



City of Sherwood
PLANNING COMMISSION
WORK SESSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
May 12, 2015 – 6:00 PM

WORK SESSION AGENDA

- 1. Call to Order**
- 2. Council Liaison Announcements** (Council President Robinson)
- 3. Staff Announcements** (Brad Kilby)
- 4. Backyard Chickens**

The Planning Commission will hold a work session to evaluate backyard chicken rules for Sherwood. Staff will provide the 2010 proposed Code amendments on chickens and discuss recent survey and other jurisdictions' status.

- 5. Tonquin Employment Area Update**

The City of Sherwood and Washington County received a grant from Metro to complete additional study of the Tonquin Employment Area to examine market conditions and infrastructure costs to develop an implementation plan for the area. At the work session, the Commission will receive an update from the consultant team and have an opportunity to ask questions and provide input prior to the City Council's acceptance of the work in June.

- 6. Adjourn**

**BACKYARD CHICKEN
UPDATE**

Planning
Commission
Work session
May 12, 2015

PURPOSE OF TONIGHT'S DISCUSSION

- Review previous Code Amendments
- Review recent Backyard Chicken Survey
- Discuss Additional Outreach Efforts
- Add any other topics to the chicken issue?

5-12-15
Date

PC Work Session
Gov. Body

4
Agenda Item

1
Exhibit #

2011 PC RECOMMENDED CODE LANGUAGE

- Four hens
- No roosters
- Enclosures must be at least 10 feet from property line
- Must be in secure enclosures
- Type I process
- No notice
- Non-compliance is under nuisance criteria

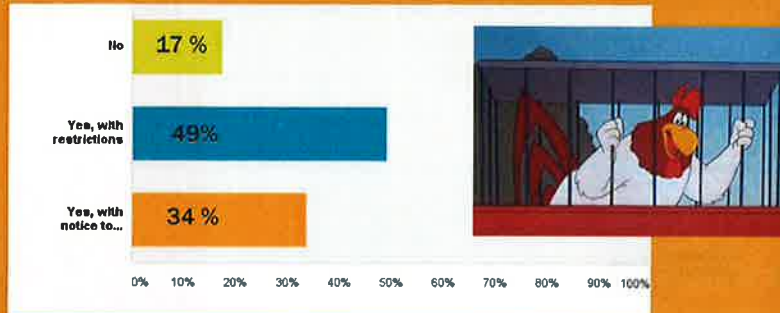


SURVEY RESULTS

From
April 27-
May 12,
2015

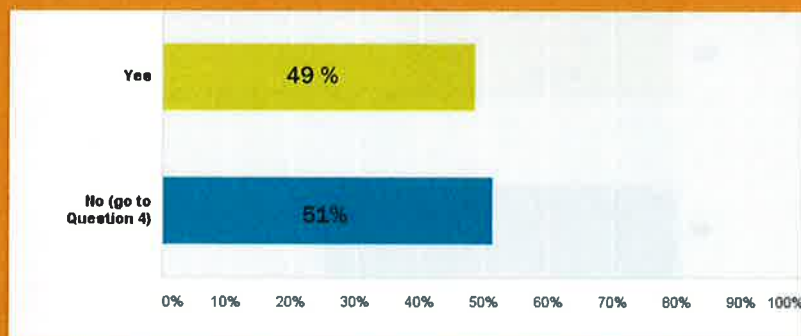
Q1: SHOULD THE CITY OF SHERWOOD CHANGE ITS POLICY TO MAKE IT EASIER TO ALLOW BACKYARD CHICKENS?

Answered: 481 Skipped: 74



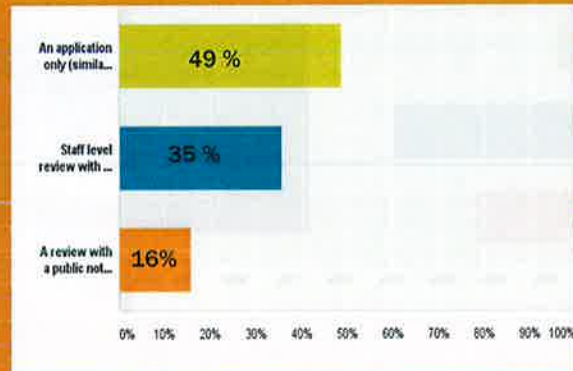
Q2: IF BACKYARD CHICKENS ARE ALLOWED, SHOULD A PERMIT BE REQUIRED?

Answered: 491 Skipped: 64



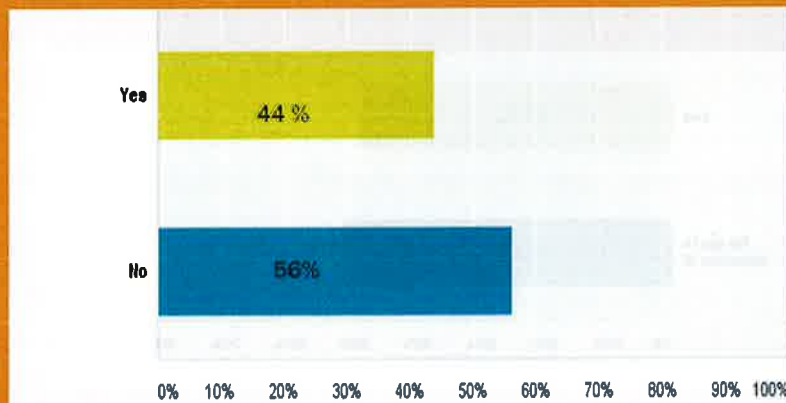
Q3: IF A BACKYARD CHICKEN PERMIT IS REQUIRED, WHAT LEVEL OF REVIEW SHOULD AN APPLICATION HAVE? (CHECK ALL THAT APPLY)

• Answered: 267 Skipped: 288



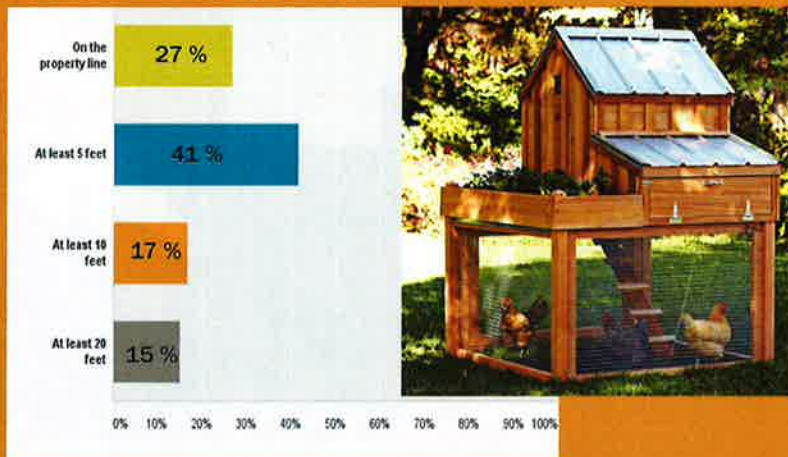
Q4: IF YOUR NEIGHBOR WANTED TO HAVE CHICKENS WOULD YOU WANT TO BE NOTIFIED?

• Answered: 489 Skipped: 66



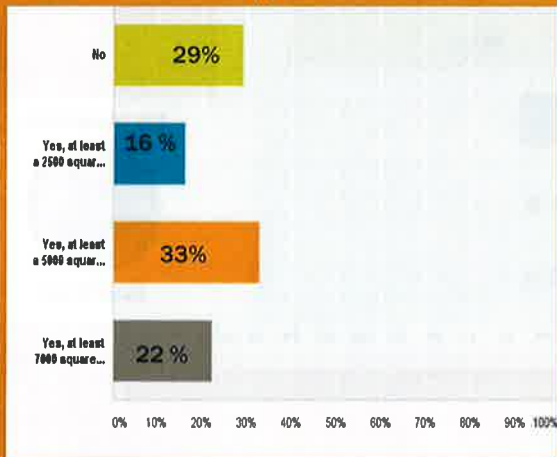
Q5: HOW FAR FROM THE REAR AND SIDE PROPERTY LINES SHOULD THE ENCLOSURES BE ALLOWED?

Answered: 485 Skipped: 70



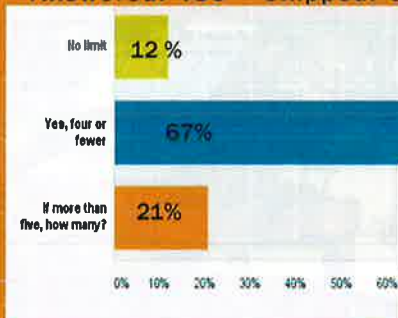
Q6: SHOULD THERE BE A MINIMUM LOT SIZE TO HAVE BACKYARD CHICKENS?

Answered: 490 Skipped: 65



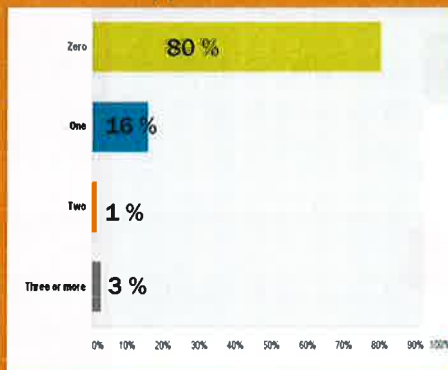
Q7: SHOULD THERE BE A LIMIT ON THE NUMBER OF BIRDS, AND WHAT SHOULD THAT LIMIT BE?

Answered: 489 Skipped: 66

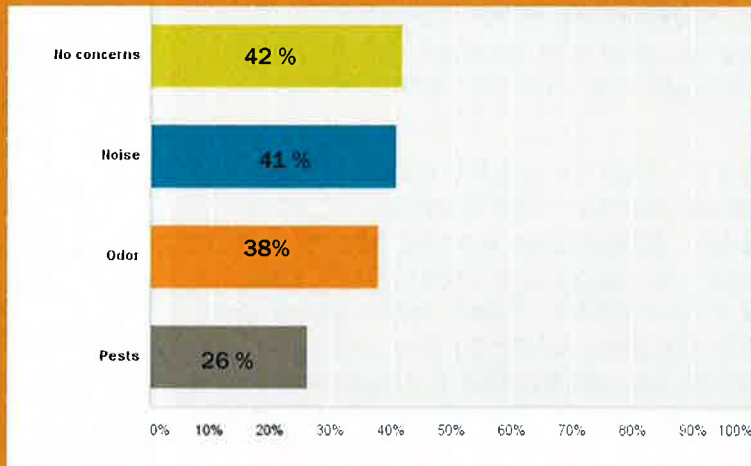


Q8: HOW MANY ROOSTERS SHOULD BE ALLOWED?

Answered: 487 Skipped: 68



Q9: IF THE CITY WERE TO ALLOW BACKYARD CHICKENS WHAT WOULD BE YOUR PRIMARY CONCERNS? (CHECK ALL THAT APPLY)



■ Pro-Chicken Survey Comments

"I think it is awesome. I am glad this is coming to the council. I have wanted two or three chickens for fresh eggs for some time but couldn't afford nor justify the 4k fee."



