



**City of Sherwood
PLANNING COMMISSION AND
LANDMARK ALTERATION BOARD
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
October 12, 2010 – 7 PM**

Landmark Alteration Board

- 1. Call to Order/Roll Call**
- 2. Agenda Review**
- 3. Consent Agenda**
- 4. Staff Announcements**
- 5. New Business:**
 - a. Discuss process and potential interpretations
 - i. 22418 SW Pine Street (former Nottingham's). Interpretation of whether proposed changes constitute a landmark alteration subject to further review and public hearing.
 - ii. Interpretation of whether an accessory structure such as a shed constitutes a landmark alteration subject to further review and public hearing.
- 6. Adjourn – Next meeting tentatively scheduled for October 26th**

Planning Commission Work Session – Following Landmark Alteration Board meeting

1. Joint Parks Board/Planning Commission work session – focus on parks and open space requirements for new developments and street trees
2. Code Clean Up Phase II draft proposed language:
 - a. Variances and Adjustments
 - b. Street Tree removal and replacement
 - c. Fences
 - d. Residential Use standards (tentative)
3. Continued discussion of Commercial and Industrial Use categories



MEMORANDUM

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Mayor
Keith Mays

Council President
Dave Heironimus

Councilors
Dave Grant
Linda Henderson
Lee Weislogel
Del Clark
Robyn Folsom

City Manager
Jim Patterson

