



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

PUBLIC NOTICE

The Sherwood Planning Commission will meet on Thursday,
March 7, 1985 at 7:30 p.m. in the School District Board Room.

Agenda items will include:

- A) Selection of a Chairman
- B) Selection of a Vice-Chairman
- C) Public Hearing

Plan Text Amendment - Part 3 (Community Development
Code) Chapter 2 (Planning Designation Area Standards)
Special Industrial Planning Designation Area (S.I.)

The public is invited to attend.

Polly Blankenbaker
Recorder

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: February 26, 1985

FROM: Benkendorf & Associates
Sally Rose, Consulting City Planner

HEARING DATE: March 7, 1985

SUBJECT: Proposed New Plan Designation
Special Industrial Planning
Designation Area (S.I.)

I. PROPOSAL DATA

Applicants

David Voorhies, Walter Hitchcock and others.

Request

Amend the City of Sherwood Community Development Code at Chapter 2, Section 2.17 to add a new **Special Industrial Planning Designation Area (S.I.)**

Location

The proposed S.I., if approved, will apply to any area now designated S.I.D by Washington County, when annexed to the City. It may also be applied to other property if deemed appropriate by the City Council.

II. BACKGROUND INFORMATION

The applicants have requested to have property annexed to the City of Sherwood. That property is now designated by Washington County as Special Industrial District (S.I.D.) The City has an agreement with the County which states, in part:

Upon annexation, the City agrees to convert County planning and zoning designations to City planning and zoning designations which most closely approximate the density use provisions and standards of the County designations."

The City does not now have a designation which is comparable to Washington County's S.I.D. Therefore, the applicants have proposed creating the S.I. to be applied to properties in the City as appropriate.

The history behind the S.I.D. is applicable to the City's consideration of the proposed S.I. When Washington County's Comprehensive Plan was reviewed by LCDC, considerable controversy was generated around the "need" for some of the areas included in the County's UGB. The County argued that there was a "need" for large lots to accommodate high tech/light manufacturing uses. To make a long and complicated story short, Washington County adopted the S.I.D. The major provisions of which:

- o Establish a 30 acre minimum lot size with some flexibility.
- o Require master planning over large areas prior to specific use approvals.

The applicant's have developed the proposed S.I. which attempts to retain the major provisions of the County's S.I.D., while at the same time, retains the processes and format of the City's Community Development Code.

To support the subject request, the applicants have submitted the following information.

- o Proposed Special Industrial Planning Designation Area (S.I.)
- o 14 page narrative with maps prepared by Richard E. Givens, Planning Consultant

III. FINDINGS OF FACT

- A. Washington County has applied a Special Industrial District (S.I.D.) to some lands within the City of Sherwood Urban Growth Boundary (UGB).
- B. The City of Sherwood does not now have a designation comparable to the S.I.D.

- C. The City of Sherwood and Washington County entered into an Urban Planning Area Agreement (UPAA) on September 26, 1983. One of the provisions of that agreement is:

Upon annexation, the City agrees to convert County planning and zoning designations to City planning and zoning designations which most closely approximate the density use provisions and standards of the County designations."

- D. The proposed amendment is not site specific, although the applicant's have described on Page 1 of the narrative where the proposed S.I. would first be applied.
- E. The applicants have also submitted a request to be annexed to the City of Sherwood. That request will be reviewed by the Sherwood City Council. Final decision will be made by the Local Government Boundary Commission.
- F. The proposed S.I., if adopted, will provide the City with the necessary designation to meet the terms of the UPAA.
- G. The proposed S.I. is consistent with the Purpose of Planning Designation Area Standards found in Chapter 2, Section 1.02 of the Community Development Code.
- H. Chapter 2, Section 2.05 of the Community Development Code is superseded by the above mentioned UPAA.
- I. The proposed S.I. is consistent with the relevant portions of Chapter 2, Section 6.00 of the Community Development Code pertaining to Conditional Uses.
- K. The proposed S.I. is consistent with the relevant portions of Chapter 2, Section 9.00 of the Community Development Code pertaining to Community Design.
- L. The City and Boundary Commission will soon be considering a request to annex certain property to the City. That request appears to meet all necessary criteria except that the City has no designation to apply to the property if it is annexed. Other areas within the UGB are similarly affected.
- M. Washington County developed the S.I.D. in order to respond to a specific identified land use need for large parcels committed to special industrial uses.

- N. The proposed S.I. includes compliance with already existing City Environmental Design standards.
- O. Pages 7 - 12 of the applicants' narrative contains facts relevant to the subject proposal.

IV. REVIEW CRITERIA

Chapter 1, Section 3.03 sets forth the criteria for any plan amendment.

V. STAFF RECOMMENDATION AND CONCLUSIONARY FINDINGS

Based on the Findings of Fact and Conclusionary Findings set forth below, the staff recommends **approval with modifications** of the proposed amendment to Chapter 2, Section 2.17 of the City of Sherwood Community Development Code.

- A. The proposed S.I. is in conformance to map and text portions of the Comprehensive Plan not being considered for amendment, particularly:
 - o Chapter 2, Section 1.02 dealing with the Purpose of Plan Area Designation
 - o Chapter 2, Section 3 dealing with non-residential P.U.D.
 - o Chapter 2, Section 4 dealing with Environmental Resources
 - o Chapter 2, Section 6 dealing with Conditional Uses
 - o Chapter 2, Section 9 dealing with Community Design Standards
- B. The public interest is best served by granting the amendment at this time. The City is committed under the terms of the UPAA to apply a comparable City designation to annexed property. An annexation is pending. Other areas in the UGB are similarly affected. It is timely to adopt a new zone which provides the City the tool to meet the terms of the UPAA.
- C. The needs of economic enterprises are considered by this proposed amendment. Economic enterprises need to be assured that land use regulations are carried out as stipulated in the UPAA.

D. The proposed amendment is not site specific. Therefore, the following factors are **not** applicable:

- o The various characteristics of the areas in the City.
- o The suitability of the various areas for particular land uses and improvements;
- o The land uses and improvements in the areas, trends in land improvement;
- o Property values;
- o Transportation access;
- o Natural resources and the public need for healthful, safe and aesthetic surrounding and conditions.
- o Density of development.

SUGGESTED MODIFICATION

Below are brief discussions of areas in which we believe the proposed S.I. can be improved. Rather than concentrate on specific language at this point of the process, we prefer that the Planning Commission discuss the concepts and give the staff direction in order that specific language can then be reviewed by the Council at its public hearing tentatively scheduled for March 27, 1985.

MASTER PLANNING

Washington County's S.I.D. contains a requirement that a Master Plan "for the entire area covered by the S.I.D." be submitted and approved prior to specific uses being allowed. This can be somewhat burdensome to an individual property owner since it requires all property owners to work together before anyone can proceed with a development. On the other hand, we believe such a requirement would be beneficial to City because it would allow for the comprehensive review of these specially regulated areas regardless of ownership pattern. This leads to more thorough planning and greater efficiency in the use of valuable industrial land. Therefore, we recommend the Planning Commission consider:

- o Adding a sentence to the Purpose statement which acknowledges the value of Master Planning.
- o Adding a statement in the Uses Permitted By Right section which requires Design Review Board approval of a Master Plan prior to seeking other permits.

