



City of Sherwood
PLANNING COMMISSION
WORK SESSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
October 27, 2015 at 6:00 PM

Work Session Agenda

- 1. Sherwood Zoning and Community Development Code Discussion – Industrial Land Use Districts**
- 2. Annual Boards & Commissions Report Discussion**

Sherwood Planning Commission Meeting

Date: October 27, 2015

Meeting Packet *n/a work session - Agenda only*

Approved Minutes Date Approved: November 24, 2015

Request to Speak Forms *n/a*

Documents submitted at meeting:

Exhibit 1 - Industrial Use Classification

Exhibit 2 - Sherwood Economic Development

Exhibit 3 - Employment Industrial code

Exhibit 4 - Industrial Land Use Districts

Exhibit 5 - Exhibit A to Ordinance 2010-014

E-mail Notifications Group for Planning Land Use Projects Sign Up



Name	Email Address	Sign me Up! I am interested in...
		1) Hearings officer Updates, 2) Planning Commission Updates, 3) Sherwood West Pre-Concept Plan 4) Planning Department Updates.
Jane Doe	jane.doe@email.com	Circle all that apply 1 ② 3 4
Stu Peterson	stu@macadamforbes.com	1 2 3 4
Bill BACH	bbach@trammellcrow.com	1 2 3 4
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Industrial Use Classification

Planning Commission Work Session

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Background

- Tonquin Employment Area brought into the UGB 2002
- Tonquin Employment Area concept plan adopted 2010
 - Identified preferred industry targets:
 - Clean technology – renewable energy, energy efficiency, sustainable environmental products
 - Technology and advanced manufacturing – Manufacturing/metals, high tech, biotech and bio-pharmaceuticals
 - Outdoor gear and active wear – sports apparel, recreation products
 - Envisioned flex space with small and medium-sized industrial campuses and business parks

Development Code Implemented vision - 2010

- Make it easy to do the right thing:
 - Only a few things outright permitted
 - Compatible uses were conditional and would need to demonstrate compatibility
- List of prohibited uses:
 - Adult entertainment
 - Meat, fish, poultry and tannery processing
 - Auto wrecking and junk or salvage yards
 - Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing or storage of toxins or explosive materials or any products or compound determined by a public health official to be detrimental to the health, safety and welfare of the community
 - Rock crushing facilities
 - Aggregate storage and distribution facilities
 - Concrete or asphalt batch plants
 - General purpose solid waste landfills, incinerators, and other solid waste facilities
 - Restaurant with drive-thru facilities
 - Distribution, warehousing and storage not associated with a permitted use

Development Code changed - 2012

- Code clean up project combined LI, HI and IE zones into one section
 - Use classifications combined with intent to make it more clear what uses were allowed in each zone
- Permitted industrial uses in EI:
 - Limited manufacturing entirely within an enclosed building when **secondary to a permitted or conditional use**
 - Medical or dental laboratories
 - Non medical or dental laboratories
 - Distribution, warehousing and storage **associated with a permitted use**
 - Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of:
 - Pharmaceuticals in facilities up to 50,000 square feet
 - Renewable, energy efficiency, sustainable environmental products, advanced manufacturing, high tech, biotech, sports apparel and other recreational products

Economic Development Perspective

- TEA implementation plan
- Current market conditions
- Market trends

Proposal

- Update the industrial use section
 - Break some all encompassing use classifications up
 - Remove some very specific uses
 - Get back to the original intent of making it easy to do what we want with the flexibility and certainty for other compatible uses to locate in industrial zones as well
 - Discuss what uses would be contrary to original vision and make it more clear that other uses are permitted

Timeline

- ASAP!
- Work session with draft language - November/December
- Outreach to businesses and industrial community - January
- Final direction on draft language from PC- February
- DLCD notice, outreach and Measure 56 notice
- Planning Commission public hearing – April
- Council hearing – May
- Updated code language in effect - June

Presentation to City Council June 16, 2015

Sherwood Economic Development

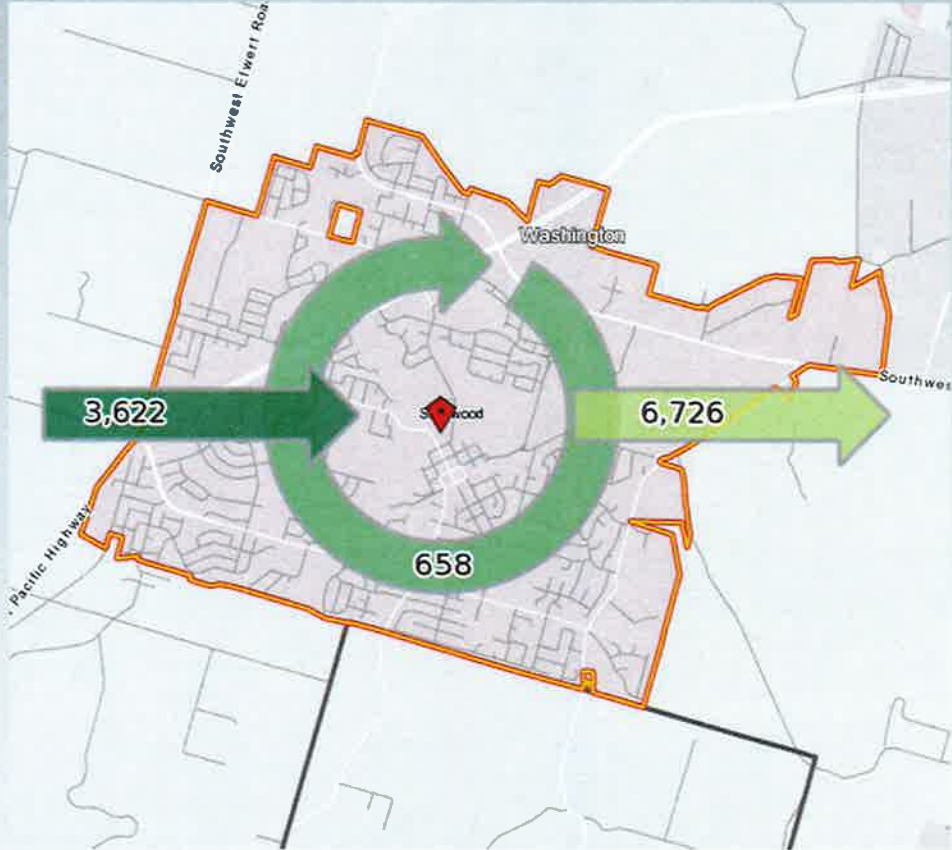
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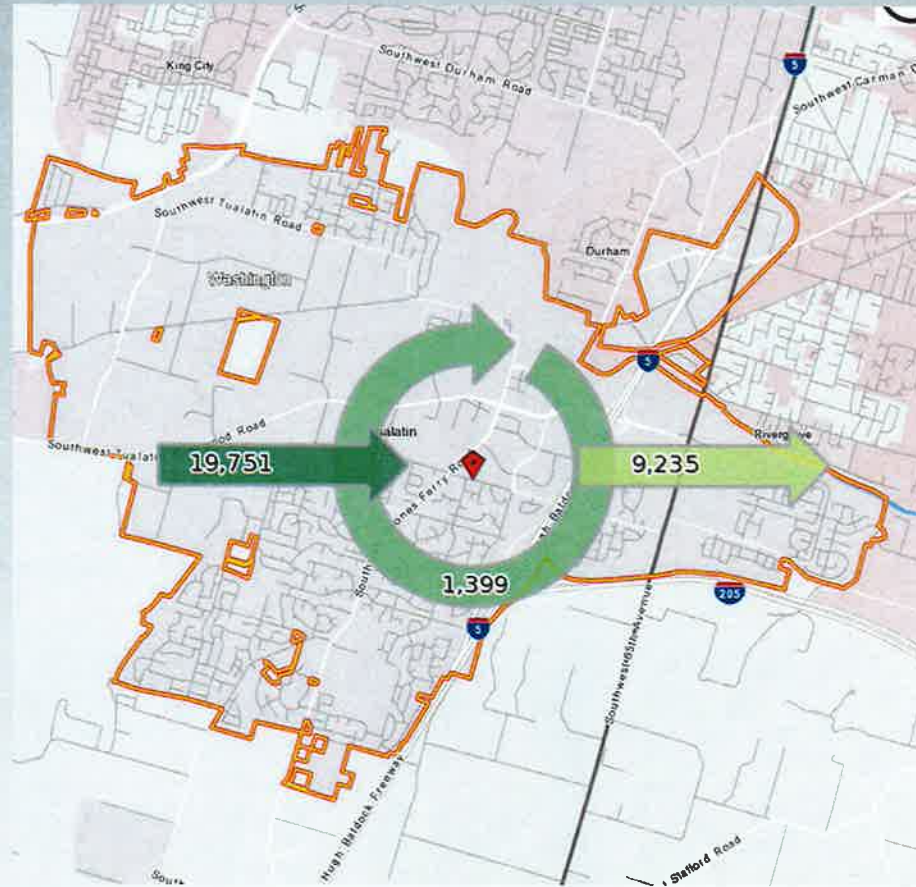
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Exhibit #