DATE: October 5, 2010
TO: Sherwood Planning Commission, acting as the Landmarks Advisory Board
FROM: Heather Austin, AICP, Senior Planner
SUBJECT: Landmark Alteration Review Determination

The Planning Department has been approached by two property owners in Old Town regarding changes to existing structures and it is unclear whether landmark alteration review is warranted; therefore we are asking for input from the Landmarks Advisory Board.

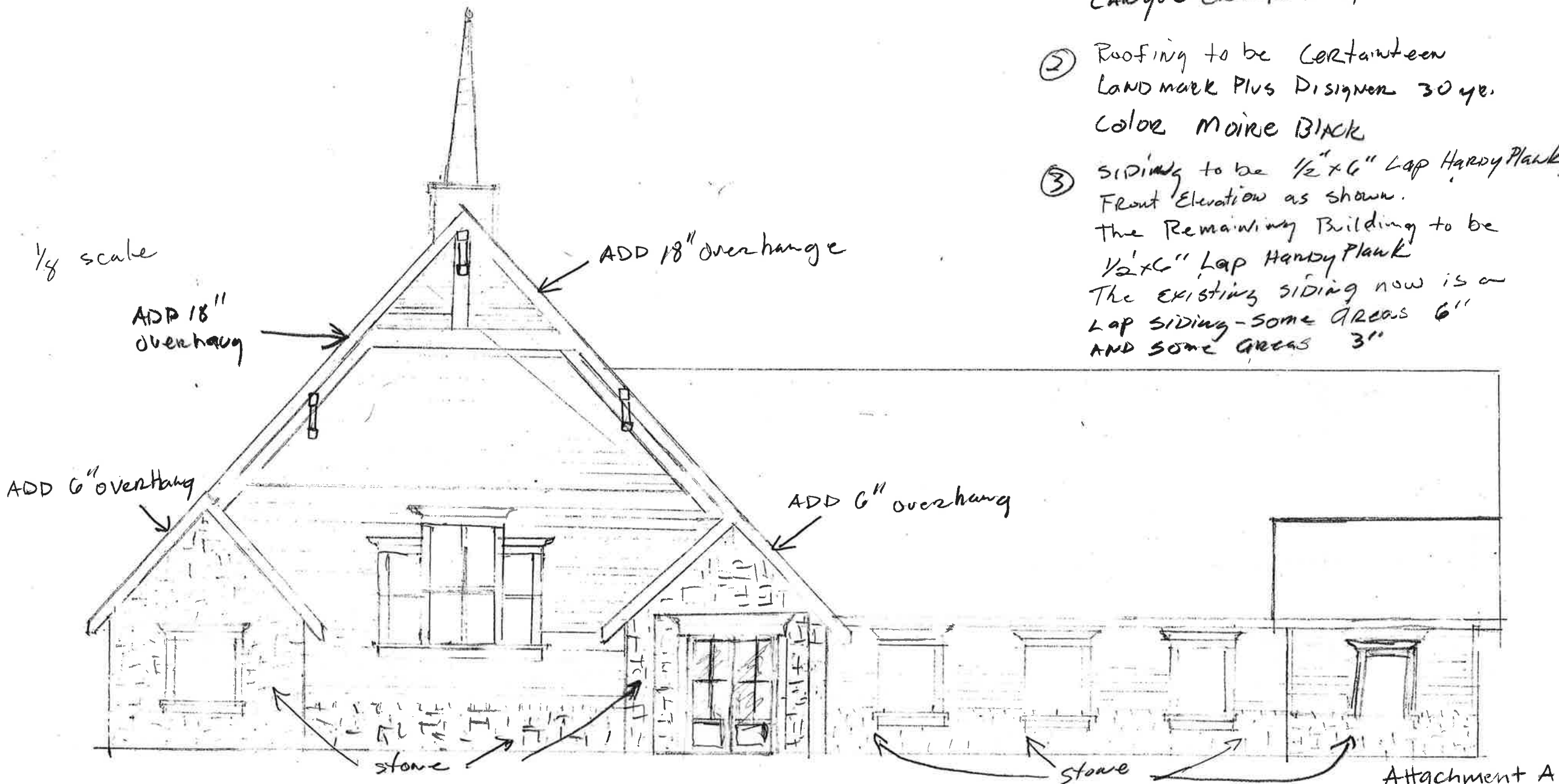
First, Section 16.168.010.3 allows a property owner to undertake maintenance and repair of a designated landmark without landmark alteration. The owners of the old Nottingham's building, now called Sherwood Hall, proposed changes include new siding, adding a stone trim along the Pine Street façade and addition of eaves along the roof line (not to project into the public right-of-way) (See Attachment A). While the stonework involves a change in material and appearance, Section 16.168.010.3.B.8 of the Sherwood Zoning and Community Development Code (SZCDC) specifically exempts, "Any other exterior repair, replacement or maintenance that, in the City's determination, does not result in the landmark becoming further removed from its original historic appearance". It could be legitimately argued that this type of stonework is traditional on historic church structures such as this and does not remove the structure further from its historic appearance.