ANCILLIARY USES

Section B4 of the proposed S.I. lists several support type uses which would be allowed outright. Since this is an industrial designation, we suggest that these "ancillary uses" be allowed through the conditional use process only. Further, we suggest that they be limited to 25 percent of the area being Master Planned.

INDUSTRIAL P.U.D.

Section C of the proposed S.I. establishes the process for an industrial P.U.D. in the S.I. The Planning Commission should consider the following:

- o Section C1a proposes a 10 acre minimum "contiguous area" on which a P.U.D. can be located. The existing P.U.D. section of the Community Development Code requires a 20 acre minimum for an industrial P.U.D. This conflict must be resolved. Washington County's S.I.D. has a 10 acre minimum.
- o The uses listed in Section C3 and C4 should be limited since they do not respond specifically to the purpose of the S.I. We suggest limiting these to 25 percent of the P.U.D.

LOT SIZE

The term "lot" is used throughout the proposed S.I. and normally refers to "existing tax lots". The major purpose of the S.I., however, is to retain large areas (30 - 50 acres or more) for industrial master planning. In theory, therefore, existing parcelization and ownership patterns are not relevant to this overall purpose and ought to be ignored. Should the City allow industrial development on existing sub-standard lots (under 30 acres) or should the City require property owners to work together to achieve the purpose of the S.I. We would recommend that "contiguous area" of 10 or 30 acres be used rather than "lot". This would require that owners of existing sub-standard lots work together to achieve the purpose of the S.I.

Please plan to discuss each of these four considerations at the March 7th meeting.

Staff Use

CASE NO. _____

FEE _____

RECEIPT NO. _____

DATE _____

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

NAME	ADDRESS	PHONE
Applicant: <u>Steel Tek Indust., Inc</u>	<u>Rt. 4, Box 808V Sherwood, OR</u>	<u>625-5500</u>
Owner: <u>See application report for list of all owners and applicants.</u>		
Contact for		
Additional Info: <u>Richard E. Givens, Givens/Talbot Assoc, Inc. 636-5422</u>		
<u>15800 SW Boones Ferry Rd., Suite 103, Lake Oswego, OR 97034</u>		

Property Information

Street Location: S. of Wilsonville Rd., East of Southern Pacific RR R.O.W.

Tax Lot No. 2 1E 31D, 500,502,505,506,507, & 508 Acreage 34.19

Existing Structures/Use: 3 Single Family Residences, 1 industrial use.

Existing Plan Designation: LDR & Greenway

Proposed Action

Proposed Use Annexation and Amendment of Plan Designations, Text Amendment

Proposed Plan Designation Special Industrial Planning Designation Area

Proposed No. of Phases (one year each) Unknown at this time

Standard to be Varied and How Varied (Variance Only) _____

Purpose and Description of Proposed Action: _____

See application report.

2.17 SPECIAL INDUSTRIAL PLANNING DESIGNATION AREA (SI)

A. Purpose

The purpose of the Special Industrial Planning Designation Area is to provide large sites for uses in the fields of: high technology, light manufacturing, research and development, processing, storage and distribution. Further, this designation area recognizes that uses in these fields may require the support of small and medium sized industrial and commercial uses. The SI designation area provides for such uses within suitably located industrial planned unit developments.

B. Uses Permitted By Right

Within a SI designation area the following uses are premitted, provided such uses meet and maintain the environmental performance standards contained in Section 4.02 of this Chapter:

1. Development, Manufacture or Assembly of:
 - a. Communication equipment, electronic equipment and supplies;
 - b. Scientific and precision instruments and equipment;
 - c. Engineering laboratory, scientific and research instruments;
 - d. Electro-medical apparatus, bio-medical, surgical and medical instruments, artificial limbs, hearing aids, dentures, ophthalmic goods, and other medical or dental devices.
2. Research and Development, Including:
 - a. Research and development laboratories;
 - b. Industrial trade or skill schools and training centers .
3. Processing and Storage, Including:
 - a. Photographic laboratories, photo-engraving, publishing and bookbinding, including on-site commercial service associated with said use;
 - b. Wholesale business, storage buildings and houses;

4. Ancilliary Uses, Including:

- a. Cafeteria, cafe, restaurant or auditorium for employees, contained within the same business premise, accessory and incidental to the permitted use;
- b. Parcel delivery service;
- c. Administrative, professional, and business office uses accessory to and associated to permitted industrial uses on the site;
- d. Retail outlets for warehousing or manufacturing operations, limited to ten (10) percent of total floor area;
- e. Recreation facilities solely for employees;
- f. Government and special district facilities;
- g. Day care for employees' families;
- h. Transit stations or park and ride lots;
- j. Public utility;
- k. Heliport, helistop
- l. Solid Waste Transfer Station

C. Planned Unit Development Combining District

An industrial planned unit development (PUD) may be permitted within the SI designation area when approved as a combining conditional use district pursuant to Section 3.00 of this Chapter. In addition to the review criteria of Section 3.00, a PUD proposal shall not be approved unless the criteria listed in (1) below are satisfied. Uses within a PUD located within the SI designation area shall be limited to the uses specified in (2), (3) and (4) below.

1. Review Criteria

- a. A planned unit development shall be located upon a site containing a minimum contiguous area of ten (10) acres.
- b. The minimum lot size for uses listed in (2) below shall be ten (10) acres. The minimum lot size for uses listed in (3) below shall be two (2) acres. There shall be no minimum lot size for uses listed in (4) below.

2. Industrial uses permitted within a PUD
 - a. Any use permitted by right, as set forth in subsection B of this section.
3. Supporting industrial uses permitted within a PUD
 - a. The following additional industrial uses which are supportive of the large scale uses permitted under subsection B of this section:
 - 1) Machine shop;
 - 2) Electroplating, galvanizing or metal coating;
 - 3) Sheet metal shop.
4. Commercial uses permitted within a PUD
 - a. Restaurant, delicatessen or cafeteria. When located upon an interior street within the PUD, such uses shall be primarily for employees of businesses within the contiguous SI designation area;
 - b. Recreation facilities, indoor or outdoor exercise facilities, primarily for employees of businesses within the contiguous SI designation area;
 - c. Day care facilities, primarily for employees of businesses within the contiguous SI designation area;
 - d. No more than twenty-five (25) percent of the combined ground floor building area within the PUD may be utilized for the following office uses, in order to maintain the primarily industrial character of the SI designation area. These uses shall be supportive or related to the permitted industrial uses of the SI designation area.
 - 1) Offices for financial institutions, banks and credit unions;
 - 2) Professional offices for: accounting, auditing and bookkeeping; architectural; engineering (including surveying); medical; law; or other professional uses.