Sherwood jobs flows? -2,446



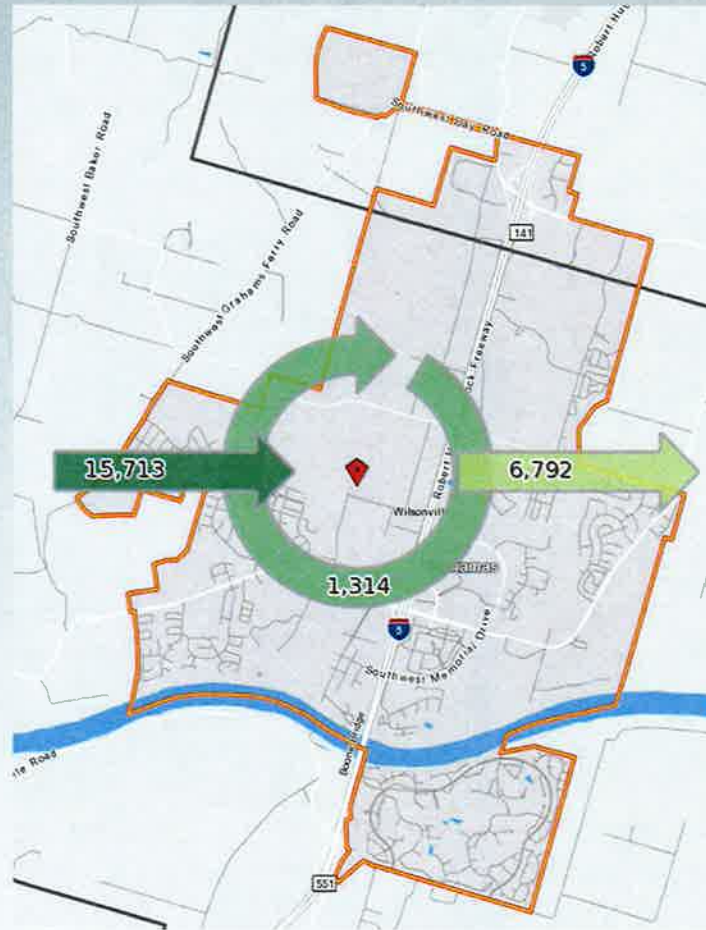
Sherwood statistics

Tualatin jobs flows? +11,915



Sherwood statistics

Wilsonville jobs flows? +10,235



Sherwood Economic Dev efforts

Live-Work jobs in City

Jobs living in City			
	City jobs	Living in City	Percentage
Hillsboro	62,788	13,304	21%
Sherwood	4,280	658	15%
Beaverton	58,961	7,344	12%
Wilsonville	17,027	1,314	8%
Tigard	40,035	3,083	8%
Tualatin	21,150	1,399	7%

Sherwood statistics

Jobs to Population ratio

Jobs to Residents			
	Jobs in City	Population	Percentage
Tigard	40,035	50,444	79%
Wilsonville	17,027	21,484	79%
Tualatin	21,150	26,879	79%
Hillsboro	62,788	97,368	64%
Beaverton	58,961	93,542	63%
Sherwood	4,280	18,884	23%

Sherwood Economic Dev efforts

How do we change the ratio?

- 2007 Economic Opportunities Analysis shows that we can move the ratio from 23% to 40%
- That can only be accomplished with the addition of the Tonquin Employment Area.
- This calculation includes residential growth anticipated in the Brookman and Sherwood West areas.
- Tax revenue with base development would be about \$1.5 million for City of Sherwood at full development. Almost \$1 million for two largest sites.