If the Planning Commission finds that these alterations do not meet the exception criteria of 16.168.010.3, the property owner must seek a landmark alteration approval through a public hearing of the Planning Commission acting as the Landmarks Advisory Board, which has been tentatively scheduled for October 26, 2010.

Second, Section 16.166.020.C of the SZCDC states "Any structure, building, place, site, or area within a designated historic district shall be subject to Chapter 16.168 where so required by this code, and may be subject to the standards of that district." Section 16.162.010

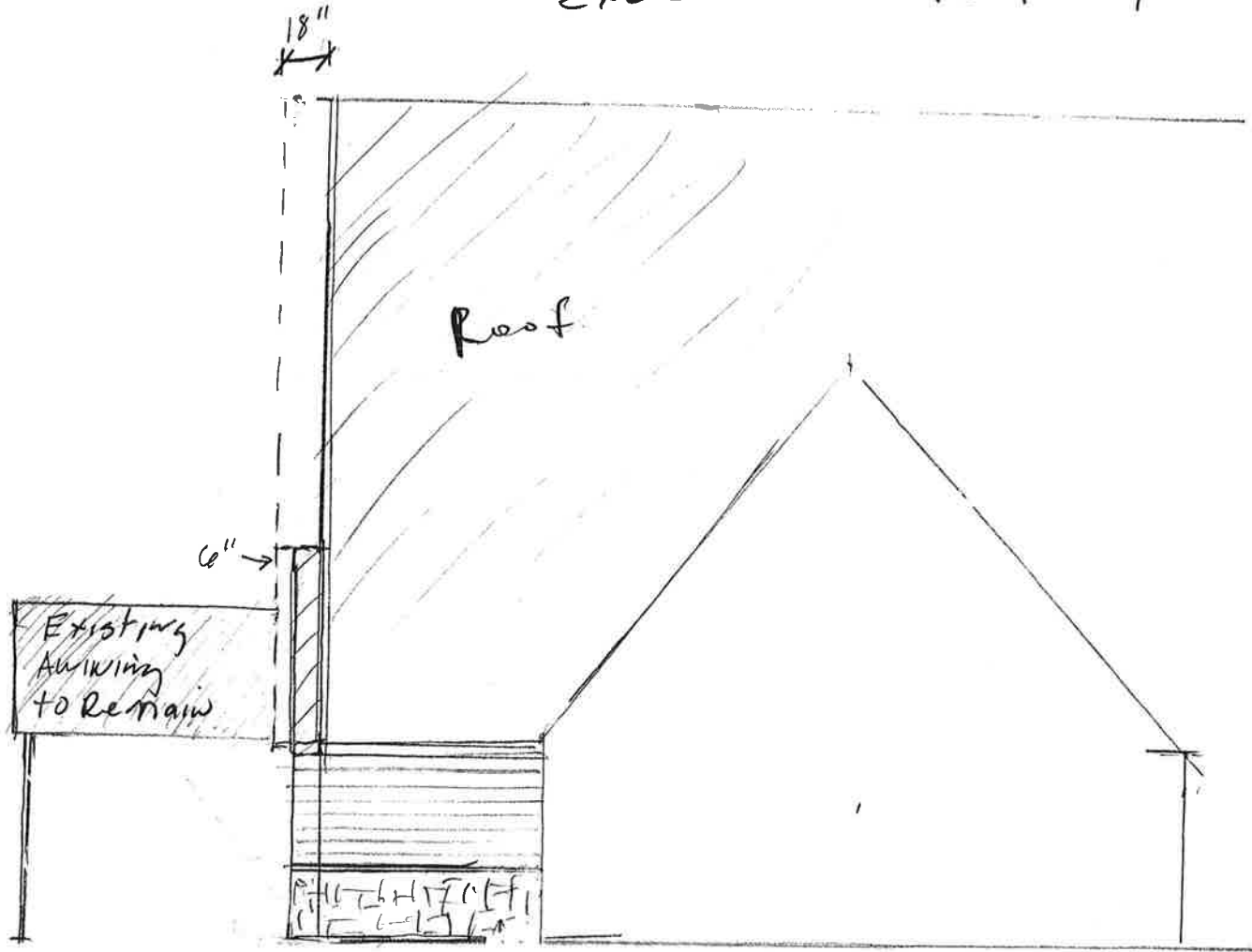
- ① Stone to be used is a natural stone from Glacier stone canyon creek ledge
- ② Roofing to be Certainteen Landmark Plus Disynon 30 yr. Color moire Black
- ③ Siding to be 1/2" x 6" Lap Hardy Plank. Front Elevation as shown. The Remaining Building to be 1/2" x 6" Lap Hardy Plank. The existing siding now is a Lap Siding - some areas 6" and some areas 3"

1/8 scale



Attachment A

ADD 18" overhang to Front Elevation
on main Gable 6" overhang to
the smaller Front Gables Not to
Exceed the Property line.





Home of the Tualatin River National Wildlife Refuge

MEMORANDUM

TO: Planning Commission
FROM: Julia Hajduk, Planning Manager
DATE: October 5, 2010
RE: Development Code Clean Up Proposed Updates for Street Trees (16.142.050), Fences (16.58.030) and Variances (16.84)

After the Joint Parks Board/Planning Commission meeting on parks and open space on October 12, 2010, we will discuss the attached draft Code Amendments to the Street Tree, Fences and Variances Code sections. These Code updates are a first draft based on the issues identified through staff research, community surveys and comments, and the Planning Commission's direction and guidance. Due to the substantial changes to the variance section, the existing Code language is marked with strikethrough and the proposed Code language written in plain text. The proposed changes to street tree removal and replacement and fences are identified with deletions having strikethroughs and additions are underlined.

Staff hopes to get further direction and input from the Planning Commission in order to continue refining the preferred Code language on these topics. Time permitting; staff will proceed with discussion on commercial and residential use standards at the end of this work session.

Division VIII. ENVIRONMENTAL RESOURCES

Chapter 16.142 PARKS AND OPEN SPACE

16.142.050 Trees Along Public Streets or on Other Public Property

A. Trees Along Public Streets

Trees are required to be planted by the land use applicant to the following specifications along public streets abutting or within any new development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets.

1. Tree location: Trees shall be planted within the planter strip along newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines.