"Yes some restrictions will make sense. A limit to the number of hens. And a minimum square footage of yard. I know I could easily keep 4 well cared for hens on a 7k square foot yard."

- **NO Chicken Survey Comments**

- *“Allowing backyard chickens increased the likelihood of predators in our neighborhoods such as raccoons, wolves and other hunter gathers where our children play.”*

- *“I used to live in a city that allows chickens within city limits. It was horrible. Roosters would start crowing as early as 3:00am!! The smell is horrific! Even with good pet owners (if you want to consider chickens as pets) don't always keep up with cleaning the chicken houses.”*

**PUBLIC OUTREACH
EFFORTS**

FURTHER PUBLIC OUTREACH OPPORTUNITIES

- **Gather more Community Comments**
 - Public work session with the Planning Commission-
 - Open house- get feedback about proposed language
 - Work Session with proposed language and public comment

- **Begin the Code Amendment process with existing or modified language-Type V Hearing**

OTHER JURISDICTIONS' APPROACH

- **Number of Hens: 3-4**
- **Setbacks- at least 10 ft.**
- **Distance from adjoining dwelling unit: 20-25 with some communities saying 100 ft.**
- **Fees: None-\$50**
- **Process: Municipal Code with limited process**

WRAP UP

- **More Public Outreach?**
- **Items for further discussion-**
 - **Process -moving the proposed language forward**
 - **Notice Issues**
 - **Where does the language fit in our Municipal or Development Code?**
 - **Open up the process to other animals?**

Backyard Chickens

Tuesday, May 12, 2015

Powered by SurveyMonkey

563

Total Responses

Date Created: Tuesday, April 14, 2015

Complete Responses: 503

Powered by SurveyMonkey

5-12-15
Date

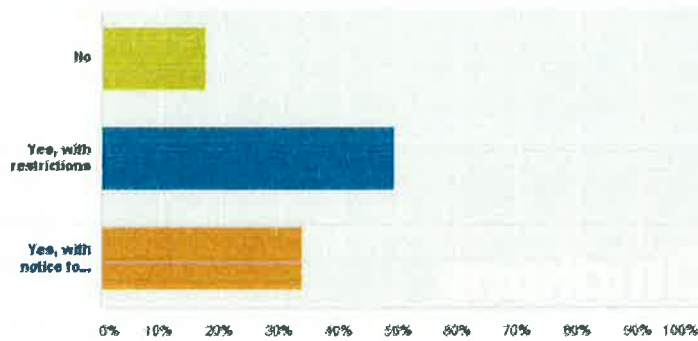
PC Work Session
Gov. Body

4
Agenda Item

2
Exhibit #

Q1: Should the City of Sherwood change its policy to make it easier to allow backyard chickens?

Answered: 489 Skipped: 74



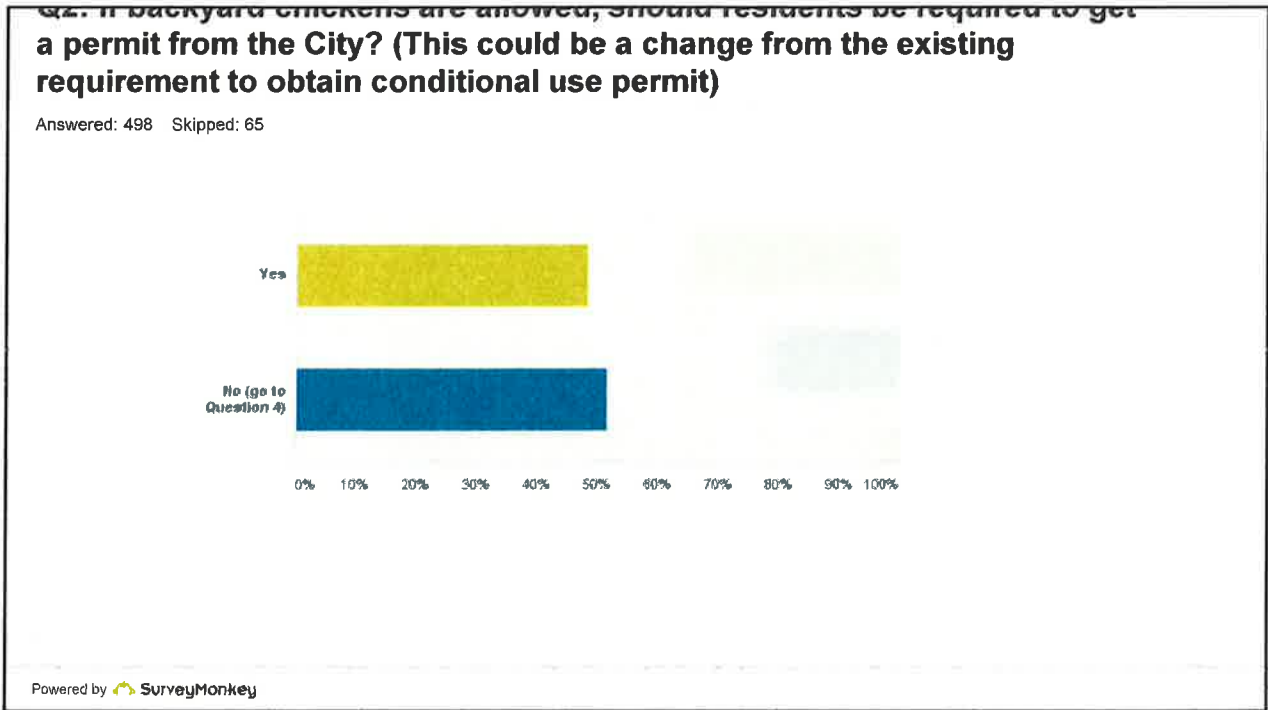
Powered by SurveyMonkey

Q1: Should the City of Sherwood change its policy to make it easier to allow backyard chickens?

Answered: 489 Skipped: 74

Answer Choices	Responses	
No	17.38%	85
Yes, with restrictions	49.08%	240
Yes, with notice to neighbors	33.54%	164
Total		489

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Q2. If backyard chickens are allowed, should residents be required to get a permit from the City? (This could be a change from the existing requirement to obtain conditional use permit)

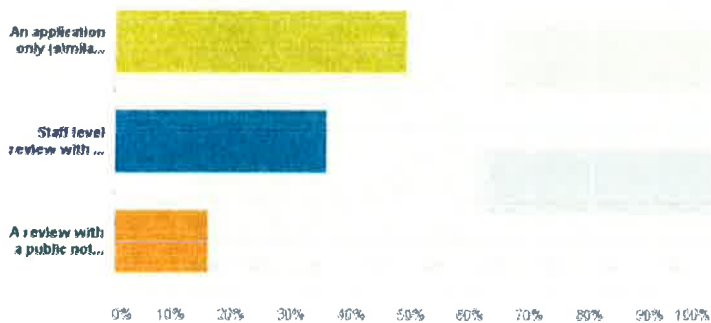
Answered: 498 Skipped: 65

Answer Choices	Percentage	Responses
Yes	48.39%	241
No (go to Question 4)	51.61%	257
Total		498

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Q3: If a backyard chicken permit is required, what level of review should an application have? (check all that apply)

Answered: 270 Skipped: 293



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Q3: If a backyard chicken permit is required, what level of review should an application have? (check all that apply)

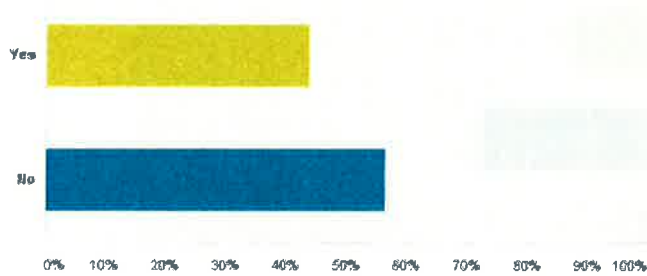
Answered: 270 Skipped: 293

Answer Choices	Responses
An application only (similar to a license or registry)	49.63% 132
Staff level review with a clear set of requirements	35.56% 96
A review with a public notice and public hearing	15.56% 42
Total	270

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Q4: If your neighbor wanted to have chickens would you want to be notified?

Answered: 496 Skipped: 67



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Q4: If your neighbor wanted to have chickens would you want to be notified?

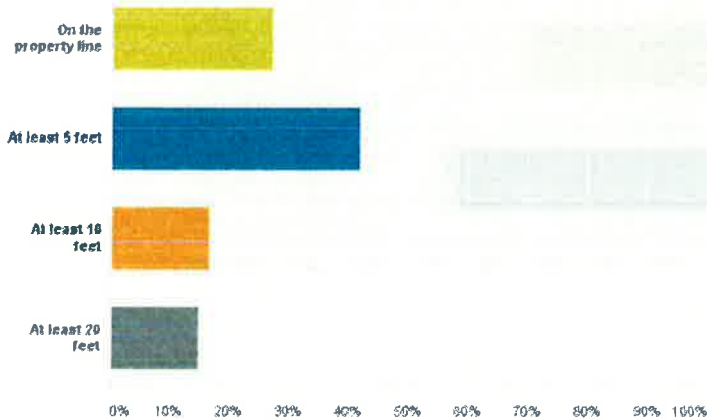
Answered: 496 Skipped: 67

Answer Choices	Responses	Count
Yes	43.55%	216
No	56.45%	280
Total		496

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Q9. We currently allow accessory structures in the backyard. We would consider chicken enclosures an accessory structure. How far from the rear and side property lines should the enclosures be allowed?

Answered: 492 Skipped: 71



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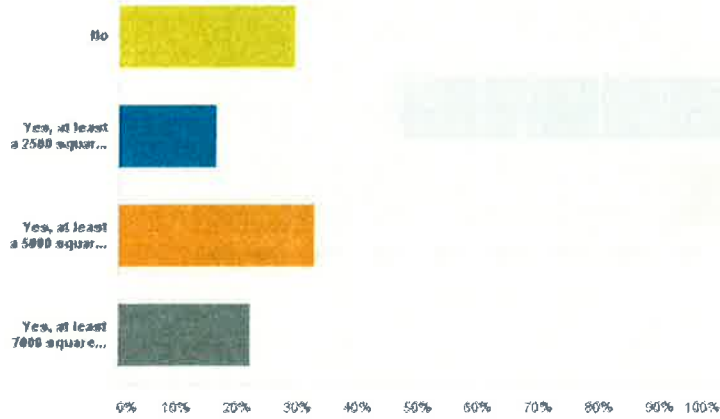
Answered: 492 Skipped: 71

Answer Choices	Response	Count
On the property line	27.03%	133
At least 5 feet	41.87%	205
At least 10 feet	16.46%	81
At least 20 feet	14.64%	73
Total		492

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Q6: The lot size is the total land area of your property. Should there be a minimum lot size to have backyard chickens?

Answered: 497 Skipped: 66



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Q6: The lot size is the total land area of your property. Should there be a minimum lot size to have backyard chickens?