D. Lot Dimensions

The following dimensional standards are applicable to all development within the SI designation area, except as provided for PUD developments in subsection C above or as otherwise provided in this Chapter:

1. The minimum lot size shall be thirty (30) acres;
2. The minimum lot width at the front property line shall be 100 feet;

E. Setback Requirements

Except as otherwise provided, the setbacks in the designation area shall be as follows:

1. No front, rear, side or corner yard setbacks are required except when such yard abuts a residential designation area or a public park. In such instances the minimum setback shall be 50 feet.

F. Height of Structures

Except as otherwise provided, the maximum structure height shall be fifty (50) feet.

G. Community Design Standards

For standards relating to off-street parking and loading, access and egress, signs, and site design, refer to Section 9.00 of this Chapter.

H. Flood Plain District/Park and Open Space Standards

See Section 4.03.

Comprehensive Plan Amendment

Steel Tek Industries, Inc.

Sherwood, Oregon

Richard E. Givens
Planning Consultant

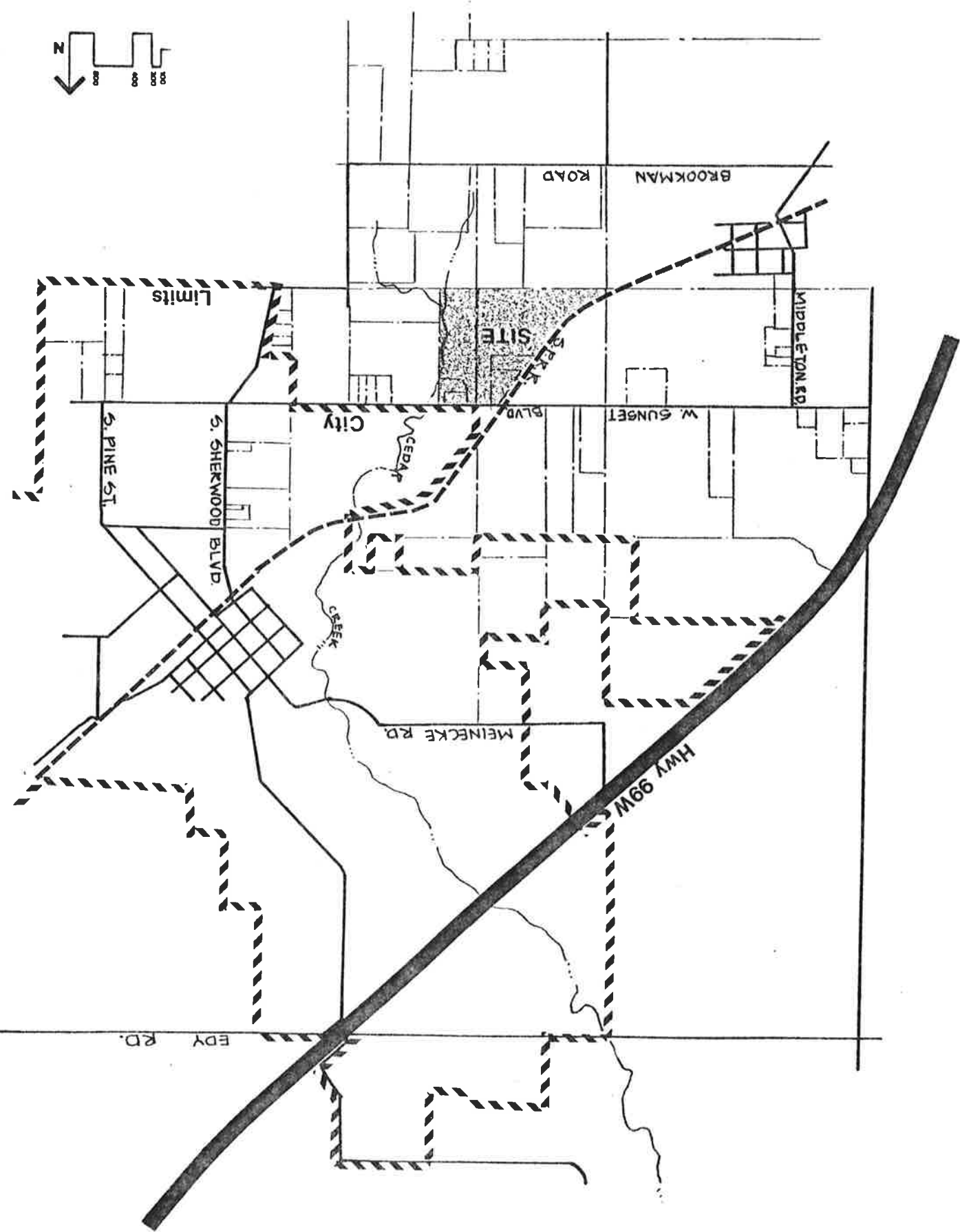
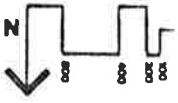
Comprehensive Plan Amendment

Steel Tek Industries, Inc.

Sherwood, Oregon

Richard E. Givens
Planning Consultant

Vicinity Map



INTRODUCTION

The applicant in this request, Steel Tek Industries, Inc., is seeking an amendment to the text of the City of Sherwood Comprehensive Plan to create a new Special Industrial Planning Designation Area. The new designation area is necessary in order to implement the Special Industrial District designation adopted by Washington County and acknowledged by LCDC for the area south of Sunset Blvd. (Wilsonville Road) and, generally, west of Cedar Creek. An annexation application for a portion of this area is pending before the City of Sherwood and the Boundary Commission. The following table summarizes the ownerships included within the requested annexation area. All tax lots listed are located on Map No. 2S 1 31D.

<u>T.L.</u>	<u>Owner(s)</u>	<u>Acreage</u>
500	Walter & Kristi Hitchcock	18.66
502	Walter & Kristi Hitchcock	9.81
505	David & Roxanne Cohoon	.92
506	Glenn Fischer & W. Hitchcock	.92
507	Steel Tek Industries, Inc.	2.02
508	Steel Tek Industries, Inc.	1.86

This application for an amendment of the Comprehensive Plan, if approved, will amend the text of the plan to create a new planning designation area. Based upon discussions with the City's planning consultant, it is our understanding that the City will, on its own initiative redesignate the annexed properties in order to bring their planning designations into conformance with the Washington County Comprehensive Plan. Although this application does not apply directly to the specific properties which are being annexed to the City, the following section of this report provides general site data for the information of the Planning Commission and City Council.