(Ord. 2006-021)

2. Tree size: A minimum trunk diameter of two (2) inches DBH and minimum height of six (6) feet.

3. Required Street Trees and Spacing

a. For the purposes of this section trees will be defined as follows:

Spreading Crown – Trees with a mature crown which is 30 feet or more

Global, Pyramidal – Trees with a mature crown which is 20 feet - 30 feet

Fastigate, Columnar – Trees with a mature crown which is 10 feet – 20 feet

b. The minimum spacing is as follows; Spreading Crown -30 feet apart, Global, Pyramidal – 25 feet apart, Fastigate, Colunar – 20 feet apart.

c. All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree being planted in accordance with 16.142.050.3.b and in consideration of driveway and street light locations and utility connections. Unless exempt per section 16.142.050.A.3.d, trees shall not be spaced more than 40 feet apart in any development.

d. New developments may exceed the minimum spacing of 40 feet apart required per section 16.142.050.A.3.c, above, if the following circumstances apply;

i. Installation of the tree would interfere with existing utility lines, and no substitute tree with a lower canopy is appropriate for the site; or

ii. There is not adequate space in which to plant a street tree due to driveway, vision clearance or utility locations, provided the location of driveways and utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and

iii. The street trees are spaced as close as possible given the site limitations in i, and ii above.

iv. Street tree approval or modification of standards within an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County.

3. Tree spacing: A minimum of one (1) tree for every twenty-five (25) feet of public street frontage, or two (2) trees for every buildable lot, whichever yields the greater number of trees. Double fronting lots shall have a minimum of one (1) street tree for every twenty-five (25) feet of frontage. Corner lots shall have a minimum of three (3) street trees.

4. For ~~minor~~ arterial and ~~major~~ collector streets, the City may require planted medians in lieu of paved twelve (12) foot wide center turning lanes, planted with trees to the specifications of this subsection.

5. Tree types: Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in Appendix J of this Code.
(Ord. 2006-021)

B. Removal and Replacement of Trees Along Public Streets

The removal of street trees shall be limited and in most cases necessitated by the tree. In the event that the property owner determines that a street tree must be removed the following standards shall apply:

1. Street trees less than 20 inches DBH may be removed subject to right of way permit approval and provided that they are replaced, unless replacement is exempt per 16.142.050.B.2 below.

a. The tree shall be replaced with a tree identified in Appendix J.

b. The replacement tree must be planted per 16.142.050.A.2 and 16.142.050.A.3.

2. Street trees over 20 inches DBH may be removed through a Type II process subject to the following criteria:

a. The property owner shall provide shall provide a letter to the planning department from a certified arborist identifying:

(1) The need to remove the tree

(2) The condition of the tree and

(3) Whether there are actions that could be taken that would allow for the tree to be retained

b. The applicant shall indicate whether they have sought assistance from the City, HOA or neighbors to help address any issues that would enable the tree to be retained.

c. The property owner shall submit a replacement plan identifying the size and type(s) of tree(s), listed in Appendix J, which will be used to replace the tree.

3. Exemption from replacement

a. Street trees that were planted prior to the effective date of this code that otherwise would not be required by the spacing standards of section 16.142.050.3 may be removed without replacement provided that documentation indicating that there is not adequate space to plant two (2) street trees per lot is submitted to the planning department ten (10) business days prior to tree removal.

b. The removal of street trees that do not fall under the replacement exemption in section 16.142.050.B.3.a may be removed and not replaced subject a Type II process. The property owner shall provide a letter to the planning department from a certified arborist identifying that the tree must be removed due to a reason identified in section 16.142.05.B.3.b.i -

16.142.05.B.3.b.v, below. The letter shall also identify that no tree could be replanted without continued damage to public or private utilities that could not be prevented through maintenance.

i. Dying, becoming severely diseased, or infested or diseased so as to threaten the health of other trees, or

- ii. Obstructing public ways or sight distance so as to cause a safety hazard, or
- iii. Interfering with or damaging public or private utilities, or
- iv. Being defined as a nuisance as per City nuisance abatement ordinances, or
- v. Otherwise becoming a hazard to life or property, in the City's determination

C. Trees on Other Public Property

Trees and woodlands on Public Property shall be preserved to provide clean air and natural environment for the community.

1. Removal of Trees on Public Property, Excluding Street Trees: The Public Works Director has the authority to authorize or require the removal of any tree on public property, excluding street trees, that is;

a. Dying, becoming severely diseased, or infested or diseased so as to threaten the health of other trees, or

b. Obstructing public ways or sight distance so as to cause a safety hazard, or

c. Interfering with or damaging public or private utilities, or

d. Being defined as a nuisance as per City nuisance abatement ordinances, or

e. Otherwise becoming a hazard to life or property, in the City's determination.

f. If a tree is authorized for removal per 16.142.050.C, the a new tree must be planted to replace the removed tree unless it is determined by a certified arborist that no tree could be replanted without continued damage to public or private utilities that could not be prevented through maintenance.