Sherwood Economic Dev efforts

Tonight you will likely accept a plan that demonstrates

- 70-80% of new jobs in Sherwood will come from Business Attraction in the Tonquin Employment Industrial Area
- The targeted industries could be different than what Sherwood has previously experienced

Sherwood Economic Dev. Future

Targeted Industries (TEA implementation pg 31)

2007 Economic Opportunities Analysis	2015 Tonquin Employment Area Study
Metal Manufacturing	Advanced Manufacturing
Machine Manufacturing	Wood, Paper, Printing Manufacturing
Furniture Manufacturing	Food Processing
Light and Heavy Construction	Outdoor Gear and Active wear
Other Manufacturing	Light and Heavy Construction
Wholesale Trade of Electronics	

Sherwood Economic Dev. Future

Who are Advanced Manufacturers

- High Tech companies
- Computer Chip and supply companies
- Biotech and Pharmaceutical companies
- Advanced power supply companies

Sherwood Economic Dev. Future

What do Advanced Manufacturers require

- Large land sites
- Well Trained Workforce
- Tax Incentives
- High levels of infrastructure (especially water and sewer and power, broadband access is a bonus)
- Access to international markets and shipping

Sherwood Economic Dev. Future

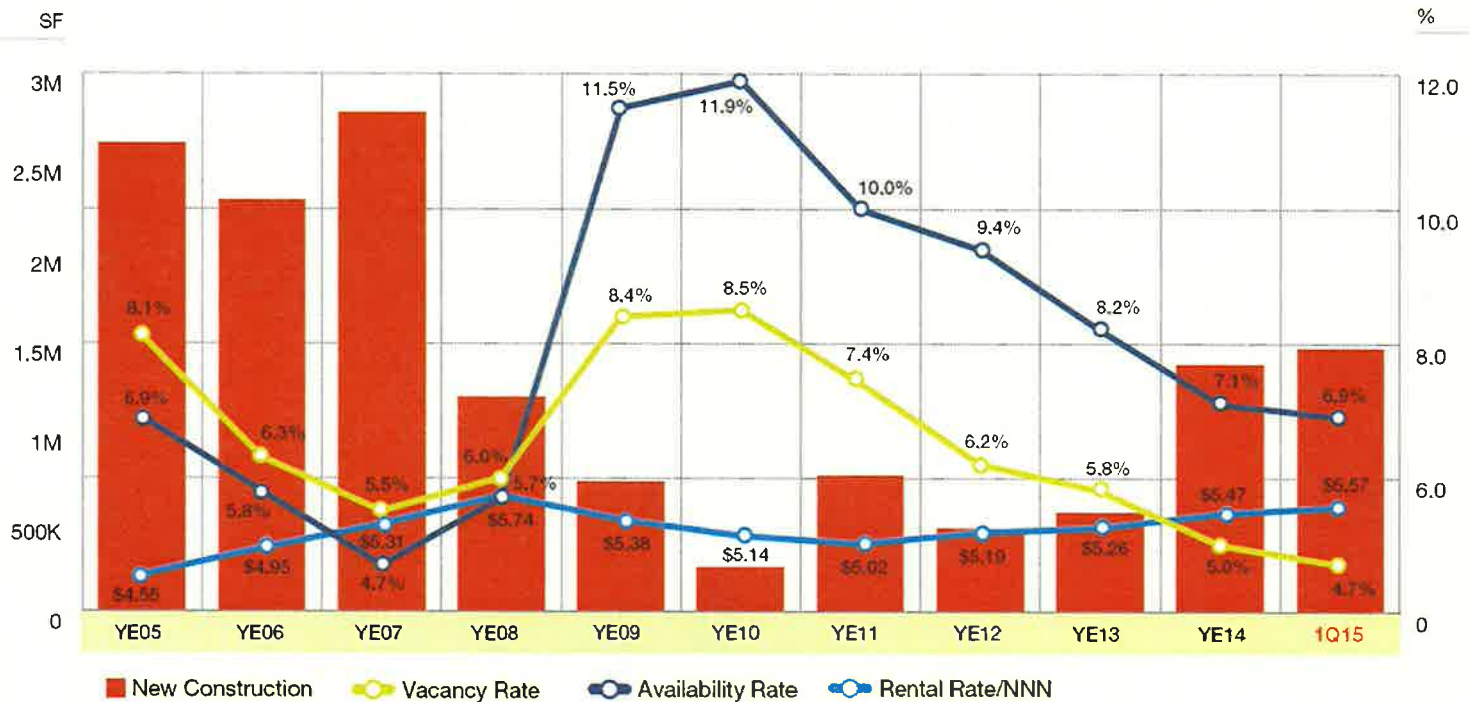
Other Policy Considerations (TEA Implementation Plan Pg 36-37)

- Industrial Design Standards
- Incentives
- Land-Use review process (ex. Fast track application review) **(USES!!!!)**

Sherwood Economic Dev. Future

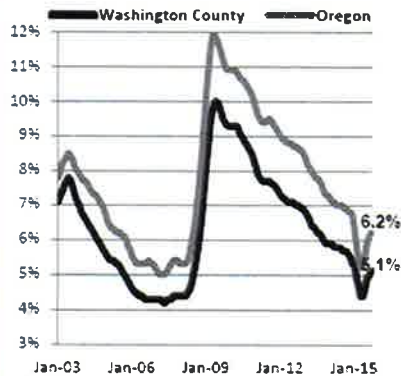
Regional industrial market Sherwood at 3.5%

Construction, Vacancy, Availability & Rental Rates

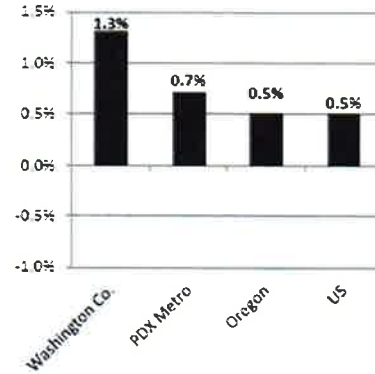


Sherwood statistics

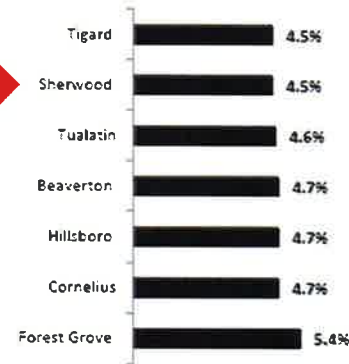
Unemployment Rates
September, seasonally adjusted



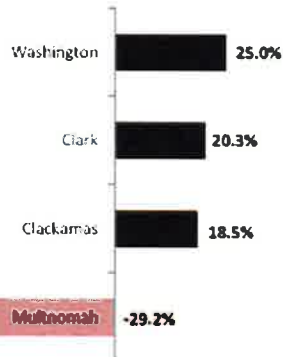
Labor Force Growth
September, increase on a year earlier