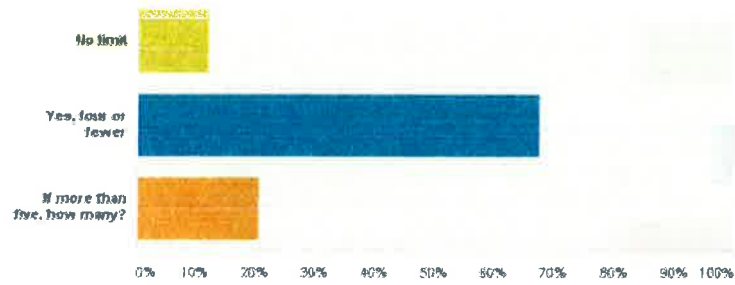
Answered: 497 Skipped: 66

Answer Choices	Responses
No	29.18% 145
Yes, at least a 2500 square feet lot size (townhomes or condos)	16.70% 81
Yes, at least a 5000 square feet lot size (typical single family homes, with some exceptions)	32.60% 159
Yes, at least 7000 square feet lot size (single family homes in low density zones on larger lots)	21.53% 106
Total	497

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Q7: Should there be a limit on the number of birds, and what should that limit be?

Answered: 496 Skipped: 67



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Q7: Should there be a limit on the number of birds, and what should that limit be?

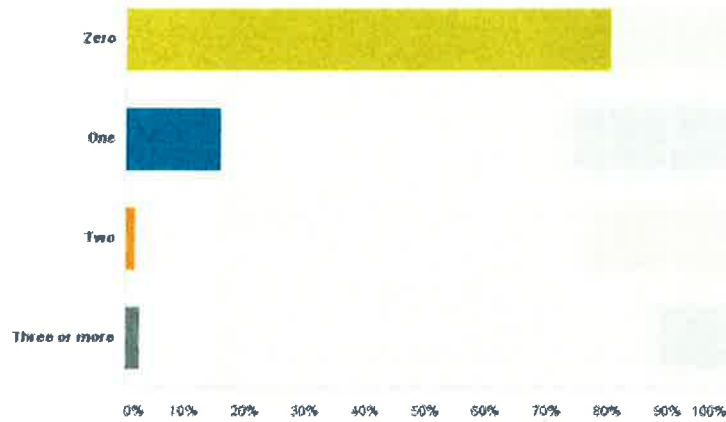
Answered: 496 Skipped: 67

Answer Choices	Responses
No limit	11.99% 50
Yes, four or fewer	67.74% 336
If more than five, how many?	20.26% 101
Total	496

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Q8: How many roosters should be allowed?

Answered: 494 Skipped: 69



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Q8: How many roosters should be allowed?

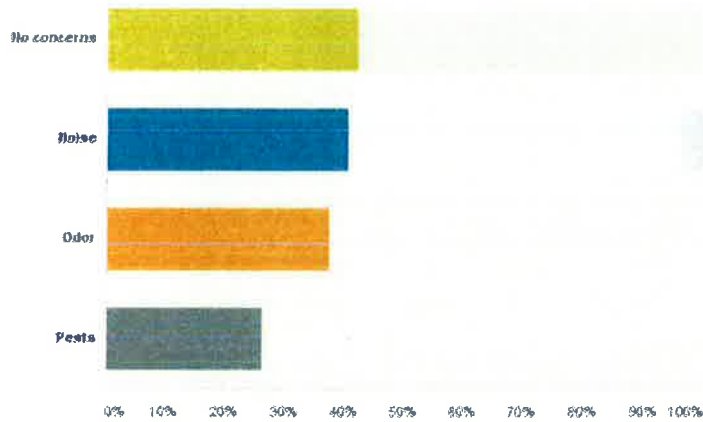
Answered: 494 Skipped: 69

Answer Choices	Responses	Count
Zero	80.36%	397
One	15.59%	77
Two	1.62%	9
Three or more	2.43%	12
Total		494

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Q9: If the City were to allow backyard chickens what would be your primary concerns? (check all that apply)

Answered: 495 Skipped: 68



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Q9: If the City were to allow backyard chickens what would be your primary concerns? (check all that apply)

Answered: 495 Skipped: 68

Answer Choices	Response	Count
No concerns	42.22%	209
Noise	40.40%	200
Odor	37.37%	185
Pests	26.88%	133
Total Respondents: 495		

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Backyard chickens survey results

May 12, 2015

I really hope chickens are allowed in Sherwood. I hope you will allow it. Thank you for your time!

Chickens are not harmful and provide happiness to families!

Yes, with the following restrictions: - no roosters - lot size restrictions (many lot sizes in Sherwood are too small for chickens not for the chicken's sake but for neighbors) lot sizes less than 10k square feet would not work. - hoas must have the ability to reject chickens entirely - the permit fee should be reduced to a reasonable fee, but not so cheap that just anyone can add chickens without serious consideration. In other words, not \$50 but perhaps somewhere in the \$500 to \$800 range. - chickens must be in a penned or fenced yard, both for the safety of the chickens and the neighbors. - limit the number of hens, perhaps based on lot size?

Just let people have their hens, but require a registration or permit just to make sure they have the space and means to keep them humanely. But there should be no payments to the city involved besides perhaps a nominal admin fee for researching an applicant's space. That's just ridiculous to charge outrageous fees for such things.

Yes, with no restrictions. (3)

Yes. As in most progressive cities municipalities are discovering that small flocks with no rooster pose no problems in urban neighborhoods. In fact, their presence is bringing communities together.

Yes, but it shouldn't be anyone's business what someone wanted to do on their own property.

No restrictions (except for roos), no notification.

Restrictions should only for small land residence, no roosters allowed

Make a max # allowable without neighbor consent.

Absolutely. Neighbors don't need notification either.

No restrictions or notice to neighbors needed!

Yes...no notice required.

Neighbors should be notified - but they shouldn't decide the outcome. The application process should.

No fees if neighbors approve

As long as your neighbors approve, and it is registered with the city, that should be enough. My neighbors don't care but I would never pay anything to the city to have chickens.

I think having chickens is a superb idea. An application with approval from bordering neighbors and clear guidelines as to how many can be had would ensure harmony in the neighborhoods.

I think that citizens of Sherwood should be allowed to have chickens within their backyards with a small fee for a permit and possibly notifying the neighbors out of respect.

I worry about backyard chickens becoming a sort of "nuclear bomb" in neighbor disputes. While the city says it complies with all applicable ordinances, neighbor a disapproves of neighbor b's landscape scheme, for example. Neighbor b declines to make any changes. And so, as a retaliation or as a "bargaining chip," neighbor a decides to get some chickens.

Neighbors should also be notified, but the biggest help in making it easier would be a more reasonable permit fee. Tualatin, for example, only charges \$50 as long as the requirements are met and neighbors are notified about it. I know this because I own a home in Tualatin and my renters have backyard chickens. I think Tualatin's requirements are reasonable and Tualatin can be looked to as a model and resource for Sherwood as it is a nice, somewhat upscale community.

Portland allows for up to 3 chickens without a permit. Follow this model.

Please take time to consider how important it is to allow self-sufficiency to raise and grow food sources. Over \$4k for a permit restricts access to lower income that would greatly benefit from raising chickens. The fee for a permit in areas that require it like Portland is \$31.

Look at Portland, it works there. Go for it. Too often small cities that were once rural or boarder rural lands forget their heritage. Chickens pose no harm and bring a multitude of positive attributes to communities.

I'm super-excited that the city of Sherwood is considering allowing backyard chickens. I think Multnomah county allows three chickens in the backyard which seems reasonable. The issue is responsible pet ownership. Chickens are quieter than dogs, produce usable waste (garden), provide eggs, and are truly great pets. Believe it or not they have unique personalities and are smarter than people think they are. Thank you for considering this sustainable idea!

Check out Newberg. A great balance allowing chickens and keeping everyone happy

The city should not be involved with this \$4312.00 is bs just a way to control the people

4611 dollars for a permit insane!!

The current fee is outrageous and the process ridiculous. Smacks of rule-making to justify the need for rule-enforcers.

Charging 4600 for backyard chickens is one of the dumbest things I've ever heard. Dogs are a bigger nuisance and create more problems (on land and with neighbors) than almost any amount of chickens would.

I think it's a great idea. I would be first in line to have my own chickens but cannot afford over \$4000 to make it happen. Self sufficiency is a wonderful thing that all people should be able to attain.

Fees. Why do we charge someone to feed their families. Property taxes are insulting enough. Too much government at every level

I have successfully kept chickens in Sherwood, my neighbors enjoyed them also and I don't have them now solely due to the ridiculous fee.

The current \$4,611 conditional use permit application fee for backyard chickens is ludicrous, and an embarrassment to the city.

I think it is awesome. I am glad this is coming to the council. I have wanted two or three chickens for fresh eggs for some time but couldn't afford nor justify the 4k fee.

It should have some restrictions but not have such a high cost for a permit. \$100-\$300 would be good. Not over \$4000. That's way too much

It's moronic you have to pay over \$4500 if you want to have chickens

I have no problem with roosters crowing, but others might. Get rid of that encumbersome permit. Ridiculous

The permit should be less expensive.

The permit fee should be minimal.

Remove the permit fee.

No permit needed, cap on amount of chickens and no roosters.

Even if the permit was a reasonable cost, like the cost of a dog license is reasonable.

I think it should be less cost prohibitive, but restriction should be tight and neighbors should receive notification.

With restrictions to numbers, cooping requirements, and limit on number of days a rooster is allowed. Those animals get loud!

Offer chicken ownership classes to provide education on humane and neighborly chicken keeping.

Must follow certain guidelines for proper maintenance.

What would be the process to have the chickens removed if they become a nuisance?

There should be clear guidelines that if violated would preclude keeping your chickens.

I believe that the city needs to monitor living conditions to insure ethical and humane treatment of the animals

I like the idea of a permit so the person registering can obtain a clear set of expectations and perhaps local resources. I also think there should be a way for neighbors to get involved if noise/smell/abuse are a problem. I live on the urban growth boundary and the neighbor behind us has a bunch of roosters the size of bulldogs! They crow 24/7. We don't like that but know it's the trade off. (seriously, why does he need so many roosters??)

Part of the permit procedure should be education and testing of the knowledge and skills required for keeping healthy poultry. All applicants should have a plan for swiftly dealing with sick or injured birds. Facilities should be inspected prior to issuing the permit, with a focus on proper ventilation as well as predator and pest protection. Facilities should be located closer to the permit-holder's residence than to any neighbor's residence.

Considerations for other types of poultry (ducks, quail, turkeys) should be included in the new policy.

We live in a neighborhood that would require us to pay the \$4000. My 12 year old son is in 4h for he loves farm animals but we have to find a family outside the city to house our animals for us. He wants to raise a couple of hens for eggs at our home. He has a garden for his vegetables and will soon own a rabbit. We would like to have the ability to raise a few chickens for this experience for him. I think you should limit the number of chickens to less than 4, but allow households to raise their own hens and eggs

The fee should not be so exorbitant that it prohibits a family from producing eggs for their own consumption.