~~Prohibited Trees and Shrubs~~

~~1. Poplar, conifer, cottonwood, willow, ailanthus, any other native tree species, and fruit and nut trees, are prohibited along public streets as such trees tend to grow in such manner as to interfere with or damage public streets and utilities, or cause an unwarranted increase in the maintenance costs of same.~~

~~2. Poplar, cottonwood, and willow trees are prohibited on other public or private property not along public streets, when, in the City's determination, such trees may tend to interfere with or damage public streets and utilities, or cause an unwarranted increase in the maintenance costs of same. English ivy, holly and Himalayan blackberries are also prohibited on public property.~~

~~C. Removal and Cutting of Trees~~

~~1. For the purposes of this Section, "removal and cutting" shall be defined as the falling or removal of a tree, or any other deliberate action by any person, the natural result of which is to cause the death or substantial destruction of the tree. Prohibited removal and cutting activities do not include normal trimming or pruning when done in accordance with generally accepted arborecultural practices. The authorizations required by this subsection shall not apply to any removal or cutting associated with development activities authorized by the land use approvals contemplated by this Section 16.142.060. Subsection C of this Section shall only govern the removal or cutting of trees along public streets or of trees and woodlands on public property not part of a land use application.~~

~~2. Any tree located on public property or along public streets, as per this Section, shall not be subsequently removed or cut without the authorization of the Parks Advisory Board, unless removal or cutting is necessitated by the tree:~~

~~a. Dying, becoming severely diseased, or infested or diseased so as to threaten the health of other trees, or~~

- ~~b. Obstructing public ways or sight distance so as to cause a safety hazard, or~~
- ~~c. Interfering with or damaging public or private utilities, or~~
- ~~d. Being defined as a nuisance as per City nuisance abatement ordinances, or~~
- ~~e. Otherwise becoming a hazard to life or property, in the City's determination.~~

~~3. All requests for authorization to remove or cut trees or woodland shall be made in writing stating reasons and circumstances necessitating removal or cutting. The Parks Advisory Board shall consider the request in open session at any duly convened Board meeting. Any Board authorization for the removal and cutting of such trees or woodlands shall be made in writing, setting out the reasons for the removal or cutting, and any limitations or conditions attached thereto. Such written authorization shall be issued to the party requesting the removal or cutting, and maintained in City records, as per other Notices of Decision required by this Code. Any tree or woodland removed per this Section shall be replaced with a new tree or trees selected from Appendix J of this Code. The party initiating the request for tree or woodland removal is responsible for all costs of replacement, including installation. This Section shall apply to any party requesting tree or woodland removal or cutting, including the City.~~

~~4. In the specific circumstances listed in subsection C2 of this Section only, the City Manager or his or her designee may administratively authorize the immediate removal of such trees or woodlands without Parks Advisory Board review. Any administrative authorization for the removal or cutting of such trees or woodlands shall be made in writing setting out the reasons for the removal or cutting, and any limitations or conditions attached thereto. Such written authorization shall be issued to the party requesting the removal or cutting, and maintained in City records as per other Notices of Decision required by this Code. Any tree or woodland removed as per this Section shall be replaced with a new tree or trees selected from Appendix J of this Code. The party initiating the request for tree or woodland removal shall be responsible for all costs of said replacement, including installation. This Section shall apply to any party requesting tree or woodland removal or cutting, including the City.~~

D. Trees on Private Property

Any tree, woodland or any other vegetation located on private property, regardless of species or size, that interferes with or damages public streets or utilities, or causes an unwarranted increase in the maintenance costs of same, may be ordered removed or cut by the City Manager or his or her designee, ~~without Parks Advisory Board review.~~ Any order for the removal or cutting of such trees, woodlands or other vegetation, shall be made and processed as per applicable City nuisance abatement ordinances.

E. Penalties

The abuse, destruction, defacing, cutting, removal, mutilation or other misuse of any tree planted on public property or along a public street as per this Section, shall be subject to the penalties defined by Section 16.02.040, and other penalties defined by applicable ordinances and statutes, provided that each tree so abused shall be deemed a separate offense.

(Ord. 91-922 § 3)

APPENDIX J -- CITY OF SHERWOOD
RECOMMENDED STREET TREES

The revised street tree list will be distributed to the Planning Commission at the beginning of the October 12, 2010 work session.

