

2024 URBAN GROWTH MANAGEMENT:
SHERWOOD WEST EXPANSION PROPOSAL

Date: May 9, 2024
Department: Planning, Development, and
Research
Meeting Date: May 28, 2024

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Presenter(s): Ted Reid; Eryn Kehe; Mayor
Tim Rosener: City of Sherwood; Eric
Rutledge: City of Sherwood; Bruce
Coleman: City of Sherwood
Length: 45 minutes

ISSUE STATEMENT

The region's urban growth boundary (UGB) delineates urban and rural uses and is a tool for ensuring thoughtful and efficient growth patterns. The Metro Council is required by state law to – at least every six years – determine whether the UGB has adequate land for expected housing and job growth. The Metro Council last made this determination in December 2018 and is scheduled to do so again by the end of 2024. The Metro Council has directed staff to proceed with an approved work program and requested periodic updates.

Over the course of the year so far, staff has presented the preliminary results for the demographic and economic regional forecast and the capacity analysis. These elements of the Urban Growth Report estimate how many people could come into the region over the next 20 years and if the land inside the existing UGB is sufficient to accommodate their homes and jobs. The draft 2024 Urban Growth Report, planned to be released this summer, is the analytical decision-making tool for Metro Council to determine if there is a demonstrated regional need for an expansion.

However, UGB expansions only produce jobs or housing when a city is ready to support development. That readiness is demonstrated through a concept plan. Cities that are interested in expansion submit their concept plan to Metro for consideration, along with governmental agreements, letters of support and findings that they have addressed applicable Metro code requirements.

For the 2024 urban growth management decision cycle, Metro received one proposal from the City of Sherwood to expand the UGB to include the 1,300-acre Sherwood West urban reserve area. If Metro Council determines more land is needed in the UGB to support the next 20 years of growth, they will also determine how Sherwood's proposed expansion will accommodate the needs described in the Urban Growth Report.

At the May work session, City of Sherwood staff and Mayor Tim Rosener will present the Sherwood West concept plan and answer Metro Council questions about the expansion proposal.

ACTION REQUESTED

Update the Council on implementation of the work program for the 2024 urban growth management decision, focusing on the expansion proposal submitted by the City of Sherwood for the Sherwood West urban reserve.

IDENTIFIED POLICY OUTCOMES

State law and regional policies lay out an intention to make efficient use of land inside the UGB and to only expand the UGB if there is a demonstrable regional need to accommodate expected housing or job growth. The Metro Council makes this growth management decision for the region after significant engagement. To ensure that areas added to the UGB are ready for growth, it is the Metro Council's policy to only expand the UGB in urban reserves that have been concept planned by a city or a county. Metro provides grant funding for local jurisdictions to complete concept planning.

POLICY QUESTION(S)

- Does the Council have any questions for Metro staff about evaluating the expansion proposal or about the public comment period?
- Does the Council have any questions about the Sherwood West concept plan?
- Does the Council have questions or direction regarding potential conditions of approval for a UGB expansion (pending its decision that there is a need for an expansion)?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

The Council may provide staff with direction on:

- Advice that would be useful from MPAC or CORE
- Updates that the Council would like to have going forward

STAFF RECOMMENDATIONS

- Staff recommends proceeding with the work program

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

Regional urban growth management decisions have long been one of the Metro Council's core responsibilities. The Metro UGB – first adopted in 1979 – is one of Metro's tools for achieving the 2040 Growth Concept's vision for compact growth, thereby protecting farms and forests outside the UGB and focusing public and private investment in existing communities. These are all key to reducing greenhouse gas emissions and expanding housing options.

The UGB is just one policy tool, however, and must be accompanied by other policies, partnerships, and investments to make good on the 2040 Growth Concept and to address challenges like housing affordability, displacement, homelessness, and economic development. Often, growth management processes provide a venue for identifying the need for new initiatives.

Metro strives for transparency in its growth management work, which can be challenging given its highly technical aspects. The 2024 decision will provide opportunities for interested parties to inform and understand the many technical and policy aspects of this work. Those opportunities include, not only standing advisory committees, but also groups formed for this decision process such as the UGR Roundtable, the Land Use Technical Advisory Group, the regional forecast expert review panel, and the Youth Cohort.

BACKGROUND

At its March 7, 2023 work session, the Council directed staff to begin implementing the work program for the 2024 urban growth management decision. Staff have returned periodically to update the Council on the progress of key components of the work program.

ATTACHMENTS

- Is legislation required for Council action? Yes No
- If yes, is draft legislation attached? Yes No
- What other materials are you presenting today?
 - Sherwood West concept plan excerpt
 - Sherwood West concept plan and appendices
 - Administrative guidance for cities proposing UGB expansions in the 2024 urban growth management decision process