There shouldn't be a fee to have backyard chickens. The current standards are outdated and overbearing

Low fee!

I can't believe anyone ever paid over \$4000 to be allowed to raise hens for eggs. The city should be ashamed

Citizens should be able to raise chickens, if they desire, however the regulations shouldn't be fee-based, the regulations should require a minimum lot size (e.g. 3/4 acre).

I think this is great that the city is considering this. The number of chickens allowed could be based on the net available square footage of the lot. Net would be lot size minus house footprint and minus hard surface area. It benefits no one to have too many chickens in an area.

I personally think there should not be any chickens allowed on property less than 2 acres. Chickens do not belong in neighborhoods, they belong on farms.

Allow more chickens with a permit. Or allow an increased # according to lot size

My concerns could be mitigated by tying the number of chickens allowed to the size of the yard - the bigger the yard, the more chickens. I don't see a problem with smaller yards having one or two chickens as long as there are regulations in place to ensure they are kept properly (although I don't know how you will regulate/enforce that. It certainly doesn't seem like anyone is checking that dogs and cats are kept/cared for properly.).

Yes some restrictions will make sense. A limit to the number of hens. And a minimum square footage of yard. I know I could easily keep 4 well cared for hens on a 7k square foot yard. I do not like the 100 foot from any dwelling restrictions that some cities have. It pretty much eliminates almost every home from being able to have chickens.

And other restrictions including minimum lot size allowed, buffers to neighbors, and maintaining a quiet, clean, odor-free environment.

I think that people within city limits with a large enough enclosed lot size should be able to raise chickens in order to promote growing and eating local. Chickens alone barely make any noise or create a disturbance. They are less noisy than most dogs in the neighborhoods. I think this issue should most definitely be reviewed and corrected.

If people have them there should be at least three. Chickens are a social animal and will wither and die if there is only one or two.

Chickens should be allowed with very limited restrictions. Three hens with no restrictions at all, roosters prohibited & an inexpensive, easily obtained permit for keeping additional hens should be in place. Hens help connect people to their food & can help teach people how to create a small simple symbiotic system in their own back yard. My husband & I moved away from Sherwood when we bought a house in part because chickens are restricted.

Do not allow roosters. (noise pollution)

Perhaps just restrictions on the number of chickens

5 is a good amount. Max should be 10

2

3 (3 respondents)

Even less than 4.

5 (14)

5+ with permit

6 (36)

7 (2)

8 (7)

People should have no more than 10.

10 (10)

12 (2)

15

Less than 20

I think the number should be dependent on lot size

Limit based on square footage of lot.

Depending on lot size bigger the lot the more chickens

Ratio of three chickens per resident

Depends on size of property. Should be allowed at least 6

Ten or less with no permit, additional birds with a permit.

Amount contingent on lot size

As many as can live clean and healthy (plenty of green grass, etc. not a mud pit with tons of birds)

Depends on the size of the lot. A 5,000sqft lot should start with 6.

Depends on size and type of bird (chicken, duck, quail, turkey) and facility (coop, run, etc.).

Depends on the size of the property.

1 bird/quarter acre

Limits should be based on yard size 2 chickens for 5000 square foot yards, 4 chickens for 7000 square foot yards. Etc..

Should be tied to the size of the lot

Four or fewer for 5,000 sq. ft. lots and 1 extra hen per 1,000 sq. ft. above 5,000 and capped at 10 hens maximum.

I just think with the cost of food it wouldn't be bad to allow for at least three chickens.

Definitely no roosters... They're super loud. Chickens don't really have much odor

If someone wishes to have more than 5 chickens a permit process should be considered. Why is this process any different than cats and dogs?

There should be a limit on number of chickens and some type of regulation on roosters crowing

Limit the number of chickens. No roosters.

My comments are for the majority of homes in the city. My concern is for those owners who have unusually large property and might need more than four birds , a rooster etc.

Absolutely no roosters!

I'm really for this!! Just a little apprehensive about roosters waking us up early.

Hens but not roosters

No roosters, limit number of hens...something similar to other large cities

The only restriction I would support is that roosters not be allowed in the city. They make too much noise.

No males.

I am concerned about the noise of roosters.

I've been around chickens all my life and they provide many benefits to the owners. As long as there were no roosters allowed I think it would be ok to allow residents to own chickens for meat or eggs.

No roosters allowed

They are good for neighborhood just no roosters!!

Only a ban on roosters

Roosters are too loud to have on less than 1-2 acres or more. Other ordinances should cover noise, odor or smell issues. It's silly not to allow a few backyard hens!

Do we have a "no roosters" policy? I think female chickens only. Sorry dudes.

~~Roosters could be allowed in residential areas for a certain number of days to allow breeding, growing up if hatched in yard, etc. But not all year around or past a certain age because they are loud.~~

If most of my neighbors can't keep their dogs quiet, how will they keep their cocks from crowing at ungodly hours?

My concern would be chickens too close to fencing where they could disturb neighboring pets. I am not opposed to roosters, however would not want noise from crowing. Also would prefer regulations that no slaughtering can be done within city limits.

Yes should people be allowed to kill them f for meat if it's their chicken of course

I think they are less annoying then other animals

We seem so worried about noise (rooster), yet there is always noise from garbage trucks, landscapers, people at the senior center all before 6 am etc. Rather hear a rooster!

I am sorry, but what is the big deal? Dogs are louder and their poop is bigger and smellier (is that a word) :)

When I lived in Eugene, my neighbors had chickens. They aren't noisy or smelly. I myself, would love to have a few chickens, fresh eggs... Yum!

We moved from Eugene where chickens were allowed and common. We had chickens in our back yard. They are not noisy or smelly and didn't bother the neighbors. We now live in Sherwood on one acre and would like to have chickens again.

While as a neighbor, my biggest concern is noise, I feel the main overall issue is ethical and humane welfare.

If there noisy they simply go away.

Residents must clean up after their chickens or be charged a fine.

Must be contained, not roaming through neighborhood, clean conditions to keep odor/pests away

Getting loose and into my yard.

Adequate screening on hutches to prevent a fly problem

Our neighbor has chickens and there have been no problems. No smell, mess or pests. The noises are very low and minimal. We love seeing and hearing them

Any home owner should be allowed to keep chickens in their backyard without cost to the city. Mess and odor should be monitored by the city just like dog poop odors or any other odor problem.

Must be clean and poop removed on a regular basis. Weekly disposal. Must use odor control and fly control if it is a problem

Cats do more damage, and have zero leash laws, why should we not allow backyard chickens?!

Chickens are considerably less noisy than dogs and produce less mess. The only restriction should be that situations which are causing a problem (smells or true disturbances of the peace) should be resolved in a reasonable amount of time. Your current pricetag is clearly an attempt to prevent chickens, not prevent issues with them.

Citizens can't be trusted to pickup their dog crap in our parks when we provide poop sacks for free. What makes anyone believe we can trust citizens to keep their chicken coup clean and odor free????? Seriously! Chicken crap has a severe stink when left unkept. Dog crap on my shoes at Snyder Park is bad enough on occasion and chicken stench every day at home is intolerable. No chickens, keep that stink in Portland.

Sherwood is a unique and vibrant community with no large negative elements like many neighboring communities. Sherwood is also very unique and does not necessarily need the same community components that many of our neighboring communities might feel works well for them. In Sherwood the old tannery site was once the huge stinking blemish on our town until it burned down one day. Now Sherwood is recognized as one of the best communities in the USA because of all of its great features including access to rural life activities. With rural areas so close if a citizen deeply wants to responsibly have chickens they can easily network with many of our local farmers or co-ops to have a community type chicken coup where several people share the responsibility of caring for the chicken flock. I've lived in communities that allow chickens in subdivision style homes and it all sounds nice and wonderful until a family goes on summer vacation in august and leaves the chickens on their own a few days in the summer heat. The stink grows exponentially each day with the heat and enforcement is almost impossible and quite honestly useless while all the neighbors suffer with the stink until the family returns. We have a respect for the idea of being sustainable, but this idea is a failure at its core in the long run. Please keep our entire community in mind and don't ruin it just for a couple people who thinks this is a new wonderful idea to raise their own eggs.

It's hard to get kids to clean a cat's litter box in the house. How are people going to keep their outdoor chicken coup clean so the neighbors don't smell the chicken feces odor that is outrageous if not well tended? We moved to Sherwood for all the great things it offers including no chickens. Our last house in a neighboring community had chicken neighbors and we lived on the down wind side. It was horrible and the realtor even asked, "what is that smell" when preparing to show our house.....it was the neighbors chicken coup. We moved to Sherwood to get away from chicken poop and now we hear one single particular city councilor named Jennifer Harris wants the smell of chicken poop in Sherwood neighborhoods. This is so frustrating for us as we are elderly and can't survive another move if chickens are living next door. Hopefully this will all blow over because we hear it's just one city councilor who wants chickens. Please hear our voice as we can't attend your meetings and we don't like to complain in public, but this situation can ruin Sherwood. No chickens!!!!

Chickens smell horrible.

If u could control the dog poop & daily noise first, then maybe chickens. Most of the families that live in Sherwood work outside the area, and cannot even control their dogs during the day because no one is home.

Manure control and insects issues are a concern. Disposal of dead fowl. Bird flu. Most people work and will not have time to properly care for the birds. It is a fad? Maybe.

Absolutely 100% no. Sherwood is a top notch community that doesn't suffer from the stinking stench of chicken poop. When people with chickens go on vacation in the summer and leave their flock unattended the heat makes the chicken poop stink like the Albany pulp mill or the Newberg sewer

plant. This is the sort of disgusting odor that causes real decreases in property value. Unlike many of Sherwood's neighboring community we have unlimited rural access where if a person wants chickens they can collaborate with a local farmer to clean/tend/care for a flock. A more responsible solution to this problem that fits Sherwood is a coordinated effort to work with a handful of surrounding rural properties owners for "community" type chicken flocks. Having chickens as a neighbor in my Woodhaven community is not the answer Jennifer Harris. Chickens stink like your idea to raise them in our town. Take your stink to another town.

Allowing backyard chickens increased the likelihood of predators in our neighborhoods such as raccoons, wolves and other hunter gathers where our children play.

I moved to Sherwood to have a suburban lifestyle. I have lived next to chickens and the noise level is unacceptable. Also, Sherwood has plenty of coyotes coming into the neighborhoods looking for easy prey, i.e. cats. Chickens will be a target as well if allowed to roam free in yards.

Being in a rural area, despite the density of housing in much of Sherwood, I think having chickens will have a strong potential of attracting predators into the neighborhood environment. We have coyotes and cougars in this area and having easy prey in backyards will only bring them closer in. I strongly feel that having backyard chickens is unnecessary and the negatives seriously outweigh the benefit.