16.58.030 FENCES, ~~AND WALLS AND HEDGES~~

Generally

A. Purpose: The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effect of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

B. Definition: ~~For purposes of this Section, a corner lot adjoining two (2) City streets shall have both yards adjoining the streets considered as front yards.~~

1. Fences: a freestanding structure that provides a barrier between properties or uses and is generally used to provide privacy and security. Fences may be open, solid, wood, metal, wire, masonry or other materials.

2. Walls: a solid structure barrier, not intended to alter the grade (retaining walls)

3. Retaining wall: a solid barrier that provides a barrier to the movement of earth, stone or water.

4. Sound walls: barriers used to absorb noise in between businesses or residential developments and Pacific Highway, with ODOT or state or federal agency approval.

5. Landscape feature: trellis, arbor or other decorative feature that is attached to or incorporated within the fence.

C. ~~Types of Fences~~ Applicability:

The following standards apply to walls, fences, ~~hedges, lattice, mounds, decorative toppers excluding plant vegetation, sound walls and landscape features up to four (4) feet wide and no more than 20 feet apart. and screens of all types (or a combination thereof) whether open, solid, wood, metal, wire, masonry, plant vegetation or other materials.~~

D. Location Residential Zone:

1. Fences up to forty-two inches (42") high are allowed in required front building setbacks.

2. Fences up to six feet (6') high are allowed in required side or rear building setbacks, except fences adjacent to public pedestrian access ways and alleys shall not exceed forty-two inches (42") in height unless there is a landscaped buffer at least three (3) feet wide between the fence and the access way or alley.

~~3. Rear (flag) lot access drives shall be separated from abutting property(ies) by a minimum of forty-two inch (42") sight-obscuring fence or a 42"-72" high landscape hedge within a four (4) foot landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, the Planning Supervisor may waive the fence/buffer in order to preserve the mature vegetation.~~

3. Fences on corner lots may not be placed closer than eight (8) feet back from the sidewalk along the corner-side yard.

4. Additionally, all fences shall be subject to Section 16.58.030.F.1.f (clear vision). ~~the clear vision provisions of Section 16.58.010.~~

~~(Ord. 2006-021)~~

E. Location – Non-Residential Zone:

1. Fences up to eight feet (8) high are allowed along front, rear and side property lines, subject to Section 16.58.030.E.1.f. (Clear Vision) and building department requirements

2. Additionally, all fences shall be subject to Section 16.58.030.F.1.g.

Provisional Locations:

1. ~~On corner lots in residential areas, where a home is characterized as back-to-back (See diagram adopted herein as shown in the illustration of these text provisions):~~
 - a. ~~A six-foot (6') fence may extend into the required second front yard in an amount not to exceed fifty percent (50%) of the distance measured between the house and sidewalk.~~
 - b. ~~Said fence may not extend beyond eight feet (8') from the rear of the house toward the front.~~
2. ~~On corner lots in residential areas where a home is characterized as back-to-front (See diagram adopted herein as shown in the illustration of these text provisions):~~
 - a. ~~A six-foot (6') fence may extend into the second required front yard in an amount no greater than five feet (5') from the house.~~
 - b. ~~Said fence may not extend beyond eight feet (8') from the rear of the house to the front.~~
3. ~~Fences in yards affecting cul-de-sacs are exempt from this Subsection.~~

~~F. Provisional Conditions: The following conditions are applied to those fences constructed pursuant to Subsection E.~~

1. ~~The clear vision standards of Section 16.58.010 apply and take precedence over these provisions in the event of conflict between this Section and Section 16.58.030.~~
2. ~~Wire/chain link fencing is not allowed along any residential street frontage.~~

GF. General Conditions – All Fences

1. In all cases, the following standards are applied:
 - a. Fences must be structurally sound and maintained in good repair. Fences may not be propped up in any way from the exterior side.
 - b. Chain link fencing is not allowed in any required residential front yard setback.
 - c. The finished side of the fence must face the street.
 - d. Wood fences along side and rear yards that are shared between two properties shall, at a minimum, be a "good neighbor" design with alternating boards in order to provide an aesthetically pleasing fence on both sides.
 - e. Buffering: If a proposed development is adjacent to an existing farming operation, a buffer plan that includes, but is not limited to, setbacks, fencing, landscaping, and maintenance via a homeowner's association or managing company shall be submitted and approved as part of the preliminary plat or site plan review process per Section 16.90.020 and Chapter 16.122.
 - f. The clear vision standards of Section 16.58.010 apply and take precedence over these provisions in the event of conflict between this Section.
 - g. Fences and walls shall not be located within or over a public utility easement without the approval of a right of way will require a right of way permit from the City Engineer or his/her designee.
 - h. The height fences or walls shall be measured from the actual adjoining level of finished grade measured six (6) inches from the fence. In the event the ground is sloped, the lowest grade within six (6) inches of the fence shall be used to measure the height.