SITE INFORMATION

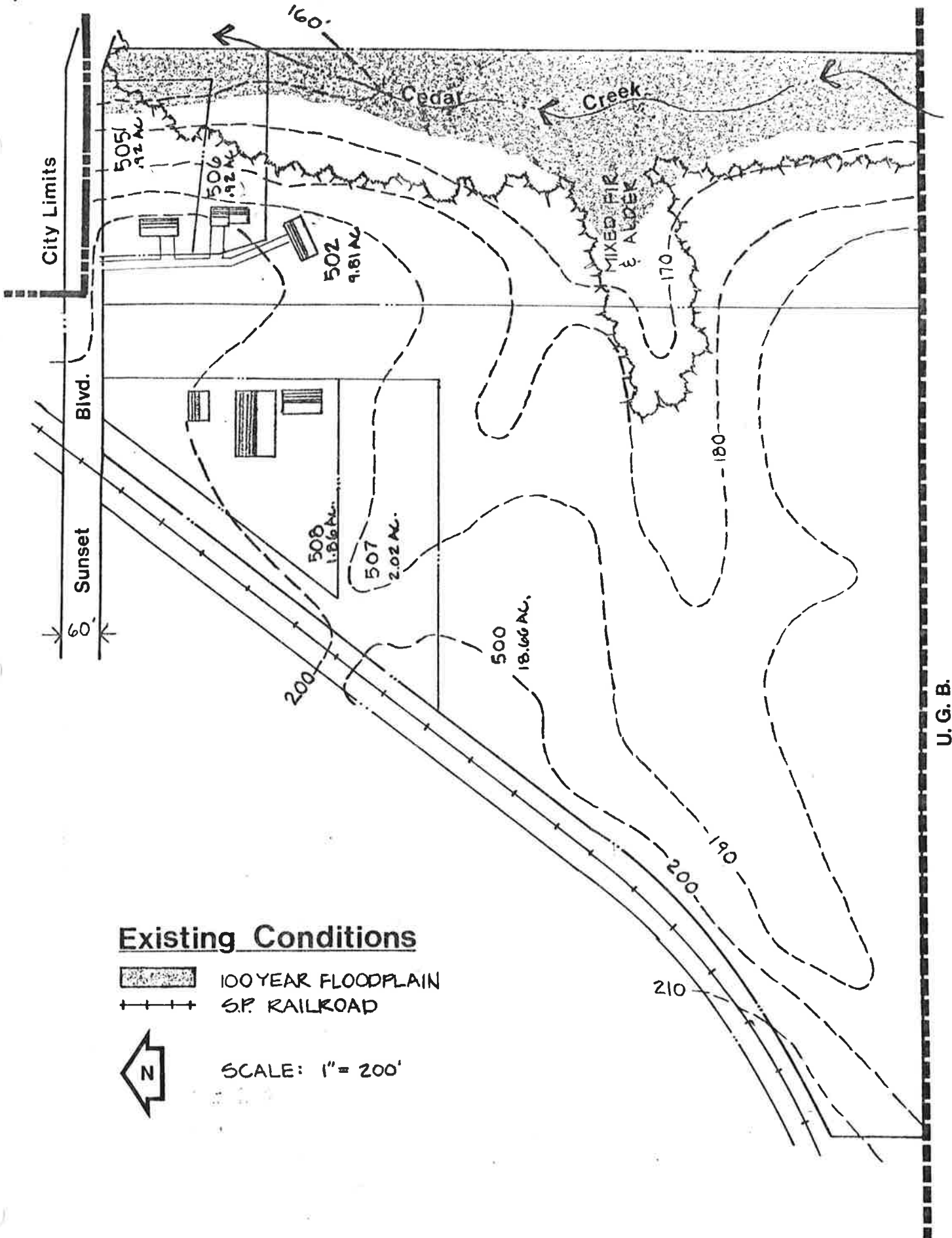
The properties included in this request are located in the southern portion of the Sherwood Planning Area on West Sunset Boulevard (Wilsonville Road). The properties are bounded on the north by Sunset Blvd.; on the west by the right-of-way of Southern Pacific Railroad; on the south by the Urban Growth Boundary; and on the east by the Cedar Creek drainageway. The subject properties are adjacent to the existing city limits along their northern border (Sunset Blvd.).

Existing land uses for the subject properties are depicted on the map on the following page and are summarized in the table below:


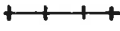
<u>Tax Lot</u>	<u>Existing Land Use</u>
500	Vacant
502	Single Family Residence
505	Single Family Residence
506	Single Family Residence
507	Vacant
508	Light Industrial

The existing industrial use on tax lot 508 is operated by Steel Tek Industries, Inc., a sheet metal fabricator. The residence and shop building on the property have been converted to accommodate this use.

Land uses for the area surrounding the subject property are depicted on Map 2. The areas to the east and west of the subject property are currently within the the Sherwood Urban Growth Boundary (UGB), but are not annexed to the City at the present