Chickens attract rodents and skunks and raccoons. If left unattended the coop can stink of chicken poop and in the summer this odor will make your eyes water. How will the police monitor and enforce unattended stinking chicken poop houses? If we have marijuana and chickens in Sherwood in 2015 I predict Sherwood will plummet to the bottom over time in the list of "livable cities". Shameful. Hear citizens voice on this matter and keep chickens out. Tell Jennifer Harris if she wants chickens so bad to just go get her own outside Sherwood, but don't force chickens into our clean, fresh smelling neighborhoods. Please keep chickens where they belong.....on the farm.

I used to live in a city that allows chickens within city limits. It was horrible. Roosters would start crowing as early as 3:00am!! The smell is horrific! Even with good pet owners (if you want to consider chickens as pets) don't always keep up with cleaning the chicken houses. Did you know skunks love chicken eggs? We have plenty of houses in Sherwood that border fields, green space, etc. Skunks and pests would become everyone's problem, not just chicken owners! I just don't see the need to allow chickens within city limits. If some one wants farm fresh, organic, free range eggs they can easily be purchased all around this city! Just drive around...farmers have signs up all over the place! Our table co-op has them available everyday. No chickens within city limits please!!!

Waste disposal. Chicken droppings are toxic and should require proper disposal. I.e. Not in a garden or flower bed

Maybe a public service brochure on the positive aspects of chickens - like less slugs, less pests, less bees, and without roosters there really isn't a noise issue. People love healthy chickens putting around.

Chickens often get lice; they are dirty. They should not be allowed in the city, period

My chickens are quieter than my neighbor's obnoxious barking dog so noise isn't an issue if you don't allow roosters. Rats can be an issue if the owner doesn't know how to set up a coop properly, but with a little education they can be avoided. Outdoor is minimal. I have an ideal, predator proof setup. Happy to share info.

They are less noisy than small barking dogs- they eat insects and slugs- overall much more pleasant than dogs to keep up after and they lay eggs

The attention it would garner for predators. My neighbors behind me have chickens and my mom saw a bobcat in the yard one day. It makes me afraid for neighborhood children's and pets.

There needs to be ongoing regulation (code compliance) regarding enclosure size, animal neglect, cruelty, noise, odor and pest control. Failure to control or correct should be subject to loss of permit.

The bigger your yard is the more chickens you can have.

It's about time. Sherwood is a farm friendly town. Chickens should be a no brainer.

Chickens should be treated like other pets, they should be allowed as long as people give them adequate space and care. Information on proper chicken keeping practices should be available. Manual or chickens keeping class would be great!

Seems kinda of silly to be having this discussion in 2015. Chickens are not the enemy.

Only concern would be if the chickens start wandering. Chickens have a tendency to escape little fences and like to roam. There should absolutely be restrictions making sure they are not allowed to roam free off property.

It's a fun and easy way for kids to connect with their food and allows families to raise protein in a small area.

They're honestly not very different from pet cats, rabbits, inside birds, and dogs. It is silly to have to go through all this.

Do the community a favor and make it as easy as possible for people to raise their own food

Besides coops, chicken tractors are a useful way to manage a couple of chickens. You get just enough eggs for a family of 4.

Given the recent upsurge in urban flocks it would be nice to have Sherwood keeping up with the times!

People should have free access to chicken raising on their own property.

Please, you allow dogs and cats, all surrounding communities allow a limited amount of chickens, please allow Sherwood residents the same opportunity.

It should be allowed to have chickens, with the option to have "welfare checks" if there was a complaint, and then be handled respectfully and appropriately.

I think a lower barrier to entry will also allow for more legal chickens... There are several illegal chickens in the city currently due to the high permit cost (along with people's choice to get chickens regardless)

A structure for complaints that is easy to access and quick to resolve.

Cleanliness of the area used.

Disease! I live in old town and strongly oppose allowing back yard chickens.

Be logical. A few chickens should be ok if their area is kept clean.

Disposal of soiled bedding. In yard debris bin?

I'm very much in favor! My neighbor's dogs are far more annoying than chickens could ever be.

Yes. If allow chickens, what are you going to do when the dogs that most of us have start barking at the chickens next door? Are you then not going to enforce that noise restriction? Or is that enforceable by the local shelter? I see this creating more problems that it solves. What about violations on the weekends when code enforcement officer is not available? How are we going to judge what odor is too offensive? What about the wind blowing the smell over so that neighbors can't keep their windows open so they don't get smells of chicken feces coming inside their home? Is it right to grant a right to a few in order to inconvenience & trump the majority of us who don't have them? We live in a city that is housed too close together to have chickens. Most of our housing is on lots smaller than 5,000 sq. ft. & there just isn't room. Move out of the city limits if you don't like it!

My main concern would be ground water contamination. In other cities the permit is free once they inspect the run and make sure it's safe for the birds and the environment.

Ducks and other poultry should be considered as well.

Ducks too please!

I would like the term "chickens" changed to "domestic fowl" as that would give residents the option of raising ducks, game hens, quail, and so on.

People don't normally have backyard chickens to raise them and sell. They have them for the eggs. This needs to be kept in perspective!

Let us have geese too

Raising animals such as chickens would provide a great opportunity for Sherwood youth to learn about raising and caring for animals, especially those youth that aspire to have a career in the area of animal science and/or veterinary care. Other small fowl such as ducks should also be allowed in the city limits (with the same regulations as chickens) because some may prefer them over chickens.

I think that having backyard hens should be a right. They provide eggs, which is a nutritious food. I think if a person has a right to have a dog or cat, a person should also have a right to have a few hens.

Sustainable living should be our right!

We think everyone should be able to raise chickens and it shouldn't be cost prohibitive.

Allowing backyard chickens will bring even more community to the town and encourage sustainable, healthy living. Thank you for reevaluating this issue.

I truly think that backyard chickens are a wonderful addition to cities. It is a wonderful way to help feed your family. A healthy cared for chicken will not spread disease. The risks for disease are only high in large operations where the chickens cannot be individually cared for by loving owners. I'm not against some restrictions. Lot size and number of chickens and no roosters. A clean cared for coop does not smell. One of the best things to put on the ground of a coop is sand and then the top can be sifted and the manure removed from the coop weekly. Hens are reasonably quiet during the day, though some do like to call out when laying. But as most people are out at work during the day the occasional sound should not likely be thought too terrible. By evening the hens have settled into their coop and are extremely quiet, they will not disturb anyone's sleep. I would really enjoy the opportunity to keep hens in my back yard. I've kept hens before and was disappointed to hear they were essentially illegal here in Sherwood. My neighbors before loved my coop, it was built to match the architecture of our home and blended in nicely and was always clean. The hens were well socialized and cared for, I never lost a hen to sickness.

With the problems of the commercial egg production practices coupled with things like avian flu, it is prudent that cities promote local food resources. Chickens are one way to do this.

Chickens are a valuable source of food and provide free fertilizer for gardens as well as help with weeds. Everyone should have access to them if they choose.

No restrictions. Everyone should be able to raise their own food resources.

No restrictions. Barking dogs and lawnmowers are more of a nuisance. Chickens provide a way for families to raise a cost effective source of organic protein.

I would love to have chickens again! I think this is a great idea!!

Let people do what they want and don't complain about your neighbor

Sherwood is the only city in Oregon not to allow them!

This is silly! If I want chickens in my yard and they aren't bothering any one I should have, grew up having chickens my parents never had to get permission this city loves to many rules, crazy!

Allow chickens!

Please allow them!

Yes, finally!!!

The city should get out of the people's lives. This is a way to control the people. The city are the royals and the people are commoners or just something they have to scrape of their boots

Barking dogs the neighborhood but no clucking chickens. We could have neighbors that are thieves break in the houses and selling drugs from the house but no chickens. To me chickens are very peaceful to listen to. To keep the bugs out in the backyard which saves money on spray. People cooking on sale phones I see all the time you will never find a chicken that will do something against the law.

Living with chickens, under the proper restrictions, is no more of a nuisance than living with dogs. Except that chickens are more useful. It's outrageous that someone would have to pay thousands of dollars to be allowed to raise a couple of chickens in their back yard.

Every morning we hear the roosters down the street and I am constantly thinking about chicken dinner. Lol. Seriously I live in the city not in the country.

We would love to raise them!

They would cut back on pests! They eat them!;))

I feel that the current cost for growing backyard chickens in Sherwood is pretty outrageous. In fact, it is prohibitive for many people. If I were growing chickens in my backyard, it would be for the purpose of providing fresh, organic eggs for my family which I cannot afford to purchase at the market. In effect, the city is denying me quality, healthy food by imposing so much cost for doing something that no one would have thought twice about 75 years ago.

Their poo makes good fertilizer for organic gardening!

Let's get it done! This is taking Sherwood to long.

Allow chickens today. Don't deprive people of food.

Allowing chickens provides families with a sustainable source of food as well as the joy and pleasure if a pet. Chickens are certainly no noisier than the many dogs that persist in barking throughout the day in my neighborhood. The citizens of Sherwood should be allowed to raise 4 or fewer chickens.

My family crossed Sherwood off our list of possible places to live due to the chicken restrictions. I'd love to see this change for the better.

Yes, with very limited restrictions. No roosters is reasonable, as is a limit such as ten or under without a permit. Your current rule guarantees I will never live in your town.

Allowing chickens would be great. Planning on moving to your area but won't move until I find a town like mine.. We are allowed to have poultry and any miniature livestock in city limits

Would there be fees imposed for those who fail to follow the regulations and rules for backyard chickens? How would the new regulations be handled and made sure they were being followed? Where would complaints go & who would handle these to ensure residents are following the regulations?

Deal with problems as they happen like with other animals people have such as dogs, cats, etc.

I would want the home owners association to agree with these terms, and chickens allowed in Woodhaven.

We are a farming community and should be allowed to keep backyard chickens.

Chickens in high density neighborhoods are just not feasible, if you want chickens, you should have some land. I believe that even if enclosed, the chicken will get loose at some time and wonder the neighborhood. Then they become a problem to all residents. Would the owners be fined if the chickens get loose? If the chickens get loose, who cleans up the waste they leave behind? How could a neighbor enforce clean up of waste or destruction of property? Get land have chickens.

Too many concerns to voice them all. Please don't force this on citizens.

Chickens do not belong within city limits! Properties are way too close together. Even if the city puts restrictions on property size and number/sex of chickens, it would cause problems. Smell, pests, annoying rooster crowing, etc.

Chickens are farm animals that if not tended daily will generate odor and attract skunks, raccoons and other rodents. Many people can't responsibly pick up after their dogs in our parks where free bags are provided and this is hard to enforce. How would Sherwood enforce chicken standards on private property affectively?

Chickens are farm animals unlike cats or dogs. Leave them on the farm and maybe just maybe Jennifer Harris needs to be put out to pasture with this idiotic chicken idea. We just got rid of the tannery and now Harris wants to smell chicken stink. If this passes I suggest an amendment that Jennifer Harris is required to have 5 chickens in her backyard while she is a city councilor so she has to smell the crap like the rest of us citizens. We need to smell chickens like we need a hole in the head. Dumbest idea I've heard for Sherwood in my 11 years here.