Unemployment Rates by City
September, non-seasonally adjusted (seasonally adjusted not available at city level)

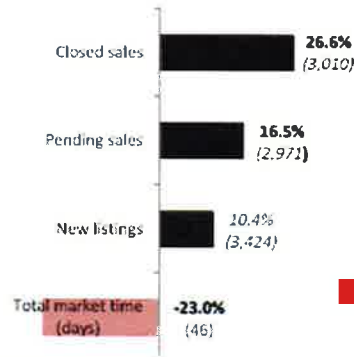


Building Permit Changes
By county, year-to-date 2015 (January – August) increase on a year earlier



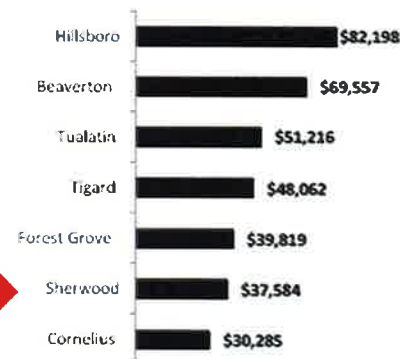
Source: US Census Building Permits

Residential Housing Highlights
Portland metro, September, percent increase on a year earlier and September 2015 data



Source: RMLS Market Action

Average Annual Wage by City
2014



Wa. County October 2015

Chapter 16.31

EMPLOYMENT INDUSTRIAL (EI)

Sections:

16.31.010 Purpose

16.31.020 Permitted Uses

16.31.030 Conditional Uses

16.31.040 Prohibited Uses

16.31.050 Commercial Nodes Use Restrictions

16.31.055 Tonquin Employment Area (TEA) Commercial Use Restrictions

16.31.060 Dimensional Standards

16.31.070 EI Lots Smaller than 3 Acres

16.31.080 Community Design

16.31.090 Flood Plain

16.31.010 Purpose

The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.

Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

Industrial establishments and support services shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Hearing Authority.

16.31.020 Permitted Uses

The following uses are permitted outright, provided such uses meet the applicable design standards contained in Division V and environmental performance standards contained in Division VIII.

- A. Manufacturing, compounding, processing, assembling, packaging, treatment, fabrication or wholesaling of articles or products not prohibited in Section 16.31.040 and associated with the preferred industry sectors identified for the EI

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zone, particularly those uses associated with the following:

1. Renewable energy/energy efficiency
 2. Sustainable environmental products
 3. Advanced manufacturing
 4. High technology
 5. Biotechnology and biopharmaceuticals
 6. Sports apparel and other recreation products
- B. Research and development and associated manufacturing, except as prohibited in Section 16.31.040.
- C. Contractor's offices, and other offices associated with an approved use in the EI zone.
- D. Public and private utilities.
- E. Laboratories.
- F. Dwelling unit for one (1) security person employed on the premises, and their immediate family.
- G. PUDs subject to the provisions of Chapter 16.40.
- H. Temporary uses, including but not limited to construction and real estate sales offices, subject to Chapter 16.86.
- I. Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- J. Incidental retail sales or display/showroom directly associated with a permitted use pursuant to 16.31.020. Sales or display space shall be limited to a maximum of 10% of the total floor area of the business, as permitted in Section 16.31.050.

16.31.030 Conditional Uses

The following uses are permitted as Conditional Uses provided such uses meet the applicable environmental performance standards contained in Division VIII and are approved in accordance with Chapter 16.82:

- A. Any use not otherwise listed that can be shown to be consistent or associated with the uses allowed uses in 16.31.020(A) or contribute to the achievement of the objectives in 16.31.010.
- B. Government facilities, including but not limited to postal, police, fire, and vehicle testing stations.
- C. Light metal fabrication, machining, welding and casting or molding of semi-finished or finished metals.
- D. Transmitters and wireless communication towers.
- E. Restaurants without drive-thru that meet the requirements of 16.31.050 or 16.31.055, as applicable.
- F. Commercial trade schools.
- G. Power generation plants and associated facilities serving a permitted use.
- H. Daycares, preschools, and kindergartens that meet the requirements of 16.31.050 or 16.31.055, as applicable.
- I. Public or private outdoor recreational facilities including parks, playfields and sports and racquet courts.
- J. Personal services, including but not limited to financial, medical and dental, social

services, and similar support services that meet the requirements of 16.31.050 or 16.31.055, as applicable.

- K. Business services, including but not limited to financial, real estate, legal, copying and blueprinting, and similar support services that meet the requirements of 16.31.050 or 16.31.055, as applicable.

16.31.040 Prohibited Uses

Any use that is not permitted or conditionally permitted under Section 16.31.20 or Section 16.31.030 is prohibited in the EI zone. In addition, the following uses are expressly prohibited, subject to the provisions of Chapter 16.48 Non-Conforming Uses:

- A. Adult entertainment businesses.
- B. Meat, fish, poultry and tannery processing.
- C. Auto wrecking and junk or salvage yards.
- D. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of toxins or explosive materials, or any product or compound determined by a public health official to be detrimental to the health, safety and welfare of the community.
- E. Rock crushing facilities.
- F. Aggregate storage and distribution facilities.
- G. Concrete or asphalt batch plants.
- H. General purpose solid waste landfills, incinerators, and other solid waste facilities.
- I. Restaurants with drive-thru facilities.
- J. Distribution, warehousing and storage not associated with a permitted use.

16.31.050 Commercial Use Restrictions

Retail and professional services that cater to daily customers, such as restaurants and financial, insurance, real estate, legal, medical and dental offices, shall be limited in the EI zone. New buildings for stores, branches, agencies or other retail uses and services shall not occupy more than 5,000 square feet of sales or service area in a single outlet and no more than 20,000 square feet of sales or service area in multiple outlets in the same development project, and shall not be located on lots or parcels smaller than 5 acres in size. A "development project" includes all improvements proposed through a site plan application.

Notwithstanding the provisions of Section 16.31.055 "Commercial Nodes Use Restrictions", commercial development permitted under 16.31.050 may only be proposed concurrent with or after industrial development on the same parcel. Commercial development may not occur prior to industrial development on the same parcel.

16.31.055 Tonquin Employment Area (TEA) Commercial Nodes Use Restrictions

- A. Within the Tonquin Employment Area (TEA), only commercial uses that directly support industrial uses located within the TEA are permitted as conditional uses.
- B. Commercial development, not to exceed a total of five (5) contiguous acres in size, may be permitted.
- C. Commercial development may not be located within 300 feet of SW 124th Avenue or SW Oregon Street, and must be adjacent to the proposed east-west collector street.