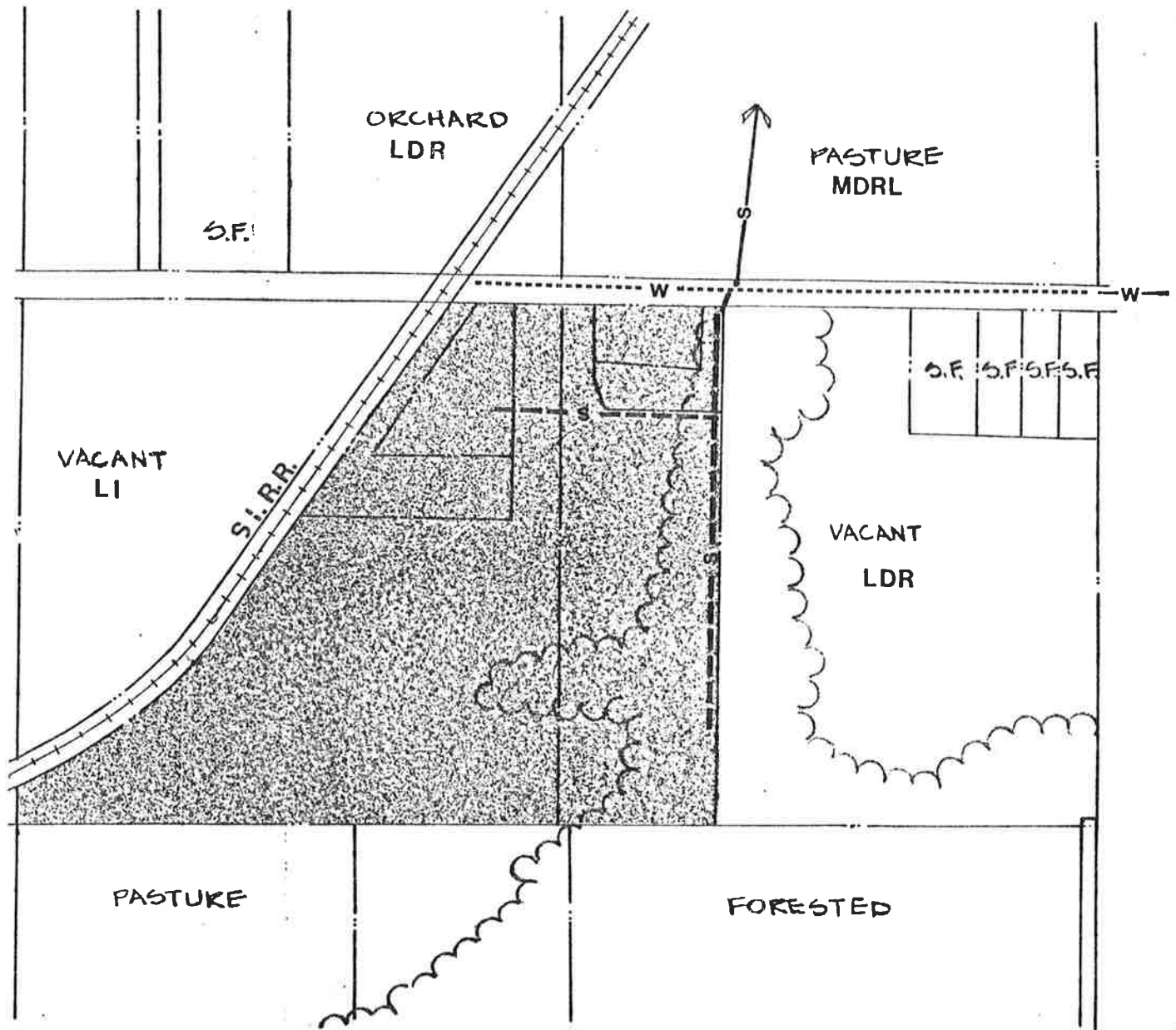


Existing Conditions

-  100 YEAR FLOODPLAIN
-  S.P. RAILROAD



SCALE: 1" = 200'



Utilities

- s — EXISTING 12" SEWER
- - s - - PROPOSED 8" SEWER
- w — EXISTING 12" WATER
- ... w ... PROPOSED 12" WATER

Land Use

- LI LIGHT INDUSTRIAL
- LDR LOW DENSITY RES.
- MDRL MEDIUM-LOW DENSITY
- S.F. EXISTING RESIDENCE



SCALE: 1" = 400'

time. The area to the west, across the Southern Pacific Railroad right-of-way is designated Light Industrial on the Sherwood Comprehensive Plan Map and Special Industrial District on the Washington County Comprehensive Plan. This property is currently undeveloped, but is being marketed for future industrial development. The area to the east, across Cedar Creek, is designated Low Density Residential. The property immediately to the east is currently undeveloped. Four single family homes are developed further east on tax lots fronting Sunset Blvd., approximately 450 feet from the annexation area. The area to the northwest of the subject property is also currently outside of the city limits, but within the UGB. This area is presently in agricultural use as holly and fruit orchards. The area to the northeast of the subject property is within the city limits of Sherwood and is serviced, but presently undeveloped. The area to the south of the subject property is outside of the UGB and is in forest and pasture use.

Public facilities and services are available to the subject property, but will require extension to serve the existing uses and proposed development on the property. Water is presently located approximately 1000 feet to the east of the proposed annexation area, in W. Sunset Blvd. This line is a 12" water line and has adequate capacity to serve the annexation area. Sanitary sewer is located in the Cedar Creek drainageway across W. Sunset Blvd. from the subject property. This sewer line will need to be extended up the drainageway within the subject property to provide sewer service to the annexation area. Storm sewer from the proposed development of the subject property can be accommodated by the Cedar Creek drainageway. Police and fire protection will be provided by the City of Sherwood.

The majority of the annexation area is relatively level in topography, with slopes in the 0-12% range. Steeper slopes (20-25%) are found in the portions of the site area adjacent to the Cedar Creek drainageway and its tributary drainageways to the west.

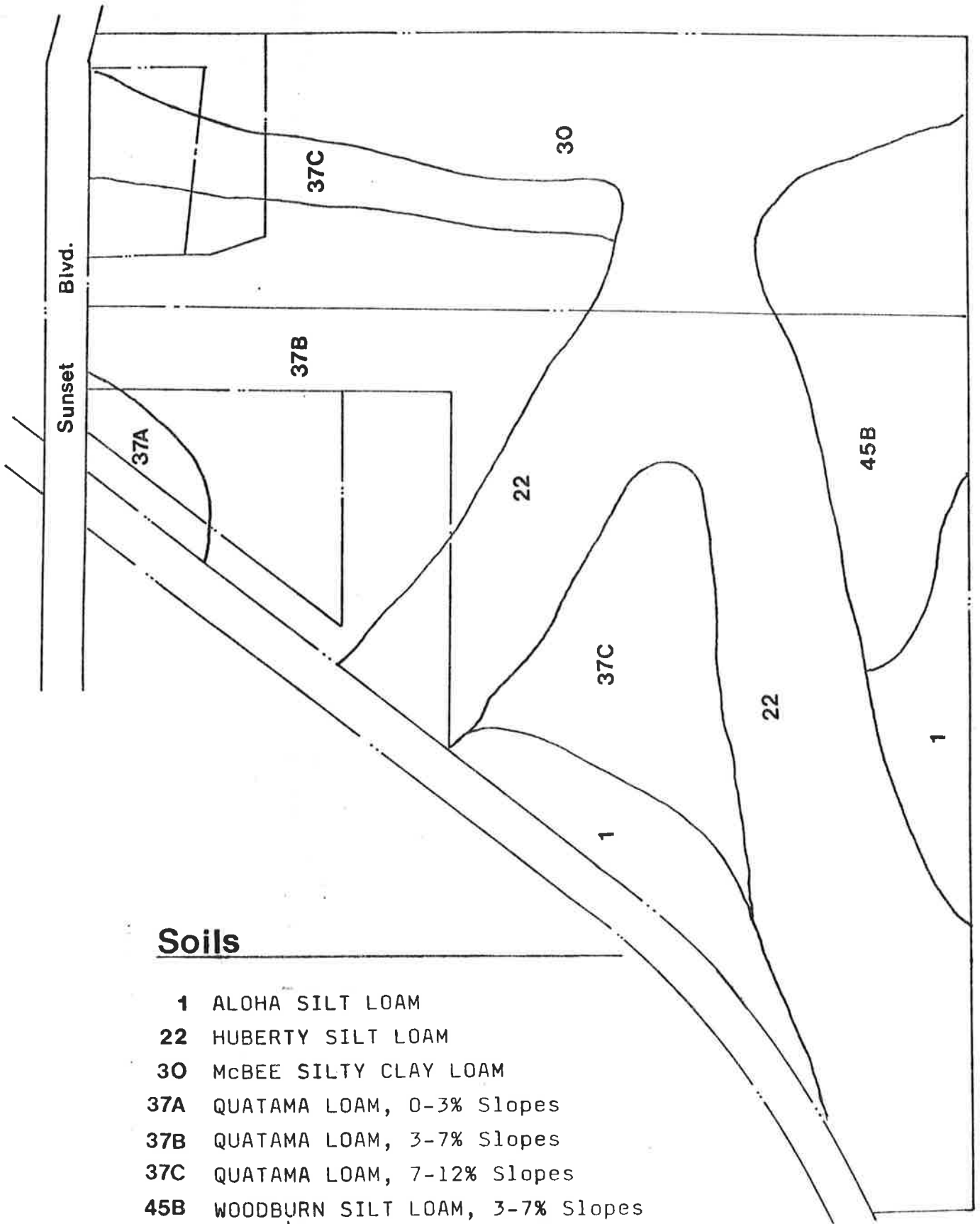
Site vegetation is divided between open grass areas, young fir trees associated with a previous Christmas tree farm on the property and heavier brush and treed areas along Cedar Creek. The trees found along the drainageway are a mixture of second growth Douglas Fir, alder, maple and other deciduous species. Site soils are depicted on Map 3 on the following page. Soil characteristics are summarized in the table below:

<u>Map</u> <u>Symbol</u>	<u>Mapping Unit</u>	<u>Agricult.</u> <u>Cap.Unit</u>
1	Aloha Silt Loam	IIw-1
22	Huberly Silt Loam	IIIw-4
30	McBee Silty Clay Loam	IIw-4
37A	Quatama Loam, 0-3% Slopes	IIw-1
37B	Quatama Loam, 3-7% Slopes	IIe-2
37B	Quatama Loam, 7-12% Slopes	IIIe-5
45B	Woodburn Silt Loam, 3-7% Slopes	IIe-2

These soils are rated by the Soil Conservation Service as having moderate to severe limitations for building sites, due to wetness conditions. These limitations can be resolved during the development of the site through the installation of storm sewers and by other engineering techniques to remove water from developed areas. Additionally, the PUD development process allows sufficient design flexibility so that the location of structures in these potential problem areas can be avoided.

PROPOSED TEXT AMENDMENT

The proposed language for the requested Special Planning Designation area is presented on the following page.



Soils

- 1 ALOHA SILT LOAM
- 22 HUBERTY SILT LOAM
- 30 McBEE SILTY CLAY LOAM
- 37A QUATAMA LOAM, 0-3% Slopes
- 37B QUATAMA LOAM, 3-7% Slopes
- 37C QUATAMA LOAM, 7-12% Slopes
- 45B WOODBURN SILT LOAM, 3-7% Slopes



Scale: 1" = 200'

2.17 SPECIAL INDUSTRIAL PLANNING DESIGNATION AREA (SI)

A. Purpose

The purpose of the Special Industrial Planning Designation Area is to provide large sites for uses in the fields of: high technology, light manufacturing, research and development, processing, storage and distribution. Further, this designation area recognizes that uses in these fields may require the support of small and medium sized industrial and commercial uses. The SI designation area provides for such uses within suitably located industrial planned unit developments.

B. Uses Permitted By Right

Within a SI designation area the following uses are premitted, provided such uses meet and maintain the environmental performance standards contained in Section 4.02 of this Chapter:

1. Development, Manufacture or Assembly of:
 - a. Communication equipment, electronic equipment and supplies;
 - b. Scientific and precision instruments and equipment;
 - c. Engineering laboratory, scientific and research instruments;
 - d. Electro-medical apparatus, bio-medical, surgical and medical instruments, artificial limbs, hearing aids, dentures, ophthalmic goods, and other medical or dental devices.
2. Research and Development, Including:
 - a. Research and development laboratories;
 - b. Industrial trade or skill schools and training centers .
3. Processing and Storage, Including:
 - a. Photographic laboratories, photo-engraving, publishing and bookbinding, including on-site commercial service associated with said use;
 - b. Wholesale business, storage buildings and houses;

4. Ancilliary Uses, Including:

- a. Cafeteria, cafe, restaurant or auditorium for employees, contained within the same business premise, accessory and incidental to the permitted use;
- b. Parcel delivery service;
- c. Administrative, professional, and business office uses accessory to and associated to permitted industrial uses on the site;
- d. Retail outlets for warehousing or manufacturing operations, limited to ten (10) percent of total floor area;
- e. Recreation facilities solely for employees;
- f. Government and special district facilities;
- g. Day care for employees' families;
- h. Transit stations or park and ride lots;
- j. Public utility;
- k. Heliport, helistop
- l. Solid Waste Transfer Station

C. Planned Unit Development Combining District

An industrial planned unit development (PUD) may be permitted within the SI designation area when approved as a combining conditional use district pursuant to Section 3.00 of this Chapter. In addition to the review criteria of Section 3.00, a PUD proposal shall not be approved unless the criteria listed in (1) below are satisfied. Uses within a PUD located within the SI designation area shall be limited to the uses specified in (2), (3) and (4) below.

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- a. A planned unit development shall be located upon a site containing a minimum contiguous area of ten (10) acres.
- b. The minimum lot size for uses listed in (2) below shall be ten (10) acres. The minimum lot size for uses listed in (3) below shall be two (2) acres. There shall be no minimum lot size for uses listed in (4) below.

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 - a. Any use permitted by right, as set forth in subsection B of this section.
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 - 1) Machine shop;
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4. Commercial uses permitted within a PUD
 - a. Restaurant, delicatessen or cafeteria. When located upon an interior street within the PUD, such uses shall be primarily for employees of businesses within the contiguous SI designation area;
 - b. Recreation facilities, indoor or outdoor exercise facilities, primarily for employees of businesses within the contiguous SI designation area;
 - c. Day care facilities, primarily for employees of businesses within the contiguous SI designation area;
 - d. No more than twenty-five (25) percent of the combined ground floor building area within the PUD may be utilized for the following office uses, in order to maintain the primarily industrial character of the SI designation area. These uses shall be supportive or related to the permitted industrial uses of the SI designation area.
 - 1) Offices for financial institutions, banks and credit unions;
 - 2) Professional offices for: accounting, auditing and bookkeeping; architectural; engineering (including surveying); medical; law; or other professional uses.

D. Lot Dimensions

The following dimensional standards are applicable to all development within the SI designation area, except as provided for PUD developments in subsection C above or as otherwise provided in this Chapter:

1. The minimum lot size shall be thirty (30) acres;
2. The minimum lot width at the front property line shall be 100 feet;

E. Setback Requirements

Except as otherwise provided, the setbacks in the designation area shall be as follows:

1. No front, rear, side or corner yard setbacks are required except when such yard abuts a residential designation area or a public park. In such instances the minimum setback shall be 50 feet.

F. Height of Structures

Except as otherwise provided, the maximum structure height shall be fifty (50) feet.

G. Community Design Standards

For standards relating to off-street parking and loading, access and egress, signs, and site design, refer to Section 9.00 of this Chapter.

H. Flood Plain District/Park and Open Space Standards

See Section 4.03.

REQUIRED PLAN AMENDMENT FINDINGS

Section 3.03 of the Community Development Code establishes the required findings which must be demonstrated in order to approve a requested amendment of the Sherwood Community Development Plan. These required findings are listed below, followed by applicable information relating to each required finding:

Required Finding 1: The proposed amendment is in conformance to map and text portions of the Comprehensive Plan not being considered for the amendment.

Facts Relevant to Required Finding:

At the present time, a conflict exists between the comprehensive plan designations established by Washington County for the annexation area, as well as the area to the west, and those adopted by the City of Sherwood. The County has adopted industrial zoning and plan designations for all of the subject property. A Special Industrial Overlay designation was also applied by the County to limit development to large scale industrial uses and industrial park-type development patterns. As noted earlier, the current Sherwood planning designation is Low Density Residential for the subject property. A greenway overlay designation is also shown on the plan map for the area along Cedar Creek.