~~H. Administrative Variance: The City Manager or his/her designee may grant an administrative variance to this Section.~~

~~I. Abatement of Fences in Non-Compliance~~

1. ~~Fences that do not conform to Subsection E of this Code must come into compliance when the house is sold, when other permits are issued, or by September 1, 2003, whichever is earlier. Fences constructed affecting cul-de-sacs or fences creating inadequate site distances pursuant to Section 16.58.010 must come into compliance immediately.~~

~~2. Chain link fences forty-two inches (42") or under in front yard setbacks, erected prior to adoption of this ordinance, or other fences which, when installed, were legal under the Municipal Code of Ordinances effective at that time, are exempt from Subsection (I)(1).~~

~~J. Penalties: Violations of this Section shall be subject to the penalties defined by Section 16.02.040.~~

~~(Ord. 96-1014 § 1; 93-964; 86-851)~~

Chapter 16.98 ON-SITE STORAGE*

Sections:

16.98.010 RECREATIONAL VEHICLES AND EQUIPMENT

16.98.020 SOLID WASTE AND RECYCLING STORAGE

16.98.030 MATERIAL STORAGE

16.98.040 OUTDOOR SALES AND MERCHANDISE DISPLAY

* Editor's Note: Some sections may not contain a history.

16.98.010 RECREATIONAL VEHICLES AND EQUIPMENT

Recreational vehicles and equipment may be stored only within designated and improved off-street parking areas. Such areas shall meet the screening and landscaping requirements of Section 16.92.030.

16.98.020 SOLID WASTE AND RECYCLING STORAGE

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial and industrial uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

(Ord. 2006-021; 86-851 § 3)

16.98.030 MATERIAL STORAGE

1. GENERALLY

Except as otherwise provided herein, external material storage is prohibited, except in commercial and industrial zones where storage areas are approved by the Review Authority as part of a site plan or as per Section 16.98.040.

(Ord. No. 2010-05, § 2, 4-6-2010; Ord. 89-901 § 1; 86-851)

2. Standards

Except as per Section 16.98.040, all service, repair, storage, and merchandise display activities carried on in connection with any commercial or industrial activity, and not conducted within an enclosed building, shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot to eight (8) foot high, sight obscuring fence subject to chapter 16.58.030. In addition, unless adjacent parcels to the side and rear of the storage area have existing solid evergreen screening or sight-obscuring fencing in place, new evergreen screening no less than three (3) feet in height shall be planted along side and rear property lines. Where other provisions of this Code require evergreen screening, fencing, or a landscaped berm along side and rear property lines, the additional screening stipulated by this Section shall not be required.

(Ord. 89-901 § 1)

3. Hazardous Materials

Storage of hazardous, corrosive, flammable, or explosive materials, if such storage is otherwise permitted by this Code, shall comply with all local fire codes, and Federal and State regulations. (Ord. 89-901 § 1)

Chapter 16.92 LANDSCAPING*

Sections:

16.92.010 LANDSCAPING PLAN

16.92.020 LANDSCAPING MATERIALS

16.92.030 LANDSCAPING STANDARDS

16.92.040 INSTALLATION AND MAINTENANCE

* Editor's Note: Some sections may not contain a history.

16.92.010 LANDSCAPING PLAN

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan which meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.

(Ord. 2006-021; 86-851 § 3)

16.92.020 LANDSCAPING MATERIALS

1. Varieties

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter.

(Ord. 2006-021; 86-851 § 3)

2. Establishment of Healthy Growth and Size

Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

(Ord. 86-851 § 3)

3. Non-Vegetative Features

Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas. Impervious paving shall not be counted as landscaping. Artificial plants are prohibited in any required landscaped area.

