates the following principles:

- *Cultivate a mix of housing types that are designed in a way to enhance neighborhood character.*
- *Create walkable neighborhoods that respond to their surrounding landscape.*
- *Provide safe and effortless connectivity to schools, parks, and commercial centers for pedestrians, cyclists, and cars.*
- *Enhance existing natural assets and integrate greenspaces and parks into new development.*
- *Enhance Sherwood's small-town character and historic core through architectural balance and design that is accessible and inviting to all.*

POLICY 2.4 Make use of density transfer as a means of preserving open space and developing recreational areas within new developments.

POLICY 2.5 Promote housing and site design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.

Goal 3

Provide the opportunity for a variety of housing types in locations and at price points that meet the needs of current and future residents.

- POLICY 3.1** Provide opportunities for the development of a range of housing types that are attainable to current and future households at all income levels, as described in the Sherwood Housing Needs Analysis, to maintain Sherwood’s high quality of life.
- POLICY 3.2** Identify opportunities to support the city’s housing mix, to ensure the housing supply includes a variety of housing types and unit sizes that support a range of housing prices.
- POLICY 3.3** Support a variety of housing types such as, but not limited to, townhomes, cottages, courtyard housing, accessory dwelling units, single story units, and extended family and multi-generational housing.
- POLICY 3.4** Support housing affordable to Sherwood’s residents and workers at businesses in Sherwood, including housing options for first-time homebuyers, new families, the elderly, and persons with disabilities.
- POLICY 3.5** Support homeownership opportunities for all housing types by encouraging condominiums, cooperative housing, and other types of ownership methods.
- POLICY 3.6** Collaborate with organizations to provide opportunities for development of lower cost housing and housing development incentives in areas with access to jobs, transportation, open spaces, schools, and supportive services and amenities.



Coordinated and Connected Infrastructure

In 2040, the city’s transportation system is efficient, safe, and provides transportation options. The town has an active and connected transportation network where residents enjoy walking and bicycle paths between neighborhoods, parks, schools, the Tualatin National Wildlife refuge and Old Town. Quality public facilities, services, and utilities contribute to a high quality of life. Sherwood has an excellent school system, an asset that draws families to the community. Sherwood residents of all ages enjoy the city’s robust park system, community centers and state-of-the-art athletic and recreation facilities.

Transportation

Transportation infrastructure within City limits is provided and maintained by several jurisdictions. The Oregon Department of Transportation owns and maintains certain highways and major arterials (e.g. Highway 99W), while Washington County is responsible for other major arterials such as SW Tualatin-Sherwood Road and SW Roy Rogers Road. City of Sherwood is responsible for most remaining roads, with the exception of private streets and drives. TriMet is responsible for Sherwood’s transit service and provides connections within the Portland Metro region such as to Tigard, Beaverton and Portland. As Sherwood grows, the City will need to balance the needs of walking, bicycling, driving, transit and freight into an equitable and efficient transportation system.

The Coordinated and Connected Infrastructure theme explores the topics of transportation and public facilities and services such as water, sewer, stormwater and utilities. This theme complies with:

Goal 11: Public Facilities and Services (Part 3)

Goal 12: Transportation

Goal 13: Energy Conservation (Part 1)

Sherwood's Transportation Systems Plan (TSP) assesses local, regional and state needs and provides a foundation from which to evaluate and determine what improvements could or should be required as part of private development projects. Plan elements can be implemented by the City, private developers, and state or federal agencies. Typically, the goals and policies outlined in a City's TSP are mirrored in the Comprehensive Plan to ensure alignment between the two policy documents. Sherwood's TSP was last updated in 2014 and evaluates the current transportation system and outlines strategies and projects that are important to protecting and enhancing the quality of life in Sherwood through 2035.