In order to ensure coordinated and consistent comprehensive plans, the City of Sherwood and Washington County have adopted an Urban Planning Area Agreement for the areas within the UGB around Sherwood, but presently outside of the city limits. Section II D of this document states:

The City and the County agree that when annexation to the City takes place, the transition in land use designations from one

jurisdiction to another should be orderly, logical and based upon a mutually agreed upon plan. Upon annexation, the City agrees to convert County plan and zoning designations to City plan and zoning designations which most closely approximate the density, use provisions and standards of the County designations. Furthermore, the City agrees to maintain this designation for one year after the effective date of annexation unless both the City and County Planning Directors agree at the time of annexation that the County designation is outdated and should be amended before the one year period is over.

As noted in the introduction to this application, in order to comply with this adopted agreement with Washington County, a new Special Industrial Planning Designation Area is necessary. The subject property was included within a Specially Regulated Area during the review of the Metropolitan Service District's Urban Growth Boundary. The acknowledgement of the UGB by LCDC included special restrictions on this area which required large lot (30 acre parcel size) industrial use designations for this area. The subsequent acknowledgement of the Washington County Special Industrial Overlay District designation for this area was based upon the fact that it was deemed by LCDC to implement the policies applied to the Specially Regulated Area. The proposed SI designation area language would provide a planning designation for the City of Sherwood which would similarly implement these Specially Regulated Area policies. If the SI designation area is adopted, the proposed plan designation for this site would comply with all applicable plan policies for the designation of this site.

Required Finding No. 2: The public interest best served by granting the amendment at this time.

Facts Relevant to Required Finding:

1. A request to annex a portion of the area designated as Special

Industrial by Washington County is currently pending review by the City and the Boundary Commission. The subject property is presently within the UGB of the City of Sherwood.

2. The subject property is contiguous to the present city limits.

3. All necessary public facilities and services required for the proposed development of the subject property are available within close proximity of the site and have adequate capacity to service the site.

4. The comprehensive plan designation for the subject property indicated on the City of Sherwood Plan Map is in conflict with the designation for this property established by Washington County. The intergovernmental agreement between the City and Washington County requires that the City adopt a land use designation which is most closely equivalent to the county designation at the time of annexation.

5. The owners of the subject property wish to annex to the city at the present time in order that the urban services necessary for the development of the site may be obtained.

Based upon the facts listed above, the applicants believe that the approval of the requested amendment at the present time is in the public interest.

Required Finding No. 3: The following factors in ORS 215.055 were consciously considered: the various characteristics of the areas in the city; the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

Facts Relevant to Required Finding

This required finding is not applicable to this requested amendment. The requested amendment of the comprehensive plan is a text amendment only. As such, it does not affect any specific properties. It should be noted, however, that the application would create a new industrial zone which would foster high technology industries and P.U.D. development patterns. These effects would result in positive impacts on the employment opportunities and aesthetic conditions of the city.

CONCLUSION

Approval of the requested plan designation has been shown to be in keeping with the required findings for approval listed in Section 3.03 of the Community Development Code, and with the adopted Urban Planning Area Agreement policies. The designation of the site as Special Industrial is compatible with surrounding land use designations and with the character of the land. Additionally, the requested change will bring the City's plan designation for this the site into conformance with Washington County's plan designations. Based upon these considerations, approval of this proposed amendment is requested.

APPROVED MINUTES

Sherwood Planning Commission
Minutes
March 7, 1985

The meeting of the Sherwood Planning Commission was called to order by Vice Chairman, David Crowell, at 7:40 p.m. Planning Commission members Dwight Minthorne, Clarence Langer, Gene Burchill were present. Sally Rose, Consulting Planner of Benkendorf & Assoc. was also present.

Mr. Crowell advised that they needed to select a Chairman. Clarence Langer nominated Dwight Minthorne as Chairman. David Crowell seconded the nomination. Dwight Minthorne nominated David Crowell as Chairman. The nomination died for lack of a second. A vote was taken and Dwight Minthorne was unanimously elected as Chairman.

Gene Burchill nominated David Crowell as Vice Chairman. Clarence Langer seconded the nomination. Nomination passed unanimously.

Public Hearing - Plan Text Amendment

Sally Rose explained that this is a public hearing on adopting a new zone for the city. It would be a special industrial district. The purpose of the meeting tonight is not to apply this zone to any piece of property. It is important to try and keep this separate. There are a group of property owners who wish to annex to the City and there is an agreement with the city and county that when someone wishes to annex to the city there will be a comparable zone. The city does not have a comparable zone at this time. This zoning can be applied to a number of different areas in the City. The main provision is to have large parcels of land for planned industrial development with an emphasis on high tech type of development. The staff recommendation is to adopt a special industrial planning designation area. The staff report contains some suggested revisions. Sally Rose reviewed the revisions that were suggested with regard to the master plan, ancilliary uses, minimum acres for an industrial PUD, lot size and the type of uses that would be allowed.

The hearing was opened for proponent testimony. Mr. Rick Givens, a planning consultant representing Steel Tek, stated that there is a property in the area that wants to annex into the city. He advised the commission that he drafted an ordinance that would incorporate the basic spirit of Washington County's ordinance and make it compatible with Sherwood's ordinances. The idea of Washington County's zone is very complex with a master plan process and complex tier system. Mr. Givens felt that Washington County's ordinance provided for large scale high tech uses and uses that support the industry. He stated that he represented people in the area and their goal is to get into the city. He felt that the use in the area right now has done a good job of developing a piece of property that is sensitive to the area, is a very clean operation and has brought a high degree of employment. Mr. Givens stated that their goal is to

try and develop an ordinance that makes possible the legal continuation of that industry. He felt that a metal working shop was appropriate for the area.

Mr. Dave Voorhies, Route 4, Box 308-V, Sherwood, Oregon, stated that he started out in that area because it was cheap and close to home and they have done better than they thought they would do. All the buildings are built legal for residential use. He advised that in the Koll Business Center machine shops were allowed. Mr. Voorhies stated that the way zoning is enforced in Washington County is if there is a written complaint. He felt that when zoning goes beyond the walls of a building it scares him as a taxpayer. He was concerned as to the leverage that goes to help big companies and not the small companies. The only way he can develop the land out there is one building at a time. He suggested that the city get a thirty acre plan to control the development. The most important thing is the building design not the use within. Mr. Voorhies stated that he was trying to make everything right.

Mr. Sam Gotter advised that he represented Mr. Fred Anderson and his partners. He felt that the purpose of a PUD was to allow certain industries if you approved of the operation. He did not feel that they could tell if a machine shop was in a building as there are noise and odor standards. He felt that it would be a big mistake to restrict certain types of industry.

Mr. Fred Anderson did not know what was being proposed by anyone. He did understand that they were to consider a proposed ordinance. He had hoped they would not make up their minds tonight. He could not tell what he thought of the proposal until he heard everything.

