



**City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
March 8, 2011 – 7 PM**

Planning Commission will hold a work session on March 8, 2011. Work sessions are informal. Public may attend.

Work sessions are informal meetings where the Commission and staff can discuss topics but no formal action is taken from these meetings. Work sessions are open to the public in accordance with public meeting laws.

Planning Commission Work Session agenda items:

1. Open Space – Review draft language
2. Tree removal and mitigation update and discussion
3. Code Clean-Up Review Draft language and discuss key issues
 - a. Commercial Uses
 - b. Industrial Uses

Next Meeting:

March 22, 2011 – Work Session – Continued Code Clean-Up

Chapter 16.142 PARKS, OPEN SPACES AND TREES

16.142.010 Purpose

This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of Chapter 5 of the Community Development Plan Part 2.

(Ord. 2006-021; 91-922, § 3)

16.142.020 Multi-Family Developments

A. Standards

Except as otherwise provided, recreation and open space areas shall be provided in new multi-family residential developments to the following standards ([townhome development requirements for open space dedication can be found in Section 16.44.B.8- Townhome Standards](#)):

1. Open Space

A minimum of twenty percent (20%) of the site area shall be retained in common open space. Required yard parking or maneuvering areas may not be substituted for open space.

2. Recreation Facilities

A minimum of fifty percent (50%) of the required common open space shall be suitable for active recreational use. Recreational spaces shall be planted in grass or otherwise suitably improved. A minimum area of eight-hundred (800) square feet and a minimum width of fifteen (15) feet shall be provided.

3. Minimum Standards

Common open space and recreation areas and facilities shall be clearly shown on site development plans and shall be physically situated so as to be readily accessible to and usable by all residents of the development.

4. Terms of Conveyance

Rights and responsibilities attached to common open space and recreation areas and facilities shall be clearly specified in a legally binding document which leases or conveys title, including beneficial ownership to a home association, or other legal entity. The terms of such lease or other instrument of conveyance must include provisions suitable to the City for guaranteeing the continued use of such land and facilities for its intended purpose; continuity of property maintenance; and, when appropriate, the availability of funds required for such maintenance and adequate insurance protection.

**WORK SESSION
AGENDA ITEM 2**



MEMORANDUM

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.ci.sherwood.or.us

Mayor
Keith Mays

Council President
Dave Grant

Councilors
Linda Henderson
Robyn Folsom
Bill Butterfield
Matt Langer
David Luman

City Manager
Jim Patterson

DATE: March 1, 2011
TO: Planning Commission
FROM: Zoe Monahan, Assistant Planner
SUBJECT: Tree Discussion

At the February 22, 2011 meeting we discussed your thoughts on the February 8th panel discussion and got your feedback on the event. If you have not watched the Tree Panel Discussion yet, I encourage you to watch the video online at <https://www.sherwoodoregon.gov/planning-commission-video>.

At the March 8, 2011 meeting I will provide you with more background information including a memo to begin framing the concepts of an update to the tree removal and mitigation standards. I will provide a presentation to discuss the contents of the memo. This will serve as additional background information regarding the value of trees, removal and mitigation information as well as goals and objectives to consider.

We will discuss the materials that are presented to you and get your initial thoughts in order to finalize the goals and objectives, outreach plan and start evaluating options for mitigation and removal requirements for the April 26, 2011 work session.

WORK SESSION
AGENDA ITEM 3



MEMORANDUM

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2009 Top Ten Selection



2007 18th Best Place to Live



DATE: March 1, 2011

TO: Planning Commission

FROM: Julia Hajduk, Planning Manager
Heather Austin, Senior Planner, AICP

SUBJECT: Commercial and Industrial Use Classifications

The Planning Commission has met several times to begin discussion on updating the commercial and industrial use classifications. The issue papers were presented and discussed on 8/24/10 (see PC packet dated 8/24/10). At that time, the direction was for staff to begin updating the use classifications without focusing on the specific zones at that time. However, what became evident is that many uses were specific only to certain zones or were just slightly different. It was not clear if that was intentional or not. Staff addressed many of these instances and the project was discussed in greater detail at the 1/11/11 and 1/25/11 work sessions. At that time the Commission indicated support for an in-depth review of the uses that require additional discussion, focusing on their characteristics such as parking demand, trips, employees, noise, etc.

At the 3/8/11 Planning Commission Meeting, staff will review the results of our initial effort to create use classifications that can be considered across all zones. We will also discuss approximately 13 issues that require additional analysis and policy in-depth.

The next step after reaching some initial agreement on the use classifications is to conduct additional outreach and assessment to determine whether we would be creating a non-conforming use in a particular zone.