Infrastructure and Energy

Public facilities planning allows jurisdictions to create coordinated strategies for infrastructure and service provision over a longer-term horizon than is normally used in programs such as Capital Improvement Programs (CIPs), which plan for the short-term (typically 1-5 years). Without adequate planning for public facilities, utilities and services, coordination between multiple city departments, service providers, and districts can prove challenging and may result in gaps in service, inefficiencies and/or unnecessary expenses. Sherwood addresses water, sewer, stormwater services through infrastructure and/or service master plans. The goals and policies of the Comprehensive Plan support the criteria required for evaluating these systems, as well as the process for identifying system deficiencies and recommended improvements, as outlined in each of these system master plans.

In addition to public infrastructure and services like water, sewer and stormwater, the expansion of high-speed broadband capabilities across Sherwood is a FY2020-21 City Council priority. Growth in broadband as a public utility can aid in energy conservation, the deployment of smart city applications, and growth in other technologies.

Goal 1

Plan and implement a transportation system that is forward-looking, responsive and innovative to maximize capacity and ensure safety, efficiency and retention of Sherwood's livability and small-town character.

- POLICY 1.1** Develop, implement and regularly update the City's Transportation System Plan (TSP).
- POLICY 1.2** Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses.
- POLICY 1.3** Promote access and utilization of a multi-modal transportation system.
- POLICY 1.4** Encourage complementary infrastructure for bicycles and pedestrian facilities providing a diverse range of transportation choices for city residents.
- POLICY 1.5** Manage the transportation network in a manner that ensures the plan is implemented in a timely fashion and is kept up to date with respect to local and regional priorities.
- POLICY 1.6** Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, cyclists, emergency responders, transit users and motorists based on street context and function.
- POLICY 1.7** Promote the development of new vehicle technology, such as electric charging stations, in existing development, new development, and redevelopment.

Goal 2

Create and enhance safe and viable transportation options for travel between destinations locally and regionally with particular attention to connecting the areas of Sherwood east and west of Highway 99W, Old Town, and the Tualatin National Wildlife Refuge.

- POLICY 2.1** Develop a transportation system that is consistent with the City’s adopted comprehensive land use plan and with the adopted plans of state, local, and regional jurisdictions.
- POLICY 2.2** Provide reliable convenient transit service to Sherwood residents and businesses as well as special transit options for the elderly and people with disabilities.
- POLICY 2.3** Provide a convenient and safe transportation network within and between Old Town and commercial centers, enabling mixed use development and providing multi-modal access to businesses and residents.
- POLICY 2.4** Ensure safe and convenient transportation access across Highway 99W for all modes of travel.
- POLICY 2.5** Ensure that efficient and effective freight transportation infrastructure is developed and maintained to support local and regional economic expansion and diversification consistent with City economic plans and policies.

Goal 3

Identify funding sources and collaborative partnerships to leverage resources for transportation system maintenance and improvements.

- POLICY 3.1** The Sherwood transportation network will be managed in a manner that ensures the plan is implemented in a timely fashion and is kept up to date with respect to local and regional priorities.
- POLICY 3.2** Partner with the Sherwood School District to develop a city-wide Safe Routes to School program that improves safety, encourages walking, rolling and biking to school, identifies critical infrastructure needs, and positions the City for regional, state and other funding opportunities.

Infrastructure and Energy

Goal 4

Ensure reliable, safe, affordable and adequate public facilities to meet Sherwood’s existing and future needs.

- POLICY 4.1** Develop, implement and regularly update water, sewer, stormwater and other public utility master plans.
- POLICY 4.2** Develop and implement the City of Sherwood’s Water Conservation and Management Plan.
- POLICY 4.3** Develop and implement a five-year capital improvements and service plan for City services which prioritizes and schedules major new improvements and services and identifies funding sources.
- POLICY 4.4** Explore a variety of funding mechanisms to complete priority projects for public facilities.
- POLICY 4.5** Develop a growth plan for Sherwood Broadband to expand fiber services for all users and support smart city applications.

Goal 5

Work with partner agencies to coordinate service delivery including but no limited to stormwater, water, electric, natural gas, broadband, and waste management.