Sally Rose advised that the point tonight is to make a recommendation to the City Council as to whether a special industrial planning designation is needed at all and whether to use the proposal or to alter it. There will be another public hearing at the City Council level.

Merle Pennington, 22940 S. W. Boones Ferry Rd., Tualatin, stated that he had lived in the area for many years and Sherwood has the reputation of doing things slowly and not very well. He felt that the people who spoke in opposition of the area in question had a legitimate desire to see that a dirty, smokey unkept industry not go in where they can see it. He felt that the idea was sold that this would become a high tech center. He felt some limitations should be placed on the area but it would be helpful to take a modest view of what comes in, see that it is planned elegantly and not create things that the neighbors would object to. He felt that a conditional use would be the way to control this, one building at a time.

Mr. Voorhies felt that the conversation tonight was to create a zone so that the thirty acre parcel can be annexed into the city. He felt the problem was what type of industrial zone does Sherwood have to adopt to make the county happy.

Margaret Ritchen stated that she lived across from the establishment and was interested in what was going on over there from the beginning. She did not feel that what was going on was legitimate and there was a great deal of noise in the area. She stated that the area did look attractive. She felt that thirty acres with different buildings would be intolerable.

Chuck Kennerly stated that he also lived in the area and did not hear any noise.

Mr. Gene Burchill felt that if the ordinance was adopted it would be more restrictive than the county designation.

John Seely stated that he lived across the creek from the operation. When the sewer went in he donated large amounts of money towards the trunk line. He was concerned that if this property is annexed he could also be annexed into the city.

Karen Tasner asked what the area is now zoned as. Sally Rose stated that the county has zoned it as a special industrial zone. The city's comprehensive plan for the area is for some residential. There is a conflict of the city's plan for the area and the county zone.

Lanea Kellogg felt the area was zoned residential and Mr. Voorhies put in a business. She was concerned that if the zone was changed the limits would again be stretched. Sally Rose stated that if the land is within the jurisdiction of Sherwood the code will be administered as written.

Joe Slicka, Route 5, Box 77B, agreed with Mr. Gotter but felt that they need to be practical as far as uses that are allowed.

Mr. Ed Walden, Route 5, Box 53, stated that he spent a lot of time investigating what goes on in the city and he felt that the city has about fifty percent of their necessary industrial property. They need to create an economic environment. He felt this should be given a lot of favorable consideration as far as the economic and livability impact.

Mr. Tasner stated that he is buying a house down the road from the area and did not want factories in the area.

Karen Tasner was concerned that if this area is allowed it could be sold and someone else would let it get run down.

Mrs. Ritchen was concerned that when they had the hearings to establish the light industrial area a beautiful picture was presented. It is apparent that change could come and be made very easily.

Sally Rose felt that the designations and regulations they were considering tonight were more restrictive than would normally be applied in a light industrial zone.

Mrs. Ritchen stated that if you have thirty acres and build one building at a time and each one is allowed to be a machine shop or factory it would create pandemonium. Sally Rose stated

that the type of use that Mr. Voorhies has now is being considered as a conditional use and those types of uses would be limited to twenty-five percent of the area.

Mr. Kennerly stated that he did not object to these things if they are monitored for noise and appearance.

Mr. Rick Givens stated that what they are discussing tonight is setting up a zone and the process that is necessary to set up a business. What they are doing is setting up an ordinance and process to let the city review what is happening in that area. The annexation concern is a major factor. There is sewer and water in the area and these people would like access to that. He did not feel that the issue is industry or not industry as that has been resolved by the county. All they are talking about tonight is adopting an ordinance for the city that accomplishes the major purpose of the special industrial district that Washington County has set up. If some of the supporting uses are allowed then the industry could provide services for high tech around them. He felt that the Planning Commission should be sensitive to the fact that they meet the goals of Washington County and adopt an ordinance with the same spirit.

Mr. Fred Anderson suggested that the Planning Commission decide what they want and give them a copy before the City Council considers it.

The public hearing was closed.

Mr. David Crowell gave some background information to the new commission members as to previous discussions on the special industrial district. He felt that the problem could not be addressed in one evening if they want to address uses, set backs, etc. He felt that they should go over the county ordinance and decide what they like and do not like about the ordinance.

Mr. Gene Burchill felt that the City would have more control over this land if they adopted the ordinance and annexed it into the City.

Mr. David Crowell stated that when you have an industrial area across from residences it causes some problems. He felt that the county restrictions did not govern this well enough and that issue should be addressed.

Mr. Burchill was concerned with allowing the use under B 4(1). Discussion was held as to whether this could be eliminated.

Discussion was held as to whether the Planning Commission wanted to create a special industrial district for Sherwood. It was the consensus of the Planning Commission to add a new special industrial planning designation.

The Planning Commission then reviewed the suggested modifications from staff. Discussion was held as to the master plan idea and what the intent was. Sally Rose felt that the only area for the master plan would be the area that was in the city limits. As other areas came into the city at a later

date they would be considered as a master plan. Mr. Voorhies felt that they should adopt the master plan and only adopt conditional uses. It was the consensus of the Planning Commission to agree with the concept of the master plan and the two suggested additions by staff.

Discussion was held as to whether some of the uses should be allowed outright or as conditional uses. Sally Rose stated that the reason they suggested uses as conditional was to limit the density of the businesses.

Mr. Crowell felt that they should go through the county list of uses. Sally Rose felt that the proposed list was the same as the county list. It was the consensus of the Planning Commission that some of the uses should be outright and some should be conditional.

Discussion was then held as to the lot size requirement for a PUD. There was consensus in agreeing with the twenty-five percent limit of ancilliary uses.

Mr. Minthorne advised that staff is recommending that the term "contiguous area" of 10 or 30 acres be used rather than "lot". It was the consensus of the Planning Commission to adopt this recommendation.

Mr. Minthorne advised that staff is recommending that the uses in Section C3a be deleted on the grounds that they are inconsistent with the special industrial district.

Mr. Voorhies felt that a machine shop should be allowed under a conditional use. Sally Rose stated that the way the proposed code is written it would essentially be a conditional use in an industrial PUD in the special industrial zone. The memo of March 7, 1985 would not allow it at all.

Mr. Crowell suggested putting weight on appearance, noise, odors, etc. rather than on uses.


Mr. Minthorne felt that the question was whether these uses will scare off high tech. Mr. Burchill felt that the railroad going through the area would scare off high tech. Mr. Langer felt that they should be conditional uses.

It was the consensus of the Planning Commission that the uses in Section C3a be allowed under a conditional use.

Mr. Crowell was concerned that the appearance of the buildings within the whole area should have good setbacks, landscaping and thick plantings to hide the area from the residential areas. He wanted to make sure they end up with a campus like setting.

The Planning Commission requested that Sally Rose get them a copy of the existing design standards and a copy of the county ordinance before the next meeting. Mr. Crowell will also try and come up with some design standards for the next meeting.

Meeting adjourned at 11:05 p.m.


Mary L. Holland, Minutes Secretary