16.31.060 Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84.

A. Lot Dimensions

Except as otherwise provided, required minimum lot areas and dimensions shall be:

1.	<p>Lot area: Industrial Uses:</p> <p>Commercial Uses (subject to Section 16.31.055):</p>	<p>3 acres, except as exempted in Section 16.31.070 "EI Lots Smaller than 3 Acres"</p> <p>10,000 square feet</p>
2.	Lot width at front property line:	100 feet
3.	Lot width at building line:	100 feet
4.	<p>Parcels larger than 50 acres:</p> <p>Lots or parcels larger than 50 acres may be divided into smaller lots and parcels pursuant to a Planned Unit Development approved by the city so long as the resulting division yields at least one lot or parcel of at least 50 acres in size.</p>	
5.	<p>Partitioning 50 acre parcel:</p> <p>Lots or parcels 50 acres or larger, including those created pursuant to paragraph (4) of this subsection, may be divided into any number of smaller lots or parcels pursuant to a Planned Unit Development approved by the city so long as at least 40 percent of the area of the lot or parcel has been developed with industrial uses or uses accessory to industrial use.</p>	

B. Setbacks

Except as otherwise provided, required minimum setbacks shall be:

1.	Front yard:	Twenty (20) feet, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.
2.	Side yard:	None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.
3.	Rear yard:	None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.
4.	Corner lots:	Twenty (20) feet on any side facing a street, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.

C. Height

Except as otherwise provided, the maximum height shall be fifty (50) feet, except that structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

16.31.070 EI Lots Smaller than 3 Acres

Lots of record prior to October 5, 2010 that are smaller than the minimum lot size required in 16.31.060.A.1 may be developed if found consistent with other applicable requirements of Chapter 16.31 and this Code. Further subdivision of lots smaller than 3 acres shall be prohibited unless Section 16.31.055 applies.

16.31.080 Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Divisions V, VIII and IX.

16.31.090 Flood Plain

Except as otherwise provided, Section 16.134.020 shall apply.

New Definitions

Advanced Manufacturing. The application of cutting edge concepts in electronics, computers, software and automation to enhance manufacturing capabilities and improve production. Advanced manufacturing technology is used in all areas of manufacturing, including design, control, fabrication, and assembly. This family of technologies includes robotics, computer-aided design (CAD), computer-aided engineering (CAE), manufacturing resource planning, automated materials handling systems, electronic data interchange (EDI), computer-integrated manufacturing (CIM) systems, flexible manufacturing systems, and group technology.

Biopharmaceuticals. Medical drugs derived from biological sources and produced using biotechnology.

Biotechnology. Technology based on biology, especially when used in agriculture, food science, and medicine, and includes any technological application that uses biological systems, living organisms, or derivatives thereof, to make or modify products or processes for specific use.

Clean Technology. A diverse range of products, services, and processes that harness renewable materials and energy sources, dramatically reduce the use of natural resources, and cut or eliminate emissions and wastes. Clean technology includes wind power, solar power, biomass, hydropower, biofuels, information technology, green transportation, electric motors, and innovations in lighting and other appliances related to energy efficiency.

High Technology. Scientific technology involving the production or use of highly advanced, sophisticated, or specialized systems or devices, especially those used in the fields of electronics and computers.

Renewable Energy. Energy derived from, or effectively using resources which may be naturally replenished. such as sunlight, wind, rain, tides and Renewable energy technologies include those associated with solar power, geothermal heat, wind power, hydroelectricity, and biofuels used for transportation.

Sustainable environmental products. Products that are designed to lessen negative impacts on the natural environment or to enhance the potential longevity of vital human ecological support systems, such as such as the planet's climatic system and systems of agriculture, industry, forestry, fisheries, and the systems on which they depend.

Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS

Sections:

FOOTNOTE(S):

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Editor's note—Ord. No. 2012-011, adopted August 7, 2012, amended the Code by consolidating the provisions of Chs. 16.31, 16.32 and 16.34. Former Ch. 16.31, §§ 16.31.010—16.31.100, pertained to the Employment Industrial district, and derived from Ord. 2010-014, adopted October 5, 2010. See Chs. 16.32 and 16.34 for specific derivation.

16.31.010 - Purpose

- A. Employment Industrial (EI) - The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.

Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

Industrial establishments and support services shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Hearing Authority.

- B. Light Industrial (LI) - The LI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.
- C. General Industrial (GI) - The GI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products from previously prepared or raw materials, providing such activities can meet and maintain minimum environmental quality standards and are situated so as not to create significant adverse effects to residential and commercial areas of the City. The minimum contiguous area of any GI zoning district shall be fifty (50) acres.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.31.020 - Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning districts. The specific land use categories are described and defined in Chapter 16.88.
- B. Uses listed in other sections of this Code, but not within this specific table are prohibited.

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- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the industrial zones or contribute to the achievement of the objectives of the industrial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

Uses	LI	GI	EI ¹
RESIDENTIAL			
• Dwelling unit, including a manufactured home, for one (1) security person employed on the premises and their immediate family	P	P	P
CIVIC			
• Hospitals	C	N	N
• Police and fire stations and other emergency services	C	C	C
• Vehicle testing stations	C	C	C
• Postal services - Public	C	C	C
• Postal substations when located entirely within and incidental to a use permitted outright	C	C	C
• Public and private utility structures, including but not limited to telephone exchanges, electric substations, gas regulator stations, treatment plants, water wells, and public work yards	P	P	P
• Small-scale power generation facilities	P	P	P
• Large-scale power generation facilities	C	P	C
• Public recreational facilities including parks, trails, playfields and sports and racquet courts on publicly owned property or under power line easements	C	C	C
COMMERCIAL			
• Commercial Trade Schools, commercial educational services and training facilities	P	P	C
Entertainment/recreation			

• Country clubs, sports and racquet clubs and other similar clubs	C	C	C
• Indoor recreation facilities such as arcades, mini-golf, or bounce house facilities ^{2,3}	C	C	C
Motor Vehicle related			
• Motorized vehicle and sport craft repairs and service	C	C	N
• Motorized vehicle and sport craft repair and service clearly incidental and secondary to and customarily associated with a use permitted outright or conditionally	P	P	P
• Automotive, boat, trailer and recreational vehicle storage	C	C	N
• Vehicle fueling stations or car wash facilities ⁴	C	C	C
• junkyards and salvage yards	N	N	N
• Manufactures home sales and display area	N	N	N
Office and Professional Support services			
• Business and professional offices ⁵	P	P	P
• Business support services such as duplicating, photocopying, mailing services, fax and computer facilities ⁶	P	P	C
• Any incidental business, service, processing, storage or display, not otherwise permitted, that is essential to and customarily associated with a use permitted outright, provided said incidental use is conducted entirely within an enclosed building	C	C	C
Childcare			
• Day cares, preschools, and kindergartens, when clearly secondary to a permitted use	P	P	P
• Day cares, preschools, and kindergartens as a stand-alone use ⁶	C	C	C
General Retail - sales oriented			
• Incidental retail sales or display/showroom directly associated with a permitted use and limited to a maximum of 10% of the total floor area of the business ⁷	P	P	P