- POLICY 5.1** Coordinate public facility planning and service provisioning with established urbanization policies as a means to achieve orderly growth and an appropriate mix of land uses.
- POLICY 5.2** Coordinate with Metro and local waste management partners to implement the Regional Waste Plan.
- POLICY 5.3** Coordinate with Clean Water Services to promote green infrastructure practices and identify opportunities for innovative stormwater management techniques in new growth areas.
- POLICY 5.4** Collaborate with governmental and private agencies engaged in climate change and energy conservation efforts and seek ways to expand its role and influence in achieving more efficient use of energy resources by:
- *Developing and implementing an Energy Conservation Plan.*
 - *Ensuring responsive development code and standards that reflect emerging trends for addressing energy and climate change challenges and opportunities.*



Healthy and Valued Ecosystems

In 2040, Sherwood is a leader as a steward of its natural environment. Vegetated corridors are protected and weave through the city providing habitat, safe passage for wildlife, clean water and air, and a place for people to connect with nature. The city actively preserves mature trees and natural areas.

Sherwood's natural areas, parks and open spaces are a key element of the community's identity. The City's park system includes 67 acres of developed parks and an expansive network of trails and greenways, though many of these corridors have not yet been developed with public access. Sherwood's population growth, as well as the annexation and development of the Brookman Area and Sherwood West, will continue to drive the need for expanded parks and recreation services and facilities.

The City's 2021 Parks and Recreation Master Plan provides a framework to guide the City in setting priorities and making decisions about the provision of parks, trails, open space, natural areas, recreation facilities, and programs as well as providing design guidelines for parks and facilities. The PRMP was developed under the framework of the 2018 Visioning Process for the Comprehensive Plan and identifies eight overarching strategies to provide direction for Sherwood's parks and recreation system. Each of these strategies has accompanying actions, setting policy-level guidance for the recommended improvements which are incorporated into the Comprehensive Plan.

The Healthy and Valued Ecosystems theme explores the topic of parks, recreation, natural resources and environmental quality. This theme complies with:

Goal 5: Natural Resources (Part 2)

Goal 6: Air, Water and Land Resource Quality

Goal 8: Recreational Needs

Goal 13: Energy Conservation (Part 2)

Goal 13: Energy Conservation (Part 1)

In addition to parks and recreational areas, Sherwood is home to many natural resource areas such as Chicken, Rock and Cedar Creeks and their associated tributaries, flood plains, wetlands and ponds, the Tonquin Scabland Geologic Area (TSGA) as well as stands of mature trees and forest canopy. Sherwood last updated its Open Spaces and Natural Resources Inventory and Natural Resources and Recreation Plan Map in 1990. Based on Metro's more recent Regionally Significant Fish and Wildlife Habitat Inventory Map, Sherwood has a mix of riparian and wetland areas that support fish and wildlife habitat across the City.

Sherwood's growth will continue increasing demands on its environmental resources, creating conflicts between the competing values of conservation and development. Environmental resource planning in Sherwood must include recognizing the limits to the natural resource base, the carrying capacity of the environment and the availability of non-renewable energy resources

Goal 1

Develop a funding strategy and pursue funding sources for land acquisition, parks and recreation facility development, operations and maintenance.

- POLICY 1.1** Develop, implement and regularly update the City’s Park and Recreation Master Plan.
- POLICY 1.2** Manage efficient and fiscally sustainable parks and recreation services.
- POLICY 1.3** Build upon partnerships for protecting and enhancing natural areas.
- POLICY 1.4** Pursue funding for the acquisition, protection, or enhancement of natural areas through private environmental groups, private donations, federal or state agencies, or local groups.
- POLICY 1.5** Sustain Sherwood’s parks, open spaces and recreation facilities through proactive maintenance and stewardship.

Goal 2

Pursue the expansion and enhancement of the City’s parks, trail system and greenways that connect people to nature and their destinations.