Chickens attract rats, mice and other rodents to eat their chicken feces and food. This sort of activity is better suited for urban cities that have no access to rural properties, but in Sherwood we are surrounded with rural large properties. I don't want to hear or smell chickens in Sherwood. Years ago there was a dairy where the bird refuge sits and it stunk unbelievably bad. At another time in Sherwood history the tannery stunk to high heavens and neighbors complained and property values plummeted. Only out of pure ignorance would a city councilor like Jennifer Harris who smokes marijuana for fun want to bring stinking chickens into Sherwood to ruin our wonderful little piece of heaven. Don't let chicken poop stink up our great town.

Chicken coops attract mice & rats. Sufficient space between the neighbor's property line and the coop is necessary so the neighbor doesn't have to deal with the rodents.

Needs to be limited. Farm animals don't belong in high density areas.

This is a city with mostly high density housing. No chickens or any other livestock please.

Chickens are a farm animal. Should not be allowed in the city for all of the reasons in question 9. (noise, odor, pests)

Please do not allow backyard chickens within Sherwood city limits

I wouldn't allow backyard chickens at all if possible

No chickens in the city limits please

No backyard chickens in Sherwood residential communities please. If people want farm animals, they should go live on a farm. Thank you.

This is a city not a farm. I don't think it's necessary to have farm animals in the city

This is a horrible idea to amend the code.

Not in my neighborhood, or I'll vote against any sitting council members!

They are not meant for suburban neighborhoods they are a rural animal or are we going to allow goats too

Move to a rural area if you want chickens! They should not be allowed in neighborhoods.

Thank you for considering the needs of both the backyard chicken advocates and the needs of the chicken-free backyard enthusiasts!



Memorandum

DATE: May 12, 2015
TO: Planning Commission
FROM: Michelle Miller, AICP, Senior Planner
SUBJECT: Proposed Backyard Chicken Code Amendments

Background:

The City initiated a Development Code Clean-up project in 2010 and part of those efforts included amendments to Residential uses category in the Development Code and included amendments that created requirements for backyard chickens in the residential zone. The Planning Commission recommended some proposed language on chickens to the City Council, but the Council at that time wanted to gather more information.

Recently, the City Council voted to direct the Planning Commission to review the 2011 Code language on chickens that is attached. Also, attached is a summary table of the surrounding jurisdictions' approach to this issue.

Current Backyard Chicken Policy

The Sherwood Development Code allows as a conditional use: "raising of animals other than household pets" in a residential zone. Staff processes a conditional use permit application as a Type III, which means a land use application with notice of the proposal to surrounding property owners and the decision maker is the hearings officer. It costs an applicant \$ 4140 plus notice, which is \$265. There are no known conditional use permit approvals or an application for this specific conditional use within the past nine years.

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Planning Commission proposed language

16.12.060 Chickens

A. Purpose: Residents of the City shall be allowed to keep chickens, subject to the requirements of this Chapter.

B. Location Requirements

1. Chickens shall only be kept on property which is occupied by a detached single family dwelling.
2. Chickens shall only be kept upon property which is the principal residence of the owner of the chicken.
3. Chickens and chicken enclosures shall not be located in any area between the primary dwelling and the front property line.
4. Chicken enclosures must be at least ten (10) feet from the property line.

C. Number of Chickens Permitted

1. No more than four (4) hens may be kept on any one property within the City.
2. No roosters may be kept within the City.
3. Chicks up to 12 weeks old may be kept indoors as household pets and are not subject to the limitations of (1) and (2) above.

D. Criteria and Prohibitions

1. Chicken Enclosures

- a. Chickens shall be kept within a secure enclosure.
 - b. Allowing chickens to enter adjoining properties is prohibited.
 - c. Enclosures shall be kept clean, dry, and free of noticeable odors and in good repair.
 - d. Enclosures shall prevent the entry of rodents and predators.
2. Chickens shall be kept for personal, non-commercial use only. No person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
 3. The keeping of chickens in such a manner as to cause a nuisance, as defined in Chapter 9 of the Municipal Code or under applicable law, including the criteria in this code, is prohibited. Violations shall be enforced per 9.44.060.

E. Procedure

1. In a residential zone, a resident who wants to raise chickens per the requirements of this section must obtain a permit and demonstrate compliance with the above criteria, (D.) and pay a processing fee. This is a Type I decision with appeal to the Planning Commission.
2. Tenants and renters of property may keep chickens only with the written permission of the property owner included with the permit request.

Sample of Surrounding Jurisdictions Chicken Policy

Oregon Cities	Number of Hens Allowed	Property Line Setback	Distance from Adjacent Dwellings	FEE	Comments
Sherwood's Existing Code Interpretation	Conditional Use Permit	Depends on decision		\$4145 plus \$466 notice	Conditional Use Category: "Raising Animals other than Household Pets" Conditional Use Permit: Type III hearing before the Hearing Officer to develop conditions and requirements; notice to neighbors
PC's Recommend Language for Sherwood from 2011	4	10'		Not decided	Submit for permit, no roosters, Nuisance ordinance for Code Compliance through the Municipal Code
Beaverton	4	20'	Not listed	No Fee	No process no fee; permitted use, in Municipal Code not Development Code
Forest Grove	4	5'	20'	No fee	Minimum lot size-5k larger lots can have more chickens
Happy Valley	Unlimited	70'		No fee	In municipal code 6.04.060
Hillsboro	3 (if 7-10 k square feet lot)	10'	Not specified	\$25	Animal Use Permit-must have 7K lot min. if over 10 k can have 6 chickens –Municipal Code not Development Code 6.20.70
Gresham	3	10'	25'	\$50	Adopted ordinance in Dec. 2009 requires \$50 permit good for 2 years Permitted through Dev. Code regulations in Municipal Code
Lake Oswego	Unlimited-no nuisance			No fee	No anti-rooster ordinance but "crowing" may violate the noise ordinance
Tigard	Unlimited	5 ft. per accessory structure	100' from another residence	No fee/ process	In Municipal Code Must be at least 100 ft. from a dwelling unit except a dwelling on the same lot
Tualatin *	4	10'	25'	\$ 50	Limited to Low Density dwelling units –The Tualatin Development Code (TDC) 40.020(2)(b) directs readers to the Tualatin Municipal Code (TMC), of which Chapter 6-15 regulates chickens.
West Linn **	5	20'	100'		Had allowed residents to host chickens for at least the last five years following an interpretation treating chickens similarly to cats and dogs. Recently enacted code language in Development Code permitting chickens
Wilsonville	Unlimited		100 ft. from residence	No fee	No process Complaint driven

ECONOMIC AND MARKET CONDITIONS

Sherwood Tonquin Employment Area

City Council Workshop—May 5, 2015

PREVIOUS PLANNING CONTEXT

Sherwood EOA, Tonquin Employment Area Concept Plan (2010)

Strengths	Challenges
Regional Growth Outlook is Strong Superior Quality of Life Existing Durable Goods Manufacturing Base Access to Workforce	Infrastructure Capacity (Sewer) Tualatin-Sherwood Road Congestion Funding-Service Needs Balance Jobs-Housing Balance



Economic Opportunities:

- Small to Mid-Size Light Manufacturing
- Specialty Contractors and Construction
- Creative Services
- Demand for Flex Space

Growth:

- 20-year forecast of 3,000 industrial jobs in the City of Sherwood
- 2,290 jobs in the 235-acre Tonquin Employment Area.

UPDATED AREA SPECIFIC ANALYSIS AND MARKET CONDITIONS

Economic and Industry Evaluation Area



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PC Work Session
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ECONOMIC AND MARKET CONDITIONS

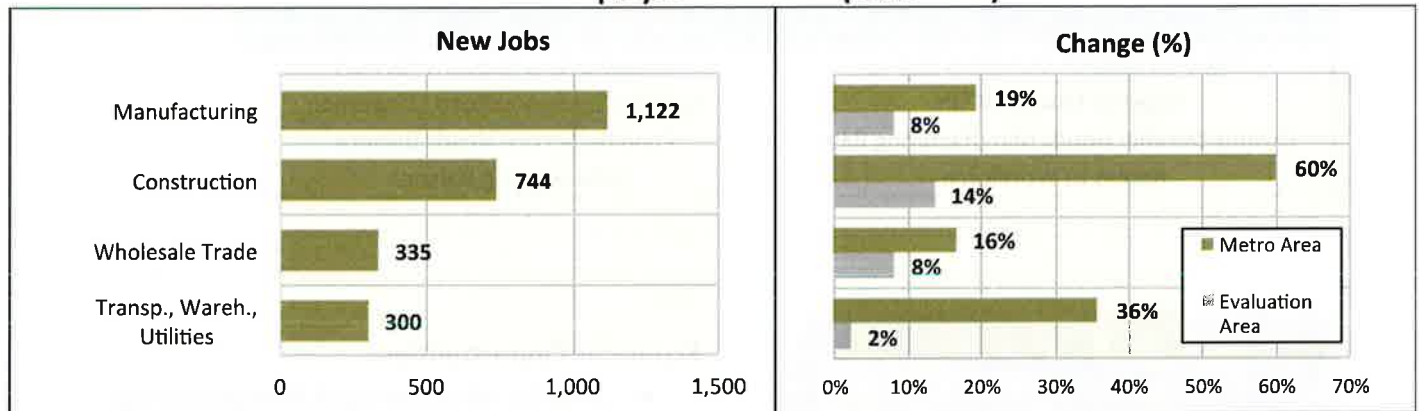
Sherwood Tonquin Employment Area

City Council Workshop—May 5, 2015

Employment Analysis:

Expectations are holding trend. Exceedingly strong growth in Manufacturing, Construction, and Wholesaling

Industrial Employment Growth (2010-2013)



Targeted Industries:

- Advanced Manufacturing & Assembly
- Warehouse & Distribution
- Food Processing & Distribution
- Wood, Paper, Printing, & Related

Industry Specialization In the Study Area

INDUSTRY	L.Q.
Machinery Manufacturing	12.14
Furniture and Related Product Manufacturing	5.95
Electrical Equipment, Appliance, and Component Manufacturing	5.90
Couriers and Messengers	5.28
Fabricated Metal Product Manufacturing	4.87
Plastics and Rubber Products Manufacturing	3.23
Computer and Electronic Product Manufacturing	3.04
Merchant Wholesalers, Durable Goods	2.87
Textile Product Mills	2.77
Paper Manufacturing	2.73
Nonmetallic Mineral Product Manufacturing	2.71
Heavy and Civil Engineering Construction	2.40
Repair and Maintenance	2.33
Specialty Trade Contractors	2.17
Food Manufacturing	2.06
Merchant Wholesalers, Nondurable Goods	1.93
Wood Product Manufacturing	1.80
Support Activities for Transportation	1.60
Printing and Related Support Activities	1.58
Wholesale Electronic Markets and Agents and Brokers	1.45