• Medical marijuana dispensary, not exceeding 3,000 square feet of gross square footage	P ¹⁰	P ¹⁰	N
• Tool and equipment rental and sales, including truck rental ⁷	P	P	P
• Retail plant nurseries and garden supply stores (excluding wholesale plant nurseries)	P	P	N
• Wholesale building material sales and service	C	P	N
• Retail building material sales and lumberyards ⁷	C	P	N
Personal Services			
• Health clubs and studios less than 5,000 square feet in size	P	P	P
• Personal services catering to daily customers where patrons pay for or receive a service rather than goods or materials, including but not limited to financial, beauty, pet grooming, and similar services ⁸	C	C	C
• Public or commercial parking (non- accessory)	N	N	N
• Veterinarian offices and animal hospitals	C	C	C
• Animal boarding/Kennels and daycare facilities with outdoor recreation areas ⁸	C	C	C
Eating and Drinking establishments:			
• Restaurants, taverns, and lounges without drive-thru ⁷	C	C	C
• Restaurants with drive-thru services	N	N	N
INDUSTRIAL			
• Limited manufacturing entirely within an enclosed building that is generally secondary to a permitted or conditional commercial use	P	P	P
• Medical or dental laboratories	P	P	P
• Laboratories (not medical or dental)	P	P	P
• mini-warehousing or self-storage	N	P	N

• Distribution, warehousing and storage associated with a permitted use	P	P	P
• Research and development and associated manufacturing	P	P	P
• Contractors' storage and equipment yards, building maintenance services, and similar uses	C	P	N
• Laundry, dry cleaning, dyeing, or rug cleaning plants	C	P	N
Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products:			
• Food products, appliances, textiles and fiber products, pottery, glass and previously pulverized clay ceramics, small electronics, communication equipment, instruments, toys, novelties, electronics components, maintenance equipment, vending machines, cosmetics, chemicals and other small products and tools manufactured from previously prepared or semi-finished materials	P	P	N
• Pharmaceuticals in facilities up to 50,000 square feet building size	P	P	P
• Pharmaceuticals in facilities larger than 50,000 square feet building size	N	C	N
• Building components, furniture, fixtures, signs	P	P	N
• Non-motorized recreational vehicles and equipment	P	P	N
• Manufactured homes, farm equipment, and greenhouses	N	P	N
• Any non-toxic materials or products made of metal, paper, wood, plastic, stone, fabric or other materials or products not otherwise permitted in the zone	P	P	N
• Renewable energy/energy efficiency, sustainable environmental products, advanced manufacturing, high technology, biotechnology, sports apparel and other recreational products	P	P	P
• Acids, paints, dyes, soaps, ammonia, chlorine, sodium compounds, fertilizer, herbicides, insecticides and similar chemicals	N	C	N
• Toxins or explosive materials, or any product or compound determined by a public health official to be detrimental to the health, safety and welfare of the community	N	N	N

• Sawmills	C	C	N
• Pulp and paper mills	N	N	N
• Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products	N	N	N
• Metal rolling and extraction mills, forge plants, smelters and blast furnaces	N	N	N
• Meat, fish, poultry and tannery processing	N	N	N
• Sand and gravel pits, rock crushing facilities, aggregate storage and distribution facilities or concrete or asphalt batch plants	N	C	N
• Solid waste transfer stations	N	C	N
• General purpose solid waste landfills,-incinerators, and other solid waste facilities	N	N	N
• Manufacture of biomedical compounds as regulated by the U.S. Food and Drug Administration	N	C	N
WIRELESS COMMUNICATION FACILITIES			
• Radio, television, and similar communication stations, including associated transmitters	C	C	C
• Wireless communication towers ⁹ and transmitters	C	C	C
• Wireless communication facilities on City-owned property	C	C	C
• Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure	P	P	P
OTHER			
Agricultural uses including but not limited to:			
• Farm equipment sales and rentals	N	N	N
• Farming and horticulture	P	P	P

• Raising of animals other than household pets	N	N	N
• Truck and bus yards	N	P	N

¹ See special criteria for the EI zone, 16.31.030 and the Tonquin Employment Area (TEA), 16.31.040.

²If use is mixed with another, such as a restaurant, it is considered secondary to that use and permitted, provided it occupies less than fifty (50) percent of the total area.

³ Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

⁴ Limited to Cardlock or wholesale- no public retail fuel sales.

⁵ Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

⁶ Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

⁷ Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

⁸ Animal boarding/kennels and daycare facilities entirely within an enclosed building are considered "other personal service."

⁹ Except for towers located within one thousand (1,000) feet of the Old Town District which are prohibited.

¹⁰ See Special Criteria for Medical Marijuana Dispensary under Section 16.38.020.

(Ord. No. 2015-005, § 2, 5-5-2015; Ord. No. 2015-003, § 2, 3-17-2015; Ord. No. 2012-011, § 2, 8-7-2012)

16.31.030 - Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

B. Development Standards

Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

Development Standards by Zone	EI	LI	GI
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Lot area- Industrial Uses:	3 acres ⁹	10,000 SF	20,000 SF
Lot area- Commercial Uses (subject to Section 16.31.050):	10,000 SF	10,000 SF	20,000 SF
Lot width at front property line:	100 feet		
Lot width at building line:	100 feet		
Front Yard Setback ¹¹	20 feet	20 feet	None
Side Yard Setback ¹⁰	None	None	None
Rear Yard Setback ¹¹	None	None	None
Corner lot street side ¹¹	20 feet	20 feet	None
Height ¹¹	50 feet		

⁹ Lots within the EI zone that were legal lots of record prior to October 5, 2010 and smaller than the minimum lot size required in the table below may be developed if found consistent with other applicable requirements of Chapter 16.31 and this Code. Further subdivision of lots smaller than three (3) acres shall be prohibited unless Section 16.31.050 applies.

¹⁰ When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial Zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.