- POLICY 2.1** Provide a park within a 10-minute walk of every resident.
- POLICY 2.2** Develop a comprehensive network of connected trails and pathways.
- POLICY 2.3** Acquire greenway areas along creeks through, private donations, dedication at the time of development or by purchase, to preserve drainageways, open space, wetlands, wildlife habitat and corridors, and to connect planned trail systems.
- POLICY 2.4** Expand the trail system regionally by connecting to trails from neighboring communities creating regional connectivity and collaboration from local partners like the cities of Newberg, Tualatin, Tigard, King City, Wilsonville and Washington County.

Goal 3

Plan, develop and enhance recreation opportunities, common open space areas, and recreation facilities for Sherwood residents of all ages and abilities.

- POLICY 3.1** Provide state-of-the-art indoor and outdoor recreation facilities that reflect Sherwood’s identity and increase recreation variety.
- POLICY 3.2** Provide outdoor park enhancements that consider and enhance the City’s quality of life, community identity and encourage functional, safe, and aesthetically pleasing development while maintaining compatibility with the surrounding environment.
- POLICY 3.3** Strengthen Sherwood’s community, culture and heritage through programming.
- POLICY 3.4** Consider parks and trails systems as potential economic drivers to the community.
- POLICY 3.5** Expand the park system as the city grows.
- POLICY 3.6** Secure planned parks and natural areas in Concept Plan areas, such as Brookman and Sherwood West.
- POLICY 3.7** Utilize sites required for public buildings for park and open space purposes where feasible. For instance, water tanks or reservoirs on elevated locations may also provide a suitable location for a neighborhood park or a place for viewing surrounding terrain.

Goal 4

Promote natural resources as a shared and critical community asset by being good stewards of Sherwood’s natural resources, ecosystems, and urban forest and protecting and enhancing their function, quality, and diversity.

POLICY 4.1 Recognize and encourage the ecological functions of riparian and upland habitat areas. These include:

- *Wildlife and fish habitat*
- *Recreation*
- *The prevention of soil erosion.*
- *The reduction of pollutants*
- *Urban buffers, windbreaks, scenic corridors, and site landscaping*
- *Educational opportunities*

POLICY 4.2 Maintain an up-to-date Local Wetlands Inventory (LWI) to identify the location, quantity and quality of wetland resources.

POLICY 4.3 Prohibit the development of floodplains in order to reduce the risk of flooding, prevent or reduce risk of human life and property, and maintain the function and value of floodplains.

POLICY 4.4 Protect and enhance natural areas including wildlife corridors through a combination of programs that involve development regulations, mitigation of impacts on resource sites, conservation easements, and educational efforts.

POLICY 4.5 Integrate nature and natural systems.

POLICY 4.6 Support site development and design practices that encourage “design with nature” by incorporating and promoting natural ecosystem elements, including the planting of native trees and vegetation, minimizing effects on natural resources, and avoiding the degradation or loss of wetland, watershed, habitat and ecosystem services.

POLICY 4.7 Provide consideration for meeting multiple objectives with open space conservation, such as recognizing the natural functions of the resources, wildlife, upland habitat connectivity, and passive recreation activities.

- POLICY 4.8** Protect Sherwood’s urban forest by preserving tree canopy, inventorying significant tree stands and working with partners to plant more native trees.
- POLICY 4.9** Reduce the negative impacts of light pollution on human health and safety, wildlife and ecosystem health, energy conservation, and night sky viewing by regulating the fixture, direction, and color temperature of outdoor lighting.
- POLICY 4.10** Establish, restore, and maintain a network of connected wildlife habitat corridors that facilitate access and movement for species between habitat areas.
- POLICY 4.11** Provide incentives and flexibility to the development community for the preservation of resources that are above and beyond code requirements.
- POLICY 4.12** Coordinate the cleanup of brownfield sites and support technologies for resolving contamination for reuse and redevelopment of property.

REFERENCE DOCUMENTS

Transportation System Plan Ordinance 2014-012

Adopted 06.17.2014

Parks Master Plan Ordinance 2021-004

Adopted 05.18.2021

Housing Needs Analysis Ordinance 2020-010

Adopted 12.01.2020

AMENDMENT HISTORY