= Manufacturing

= Distribution/
Wholesale

= Construction/
Other

ECONOMIC AND MARKET CONDITIONS

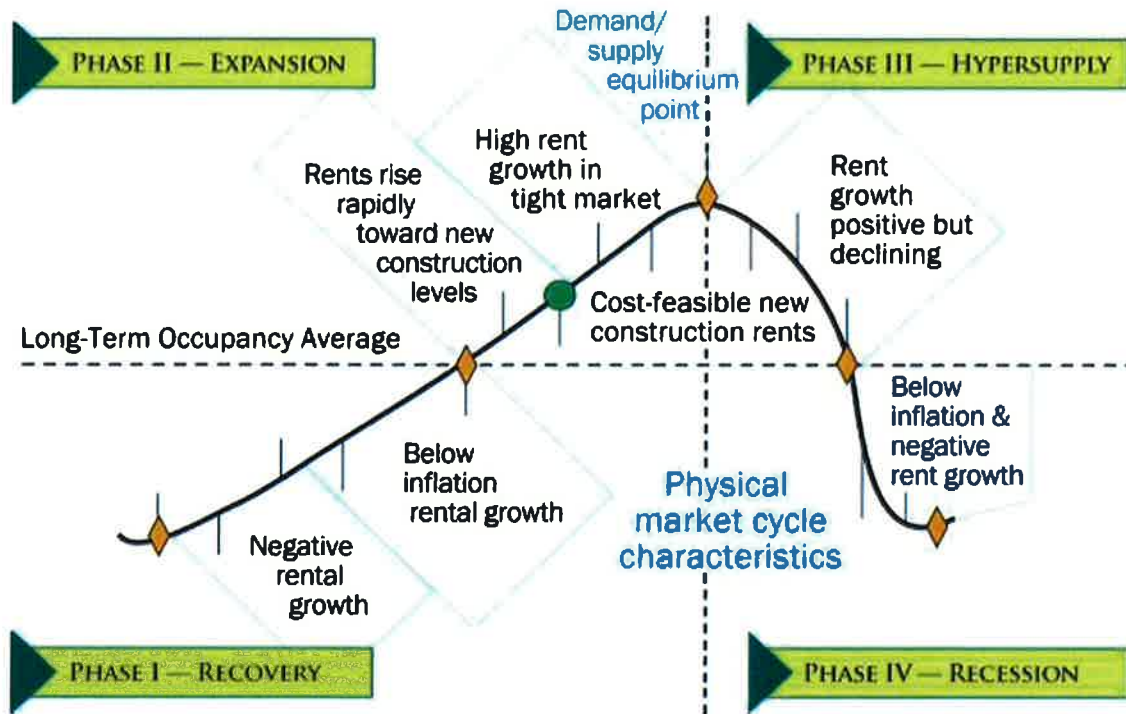
Sherwood Tonquin Employment Area

City Council Workshop—May 5, 2015

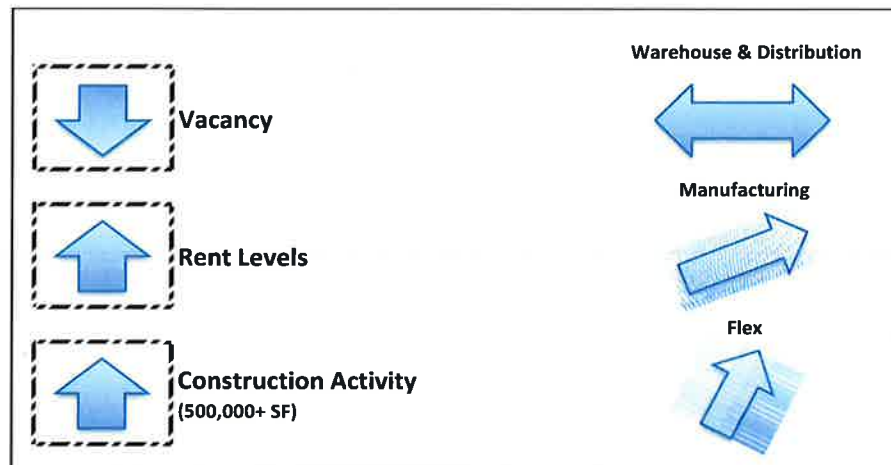
Market Trends:

The market is currently in an expansionary cycle, characterized by falling vacancy rates, increasing rents/property values, and increased construction activity.

Characterization of the Industrial Real Estate Cycle



Summary of Market Trends



Evaluate prior plans, existing conditions,
and market trends

Identify key projects and finance tools

Identify actions to remove barriers to
development

Create marketing prospectus

Develop implementation plan with final
recommendations

Present report for City acceptance

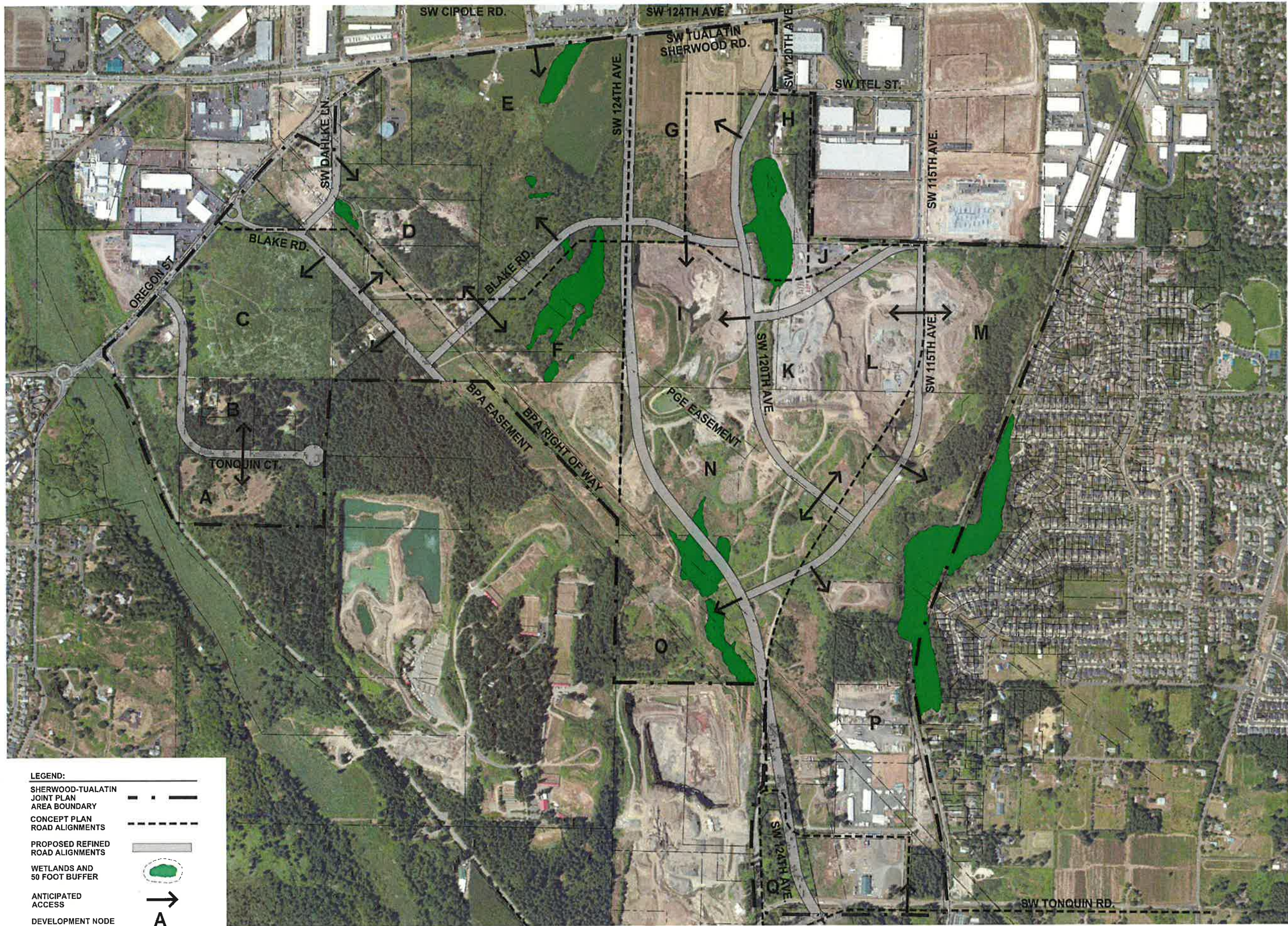
Seek input from City and interested parties

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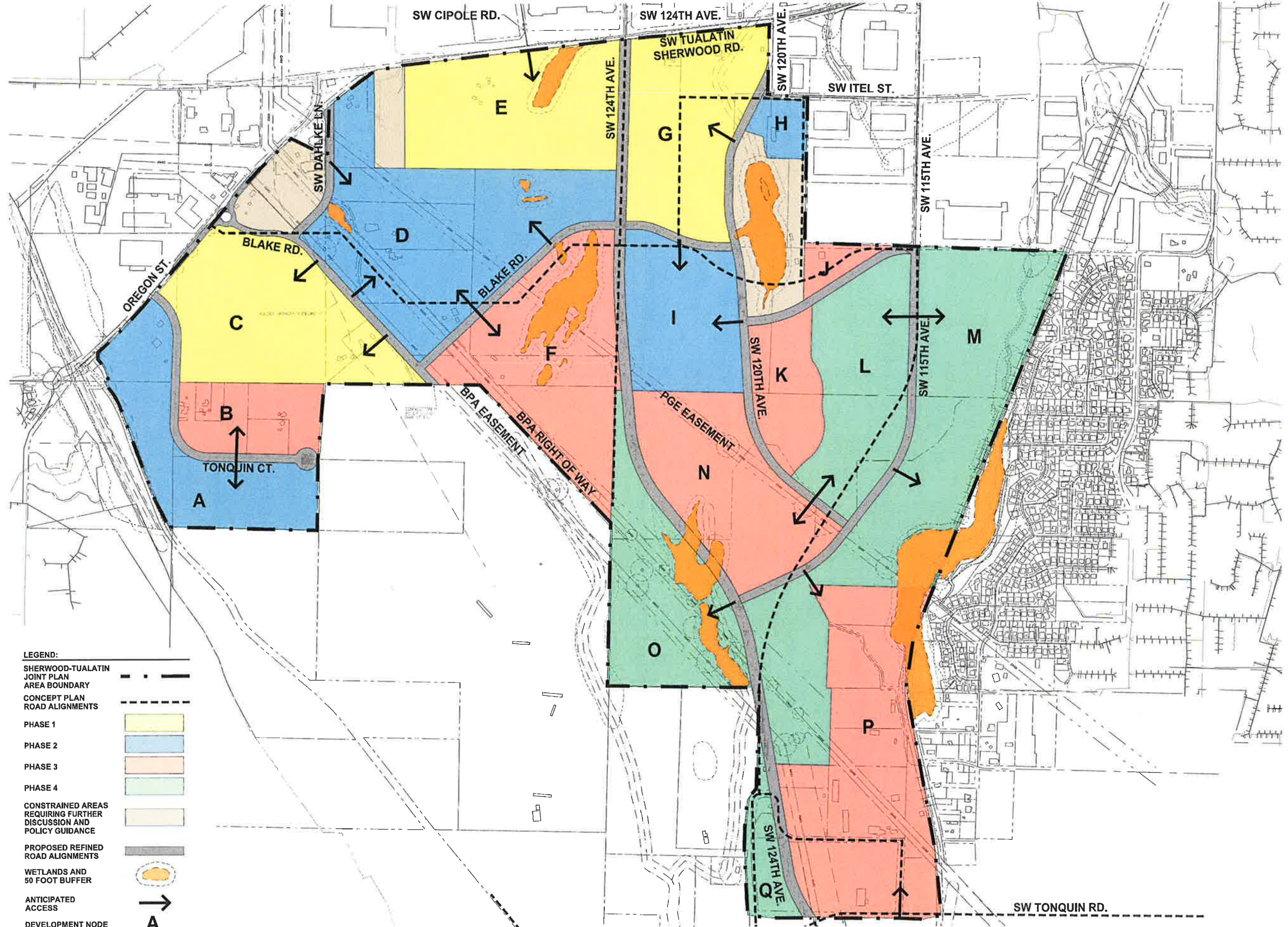
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- LEGEND:**
- SHERWOOD-TUALATIN JOINT PLAN AREA BOUNDARY
 - CONCEPT PLAN ROAD ALIGNMENTS
 - PROPOSED REFINED ROAD ALIGNMENTS
 - WETLANDS AND 50 FOOT BUFFER
 - ANTICIPATED ACCESS
 - DEVELOPMENT NODE