¹¹ Structures located within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

16.31.040 - Employment Industrial (EI) Restrictions

A. Use Restrictions

1. Retail and professional services that cater to daily customers, such as restaurants and financial, insurance, real estate, legal, medical and dental offices, shall be limited in the EI zone.
 - a. New buildings for stores, branches, agencies or other retail uses and services shall not occupy more than five thousand (5,000) square feet of sales or service area in a single outlet and no more than twenty thousand (20,000) square feet of sales or service area in multiple outlets in the same development project, and
 - b. New buildings for stores, branches, agencies or other retail uses and services shall not be located on lots or parcels smaller than five (5) acres in size. A "development project" includes all improvements proposed through a site plan application.
2. Notwithstanding the provisions of Section 16.31.050 "Commercial Nodes Use Restrictions", commercial development permitted under 16.31.050(1)(a) may only be proposed concurrent with

or after industrial development on the same parcel. Commercial development may not occur prior to industrial development on the same parcel.

B. Land Division Restrictions

1. Lots of record prior to October 5, 2010 that are smaller than the minimum lot size required in the EI zone may be developed if found consistent with other applicable requirements of Chapter 16.31 and this code. Further subdivision of lots smaller than three (3) acres shall be prohibited unless Section 16.31.050 applies.
2. Lots or parcels larger than fifty (50) acres may be divided into smaller lots and parcels pursuant to a Planned Unit Development approved by the city so long as the resulting division yields at least one (1) lot or parcel of at least 50 acres in size.
3. Lots or parcels fifty (50) acres or larger, including those created pursuant to subsection (2) above, may be divided into any number of smaller lots or parcels pursuant to a Planned Unit Development approved by the city so long as at least forty (40) percent of the area of the lot or parcel has been developed with industrial uses or uses accessory to industrial use.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.31.050 - Tonquin Employment Area (TEA) Commercial Nodes Use Restrictions

- A. Within the Tonquin Employment Area (TEA), only commercial uses that directly support industrial uses located within the TEA are permitted as conditional uses.
- B. Commercial development, not to exceed a total of five (5) contiguous acres in size, may be permitted.
- C. Commercial development may not be located within three hundred (300) feet of SW 124th Avenue or SW Oregon Street, and must be adjacent to the proposed east-west collector street.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.31.060 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, the applicable provisions of Divisions V, VIII and IX will apply.

(Ord. No. 2012-011, § 2, 8-7-2012)

16.31.070 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

(Ord. No. 2012-011, § 2, 8-7-2012)

9. *Encourage future development designs that are sensitive to the existing natural features of the area and support development proposals that incorporate, preserve, and enhance natural features.*

Implementation

1. *The City of Sherwood shall amend the Zoning and Community Development Code to include an Employment Industrial zone that implements the goals and policies in this section.*
2. *The Employment Industrial zone may be applied only to those properties within city limits, or upon their annexation to the city.*

VI. Zoning Code Requirements

A proposed new chapter for the City of Sherwood Zoning and Development Code has been developed in order to implement the Tonquin Employment Area Preferred Concept Plan. Specifically, the Employment Industrial (EI) zone (Appendix B) is intended to implement the city's development strategies for the Tonquin Employment Area. While supportive of economic growth, the EI zone is targeted to support the type of employment opportunities envisioned for the Tonquin Employment Area when it was included in the Urban Growth Boundary. As described below, the zone is intended to promote preferred industry sectors that the city has targeted in its Economic Development Strategy, as reflected in the proposed Comprehensive Plan policies in Section V.B of this report. At the same time, the zone restricts uses that would impede or be inconsistent with the types of employment uses targeted for the area. The EI zone also implements the land division requirements of Metro's Title 4. Figure VI-1 shows the application of the EI zone to the Tonquin Employment Area.

Oct 27, 2015
Date

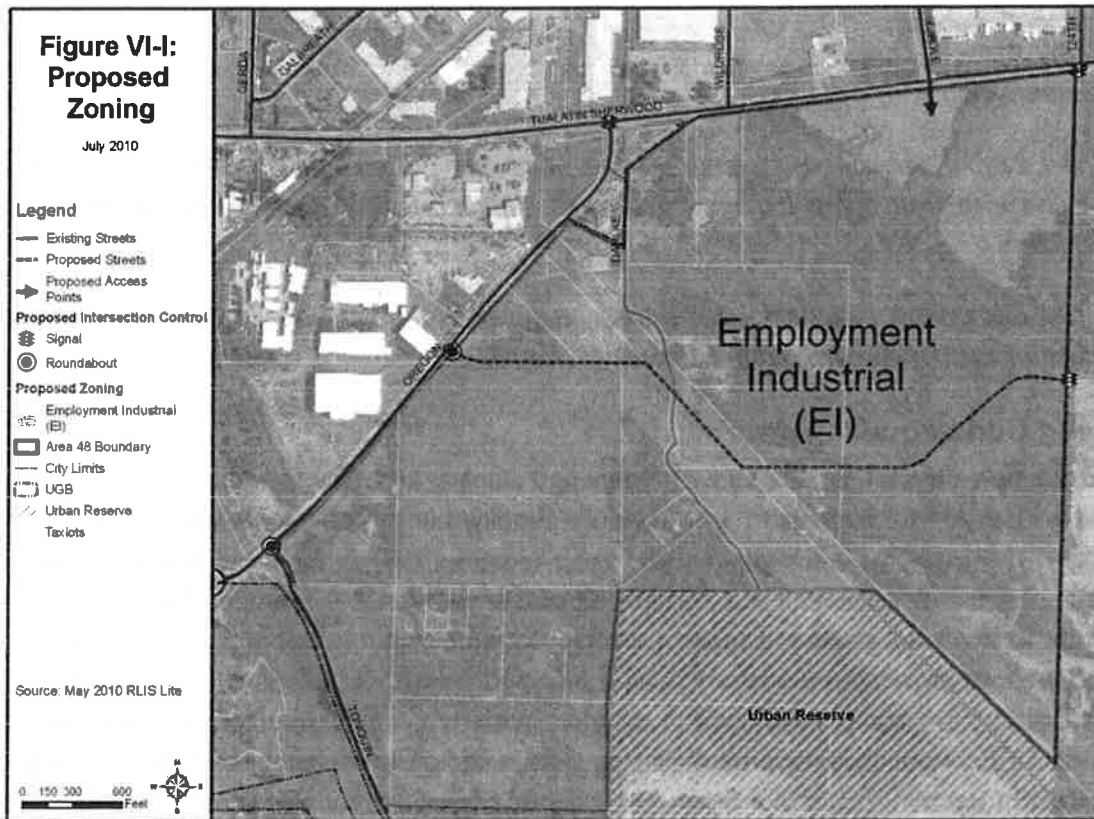
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Gov. Body

1
Agenda Item

5
Exhibit #



Figure VI-1: Proposed Zoning



Guidance for the development of the Employment Industrial (EI) zone came from the participants in a Tonquin Employment Area Economic Development Meeting, November 2009, discussing the topic of future employment uses in the area. Participants included key members of the Tonquin Employment Area Concept Plan development team, Tom Nelson, the City's Economic Development Manager, and commercial real estate brokers. Additional input from City staff refined the approach and resulted in the proposed draft EI zone chapter.