(Ord. 2006-021; 86-851 § 3)

4. Existing Vegetation

All developments subject to site plan review as per Section 16.90.020 and required to submit landscaping plans as per Section 16.92.020 shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.060, and Chapter 16.144.

(Ord. 2006-021; 94-991 § 1; 86-851)

16.92.030 LANDSCAPING STANDARDS

1. Perimeter Screening and Buffering

A minimum six (6) foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial or industrial uses. For new uses adjacent to inventoried environmentally sensitive areas, screening requirements shall be limited to vegetation only so as to preserve wildlife mobility. In addition, plants and other landscaping features may be required by the Review Authority in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.

(Ord. 2006-021; 86-851 § 3)

2. Parking and Loading Areas

A. Total Landscaped Area

A minimum of ten percent (10%) of the lot area used for the display or parking of vehicles shall be landscaped in accordance with this Chapter. In addition, all areas not covered by buildings, required parking, and/or circulation drives shall be landscaped with plants native to the Pacific Northwest in accordance with this Chapter.

(Ord. 2006-021; 86-851 § 3)

B. Adjacent to Public Rights-of-Way

1. A landscaped strip at least ten (10) feet in width shall be provided between rights-of-way and any abutting off-street parking, loading, or vehicle use areas. Landscaping shall include any combination of evergreen hedges, dense vegetation, earth berm, grade, change in grade, wall or fence, forming a permanent year-round screen, except in clear vision areas as per Section 16.58.030.

2. Rear (flag) lot access drives shall be separated from abutting property(ies) by a minimum of forty-two inch (42") sight-obscuring fence or a 42"-72" high landscape hedge within a four (4) foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, the Planning Supervisor may waive the fence/buffer in order to preserve the mature vegetation.

(Ord. 86-851 § 3)

C. Perimeter Landscaping

A ten (10) foot wide landscaped strip shall be provided between off-street parking, loading, or vehicular use areas on separate abutting properties or developments. A minimum six (6) foot high sight-obscuring fence or plantings shall also be provided, except where equivalent screening is provided by intervening buildings or structures.

(Ord. 86-851 § 3)

D. Interior Landscaping

A minimum of fifty percent (50%) of required parking area landscaping shall be placed in the interior of the parking area. Landscaped areas shall be distributed so as to divide large expanses of pavement, improve site appearance, improve safety, and delineate pedestrian walkways and traffic lanes. Individual landscaped areas shall be no less than sixty-four (64) square feet in area and shall be provided after every fifteen (15) parking stalls in a row. Storm water bio-swales may be used in lieu of the interior landscaping standard.

(Ord. 2006-021; 86-851 § 3)

E. Landscaping at Points of Access

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 16.58.010.

(Ord. 86-851 § 3)

F. Exceptions

For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 and 16.144, the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements. The maximum reduction in required landscaping permitted through this exception process shall be no more than 50%. The resulting landscaping after reduction may not be less than five feet in width unless otherwise permitted by the underlying zone. Exceptions to required landscaping may only be permitted when reviewed as part of a land use action application.

(Ord. 2006-021)

3. Visual Corridors

Except as allowed by subsection F, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142.

(Ord. 91-922 § 3; 86-851)

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I have read and understood the Rules for Meetings in the City of Sherwood.

Agenda Item: _____

I am: Applicant: Proponent: Opponent: Other

Name: Vince Biggi

Address: 11605 SW. NORMANDY LN

City/State/Zip: WILSON

Email Address: Biggi_Cow@Gmail

I represent: _____ Myself Other

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Agenda Item: _____

I am: Applicant: Proponent: Opponent: Other

Name: Jim Voorhies

Address: PO Box 908

City/State/Zip: Sherwood OR 97140

Email Address: Jim@steeltekindustries.com

I represent: Myself Other

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Submits

Agenda Item: Detention

I am: Applicant: Proponent: Opponent: Other

Name: Jim Claus

Address: 2221 SW Parkway

City/State/Zip: Jensen OR

Email Address: _____

I represent: Myself Other

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Agenda Item: Code Changes

I am: Applicant: Proponent: Opponent: Other

Name: Jim Asus

Address: 22222 1st St

City/State/Zip: Sherwood OR

Email Address: _____

I represent: Myself Other

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Agenda Item: Nottingham

I am: Applicant: Proponent: Opponent: Other

Name: Sam Clark

Address: 2000 SW Parkway

City/State/Zip: Sherwood

Email Address: _____

I represent: _____ Myself _____ Other

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