TASK 4 IMPLEMENTATION PLAN: CONCEPTUAL ROAD LAYOUT
 WASHINGTON COUNTY INDUSTRIAL SITE READINESS ASSESSMENT

DRAFT



- LEGEND:**
- SHERWOOD-TUALATIN JOINT PLAN AREA BOUNDARY
 - CONCEPT PLAN ROAD ALIGNMENTS
 - PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - CONSTRAINED AREAS REQUIRING FURTHER DISCUSSION AND POLICY GUIDANCE
 - PROPOSED REFINED ROAD ALIGNMENTS
 - WETLANDS AND 50 FOOT BUFFER
 - ANTICIPATED ACCESS
 - DEVELOPMENT NODE

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission
Work Session
May 12, 2015

Planning Commission Members Present: Staff Present:

Chair Jean Simson

Commissioner Michael Meyer

Commissioner Alan Pearson

Commissioner Lisa Walker

Julia Hajduk, Community Development Director

Brad Kilby, Planning Manager

Michelle Miller, Senior Planner

Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent:

Vice Chair Russell Griffin

Commissioner James Copfer

Commissioner Chris Flores

Council Members Present:

None

Legal Counsel:

None

1. Call to Order/Roll Call

Chair Jean Simson called the meeting to order at 6:06 pm.

2. Council Liaison Announcements

None

3. Staff Announcements

Brad Kilby, Planning Manager, announced a Sherwood West Preliminary Concept Plan Community Workshop on May 21, 2015 from 6-8 pm at Edy Ridge Elementary School. He said the consultant was beginning to develop alternatives.

Mr. Kilby informed of a Washington County Transportation Future Study survey to study the limitations to transportation in all the jurisdictions within the Washington County area. The study will help inform the Washington County commissioners where to invest towards future growth. Chair Simson indicated that she had difficulty with the survey and Julia Hajduk, Community Development Director, confirmed that she had similar issues. Mr. Kilby indicated he would inform the County.

Mr. Kilby stated that City Council approved legislation forwarded with recommendations by the Planning Commission regarding Medical Marijuana Dispensaries and the Water System Master Plan update, on May 5, 2015 and announced the annual Tualatin River Bird Festival on May 16, 2015 at the Tualatin River National Wildlife Refuge beginning at 10 am with early morning walks starting at 5:30 am.

Mr. Kilby disclosed that an application for an off leash area at Snyder Park has been received which will come to the Planning Commission in June or July.

Chair Simson noted that because it was a work session, the Planning Commission would not be accepting citizen comments and reminded that citizens could sign up for email notifications. She moved to the next agenda item and turned the time over staff.

4. **Backyard Chickens**

Michelle Miller, Senior Planner, recounted that the Planning Commission conducted a code clean-up in 2011 resulting in draft code language to the City Council. She said Council decided to wait and gather more information before they considered it any further, then in April 2015 the City Council directed the Planning Commission to revisit the code language. Ms. Miller gave a presentation about Backyard Chickens (see record, Exhibit 1) and noted that over 560 responses were received in an online survey conducted by the City (see record, Exhibit 2).

Ms. Miller noted that the draft code language was provided in the memo dated May 12, 2015 (see record, Exhibit 3) which included:

- Four hens
- No roosters
- Chicken enclosures must be secure and at least 10 feet from property line
- A Type I process that includes no notice
- Non-compliance would go in Municipal Code under nuisance criteria

Ms. Miller stated the code language would have been in the development code in the residential use category. She gave a summary of the survey results and compared the results to the draft language.

Ms. Miller noted that public outreach was conducted in 2011 to help draft the language. She asked how the Commission wanted additional public outreach beyond the survey and when to start the formal hearing process for a recommendation to City Council. She noted that the final page of the memorandum included a listing of how other jurisdictions were regulating backyard chickens and stated many jurisdictions were placing the regulations in the Municipal Code. Ms. Miller pointed out that the draft language did not have noticing requirements to adjoining property owners, and asked if the Commission wanted to open the process to other animals.

Julia Hajduk, Community Development Director, commented that the Council's directive was to revisit the old language and see if it was worth another look. She said a majority of the City Council supported the motion in April, community sentiment was still split, and the comments on the survey validated the work done in 2011.

Discussion followed regarding noise, licensing, education, public outreach, noticing requirements, who would administer the regulations, if other animals should be included in this language, and the fees for comparable licensing.

Staff was directed to

- Find out about nuisance abatement regarding chickens,
- Prepare an Archer article, then schedule public hearings for July after the next edition of the Sherwood Archer has been distributed,
- Report on the number of responses the code enforcement officer makes for nuisance animals and animals other than household pets
- Inform on the language from other jurisdictions regarding "poultry" or other non-domesticated animals.
- Add language that bases the number of hens to the lot size with a minimum of 5000 square feet for three hens and minimum of 10,000 square feet for five hens.

- Add language that places enclosures 10 feet from the property line and 25 feet from any other dwelling unit.
- Add language for notifying neighbors that about the property
- Update the municipal code section referencing violations

Chair Simson recessed the meeting at 7:10 pm and reconvened at 7:13 pm.

5. Tonquin Employment Area Update

Community Development Director, Julia Hajduk informed the Commission that the Tonquin Employment Area (TEA) is a concept planned area that was not inside the city limits, but inside the urban growth boundary and designated as Employment Industrial zone. She stated annexation of the area was preapproved by voters (2013) so when property owners are ready to come into the city the process will be easier. Ms. Hajduk added that no activity has taken place so the City applied to Metro for Construction Excise Tax Grant Funds to identify obstacles that are preventing the area from growing. Metro combined the grant request with a request from Washington County for a large lot industrial site readiness grant. She pointed out that the area has been reviewed holistically with industrial land in Tualatin; however, more details will be provided for the TEA area. Ms. Hajduk turned the time over to the consultant team.

Todd Johnson, Project Manager with Mackenzie, in answer to a question from Chair Simson said that they were not looking at design standards to help promote development, but they were looking at the physical characteristics of the land, utilities, and market constraints with Johnson Economics. They were looking to see if the vision for the area is aligned with current employment trends, refining information in the concept plan and reporting the cost of infrastructure through phasing and funding strategies, because the area is underserved. He provided handouts to the Commission (see record, Exhibits 4 and 5). Mr. Johnson informed that they were working on two studies; evaluation of the sub area and creating specific layouts on certain properties to help evaluate the value of investing in infrastructure and to inform how physical land characteristics impede large format industrial development in the region.

Mr. Johnson said that Apex (brownfields consultant) and Pacific Habitat Services (wetland inventory) were on board to help with any environmental constraints in the area, but were not present.

Chris Blakney with Johnson Economics reviewed the Economic and Market Conditions handout (Exhibit 4) and said they looked at Sherwood's Economic Opportunities Analysis from 2007 and the TEA Concept Plan to gain some background information. Mr. Blakney advised that the information was updated based on an industry analysis. He said Sherwood had a solid manufacturing base, good access to work force and a strong quality of life. The challenges come with infrastructure capacity and how to fund site improvements in order to make the area more marketable for development. He said the types of industrial uses that might develop were small to midsize companies, at fifty thousand to one hundred thousand square foot building ranges with flex spaces for specialty contractors and creative services. Mr. Blakney stated the evaluation area extended from Boones Ferry Road (east), to Herman (north) to 99W (west) with the southern boundary where development stops. He revealed that the area had over sixty six companies with twenty-five to seventy-five employees that fit in this market. Mr. Blakney spoke of recent growth and a tightness in the market that has started to spur development. He said the industrial real

estate market is at a jumping off point characterized by falling vacancy rates, increasing rents, and an interest in construction.

Brian Varricchione, Land Use Planner and Civil Engineer with Mackenzie, explained that the Tonquin Employment Area Concept Plan and Tualatin's Southwest Concept Plan about each other, were part of a common market, and were looked at as one area for the purposes of the study. He said they were looking for barriers to development and would provide recommendations to overcome them with marketing strategies. Mr. Varricchione went over Exhibit 5 and explained that Mackenzie's task was to discover specific site needs for the industrial properties and to refine the concept plan.

Mr. Varricchione showed refined roadway alignments intended to minimize impact to the wetlands and commented that there were several power line easements running through the area. He identified different nodes; areas where industrial development can occur, and labeled them in phases. As the phases are built, roadway and infrastructure improvements will enable adjacent phases to develop.

Brent Ahrend, Traffic Engineer with Mackenzie, explained that developing properties along Tualatin Sherwood Road are required by Washington County to make frontage improvements for a future five lane road. He said the County was considering a five lane road in the area funded by the Major Streets Transportation Improvement Program project (MSTIP). Mr. Ahrend indicated that properties will be required to access development from new roadways, because of access restrictions off of 124th Avenue and Oregon Street. One of the new roads (tentatively named Blake Road) is proposed to have connectivity to 115th Avenue, but will not be a through road parallel to Tualatin Sherwood Road as originally envisioned.

Julia commented that the TEA Concept Plan identified zoning and a collector road, but the purpose of the study was to refine the assumptions with more data and the consultant would provide a tool kit of what can be done to make the industrial sites more ready for development. She said the study will go to City Council for acceptance in mid-June and staff will move forward as directed by Council. It will not be the adoption of a new plan, but information to take into account when reviewing the Capital Improvement Plan or for the city to be more supportive of Low Impact Development (LID).

Note: Brent Nielson, Civil Engineer with Mackenzie, was there to answer questions focused on the utility side of the infrastructure but did not present.

Discussion followed.

6. Adjourn

Chair Simson adjourned the meeting at 8:09 pm.

Submitted by:



Kirsten Allen

Planning Department Program Coordinator

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