The model for the draft Employment Industrial (EI) zone chapter is the city's existing Light Industrial zone. The EI zone is distinguishable from the city's existing LI zone by the new zone's purpose statement, the permitted uses, and dimensional standards addressing the retention of a large (50 acre) parcel. The following purpose statement has been drafted for the EI zone that reflects the proposed policy language and emphasizes that areas with the EI zone designation are intended to be attractive to and suitable for key industries and the businesses that supply them.

Purpose

The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.

Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

Industrial establishments and support services shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.

Reflecting the conversation at the Tonquin Employment Area Economic Development Meeting, the challenge with regulating new employment areas can be characterized as the tension between aspirations, as described in the EI policies and reflected in the purpose statement, and the current, market-driven demand that exists today. In anemic growth periods such as exists today it is politically unpopular to deny permitting any business or industry that brings employment opportunities. However, permitting uses that do not fulfill long-term economic



development objectives may result in short-term employment gains but future land uses that hinder or preclude the identified desired industries. The intent of the proposed EI zone is to provide a unique place for emerging technologies and for the possibility of synergistic clusterings of similar uses, while at the same time allowing for more traditional light industrial uses that could be sited in, or compatibly among, industrial park or campus developments.

Consistent with the zone's purpose statement, uses associated with the three identified key industries are permitted outright. Through a conditional use permit process, uses that can be shown to be "consistent with, or a variation of" target industry uses will also be permitted. No other new uses have been included in the EI zone, but many LI permitted uses have been modified to better meet the objectives of the new employment area(s). Some uses that are permitted in the LI zone are not recommended for the EI zone because they are not closely related to the targeted industries or are uses that have the potential to remove a large amount of buildable land from the available inventory without providing the type of employment envisioned for the EI designated-areas.

The city has recently modified both the Light Industrial (LI) and the General Industrial (GI) zone chapters to include Metro Title 4 limitations on commercial uses in industrial zones. The proposed EI zone also includes these requirements, but they are located in the standards, not the use, section of the chapter. In addition to standards that are identical to the existing LI zone, the EI zone includes provisions that apply to only the Tonquin Employment Area.

Finally, some additional definitions will need to be adopted to describe new terms in the EI zone. Draft definitions have been included at the end of the Employment Industrial (EI) Zone document for convenience, but ultimately should be incorporated into the definitions section of the Zoning and Community Development Code. Proposed definitions have been modified from definitions readily available via dictionary and industry-related internet sites.



APPROVED MINUTES



City of Sherwood
PLANNING COMMISSION
WORK SESSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
October 27, 2015 at 6:00 PM

Work Session Agenda

1. **Sherwood Zoning and Community Development Code Discussion – Industrial Land Use Districts**
2. **Annual Boards & Commissions Report Discussion**

**City of Sherwood, Oregon
Planning Commission
Public Work Session Meeting Minutes
October 27, 2015**

Planning Commission Members Present: Staff Present:

Chair Jean Simson

Commissioner Chris Flores

Commissioner Alan Pearson

Commissioner Rob Rettig

Commissioner Lisa Walker

Tom Pessemier, Assistant City Manager

Julia Hajduk, Community Development Director

Brad Kilby, Planning Manager

Kirsten Allen, Planning Dept. Program Coordinator

Planning Commission Members Absent: Legal Counsel:

Vice Chair Russell Griffin

Commissioner Michael Myers

None

Council Members Present:

Councilor Sally Robinson

Work Session

Chair Simson started the meeting at 6:00pm.

1. Sherwood Zoning and Community Development Code Discussion – Industrial Land Use Districts

Julia Hajduk, Community Development Director, gave a presentation (see record, Exhibit 1) that gave the background on the Tonquin Employment Area (TEA) as well as the code language in the Sherwood Zoning and Community Development Code for the Industrial Zones. She reminded the Planning Commission of the Tonquin Employment Area Implementation Plan and said the Plan identified some constraints that may prevent development of the area.

Tom Pessemier, Assistant City Manager speaking about Economic Development walked the Commission through a presentation that had been given to City Council in June 2015 (see record, Exhibit 2). He explained an imbalance between those who live and work in Sherwood compared to other local communities and described the need for adding jobs to Sherwood; making the TEA an important part of the economic development of Sherwood.

Ms. Hajduk provided the Commission with the existing code language, portions of Ordinance 2010-014, and Chapter 16.31 Employment Industrial (see record, Exhibits 3, 4, 5) and informed that staff would propose updates to the Code regarding the Industrial Uses in the coming months with a target of having language in effect by June 2016.

Discussion followed. Chair Simson directed staff to send a postcard notice to industrially zoned properties in the city with a timeline and meeting dates. She inquired about a project page on the website and an online survey.

Chair Simson gave an opportunity for interested parties at the meeting to comment. Comments received included suggestions to review the allowed uses in the employment industrial zone and explained that each of the properties in the TEA had hurdles, however in order to attract companies to Sherwood the land needed to be ready to build.

The Planning Commission gave a general consensus for staff to proceed.

2. Annual Boards and Commissions Report and Discussion

Brad Kilby, Planning Manager, explained that the Commission would be asked to report to the Council at the annual dinner in December. He asked what they felt were accomplishments, goals, lessons learned or items they would like to discuss with the Council. Discussion followed including the following:

Accomplishments

- Water System Master Plan
- Transportation System Master Plan
- Sherwood West Pre-Concept Planning
- Center for the Arts
- Medical Marijuana Legislation
- Tannery outreach
- General Outreach – small group work sessions

Goals

- Comp Plan
- Industrial Uses
- Brookman Re-concept
- Training for new Planning Commission members
- Affordable Housing
- Residential Design Standards
- Citizen Awareness, Town Hall, Citizen's Academy
- Televised meetings

Items for Council Discussion

- Tannery
- Recrcational Marijuana
- TEA economic strategy
- Council's concerns

Adjourn

Chair Simson adjourned the meeting at 8:08 pm.

Submitted by:



Kirsten Allen
Planning Department Program Coordinator

Approval Date: November 24, 2015