

BEFORE THE CHIEF OPERATING OFFICER

RELATING TO THE REQUEST BY THE CITIES OF) ORDER NO. 12-074
TUALATIN AND SHERWOOD TO EXTEND THE)
TIME FOR PLANNING UNDER TITLE 11 OF THE)
URBAN GROWTH MANAGEMENT FUNCTIONAL)
PLAN FOR THE AREA KNOWN AS AREA 61)

WHEREAS, on June 29, 2012, the Cities of Tualatin and Sherwood requested an extension of time to complete concept planning required by Title 11 of the Urban Growth Management Functional Plan (UGMFP) for the area known as Area 61; and

WHEREAS, Metro Code Section No. 3.07.830 establishes a process and criteria for extension of time for compliance with a requirement of the UGMFP; and

WHEREAS, Section 3.07.830 authorizes the Chief Operating Officer (COO) to grant an extension if the COO finds either that the Cities of Tualatin and Sherwood are making progress toward completion of Title 11 planning or that there is good cause for the cities' inability to meet the completion for planning; and

WHEREAS, the COO provided notice of the proposed extension pursuant to Metro Code Section No 3.07.830A; and

WHEREAS, the COO has not granted a previous extension of time for completion of Title 1 planning for Area 61; and

WHEREAS, the Metro Planning & Development Department has reviewed the application and recommends approval; and

WHEREAS, the COO finds, based upon the written recommendation of the Planning & Development Department, that the cities are making progress by transferring concept planning responsibility for Area 61 to the City of Sherwood, which will be completed concurrently with concept planning on Urban Reserve Area 5A, now, therefore

IT IS HEREBY ORDERED THAT:

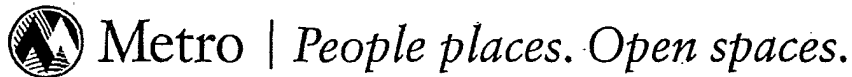
1. The request of the Cities of Tualatin and Sherwood for an extension of time under Metro Code 3.07.830 to complete concept planning for Area 61 pursuant to Title 11 of the UGMFP is approved under the terms and conditions set forth in Section 2 of this Order.
2. The deadline for compliance with Title 11 for the City of Sherwood for Area 61 is extended to coincide with completion of concept planning for Urban Reserve Area 5A under Metro Code Section No. 3.07.1110, or to December 31, 2021, whichever comes earlier.

ENTERED this 20th day of August, 2012


Martha Bennett, Chief Operating Officer

Approved as to Form:


Alison Kean Campbell, Metro Attorney



August 16, 2012

Joe Gall
City Manager
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Dear Mr. Gall:

Thank you for your request regarding Concept Planning for Area 61 dated June 29, 2012 and for working jointly with the City of Tualatin to address this outstanding issue. Based on the size, location and the nature of Area 61, Metro concurs with your assessment that concept planning should happen concurrently with the future planning of Urban Reserve Area 5A and that the City of Sherwood will lead that effort. Since it is not clear when concept planning for Area 5A will begin, I am recommending an initial extension date of December 2021.

Enclosed, you will find a Chief Operating Officer Order, allowing for an extension of Title 11 Concept Planning and a description of your responsibility for Area 61. Please let me know if you have any questions concerning this order, or the requirements set within.

We look forward to working with you and your staff in the coming years on the concept planning for Area 61.

Sincerely,

Martha Bennett
Chief Operating Officer

- c: Sherilyn Lombos, City Manager, Tualatin
Aquilla Hurd-Ravich, Tualatin Planning Manager
Julia Hajduk, Sherwood Planning Manager
Councilor Carl Hosticka, District No. 3
Brian Harper, Associate Planner, Planning & Development Department