

AN ORDINANCE ADOPTING COMPREHENSIVE PLAN POLICY GOALS IN ALL POLICY AREAS, EXCEPT COMMUNITY FACILITIES AND SERVICES POLICY GOALS, TO GUIDE DEVELOPMENT OF DETAILED COMPREHENSIVE PLAN ELEMENTS TO BE FORMULATED IN THE CREATION OF COMPREHENSIVE PLAN FOR THE CITY OF SHERWOOD.

NOW THEREFORE,

THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: The City Council finds, that to develop a comprehensive land use plan and implement same in accordance with state wide land use policy goals requirements and to assure that said plan is developed in accordance with local planning goals, it is necessary that goals be adopted to serve as a guide to the development and preparation of plan elements.

Section 2: The City Council further finds that pursuant to Land Conservation and Development Commission Goal No. I and the city's commitment to citizen involvement in land use plan formulation, a program of citizen involvement has been adopted on motion of the City Council on June 25, 1977 whereby six working citizen's committees were created for the purpose of obtaining input from local citizens on how to develop and implement statewide goals in a manner consistent with local needs and considerations. The chairman of each of these six committees comprise a steering committee which provides direct input to the city planning commission.

Section 3: The City Council finds that the citizen involvement committees, in conjunction with the city planning staff developed a proposed Sherwood Comprehensive Plan Policy Goals and recommended same to the planning commission. The Planning Commission recommended that the council adopt these goals and the council as a result of the recommendation of the planning commission, and after due and legal notice, held a public hearing on the proposed goals on October 26, 1977, whereat interested persons were given an opportunity to give further testimony concerning the proposed goals.

Section 4: The council finds that the proposed goals adequately address all of the policy areas to be considered in development of comprehensive plan elements except community services and facilities policy goals, which goals are still in the process of being developed in conjunction with service providers necessarily involved other than the City of Sherwood such as Unified Sewerage Agency, Tualatin Rural Fire Protection District, the School District, Washington County and Metropolitan Service District. The Council further finds that the proposed goals hereinafter adopted are consistent with the state wide goals and will provide policy guidelines necessary to the development of more detailed comprehensive plan elements which will likewise be consistent with state wide goals and local land use policies. These goals shall be supplemented with community service and facility goals as soon as practicable.

Section 5: The following Comprehensive Plan Policy Goals are hereby adopted to guide development of comprehensive plan policy which when developed will take the form of five or more plan elements:

I. URBANIZATION

POLICY GOAL:

To adopt and implement growth management policy which will accommodate growth based on desired growth limits, desired population densities, and land carrying capacity, and which will be consistent with environmental quality and livability.

POLICY OBJECTIVES:

1. Generally, growth should be contiguous to existing development rather than "leap frog" over developable property.
2. Development should be encouraged within the present city limits, especially on large parcels that are available.
3. Criteria should be developed for the designation or redesignation of phased urban growth boundaries and the evaluation of annexation proposals.
4. When designating urban growth areas, lands with poorer agricultural soils should be considered before prime agricultural lands.
5. Growth should not be at the expense of natural features.
6. Growth should be consistent with proper access and traffic circulation.
7. Policies should be established for the orderly extension of community services and public facilities to areas where new growth is to be encouraged, consistent with the ability of the community to provide necessary services. New public facilities should be available in conjunction with urbanization in order to meet future needs. The City, Washington County, and special service districts should co-operate in the development of a capital improvements program in areas of mutual concern.

8. There should be a phased and orderly transition from rural to suburban or urban uses.

II. HOUSING AND ECONOMIC DEVELOPMENT

POLICY GOALS:

To create a flexible planning framework for the allocation of land for residential, commercial and industrial activities so as to create a balanced, livable urban environment where persons may live, work, play and shop.

To locate land uses so as to:

- A. Minimize the adverse effects of one use on another.
- B. Provide for convenient and energy efficient movement of persons, vehicles and goods within and among the major categories of land use activity.
- C. Minimize the adverse effects of human activity on the natural environment.

POLICY OBJECTIVES:

HOUSING:

1. To encourage the formation of balanced neighborhoods with a mix of residential commercial, institutional and recreational uses appropriate to local resident needs.
2. To seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency.
3. To specify the purpose and density requirements for residential land-use classifications used in the Comprehensive Plan.

COMMERCE:

1. To provide for commercial activities which are suitable to regional, community and neighborhood demand.
2. To locate commercial activities with safe and convenient access by consumers.
3. To encourage the location of Commercial uses in well-planned commercial centers.

INDUSTRY:

1. To encourage the development of non-polluting industries in designated well planned industrial areas.
2. To locate industrial development so as to assure its compatibility with the natural environment and adjoining uses.
3. To establish criteria for the location of designated classes of industrial uses.

COMMUNITY DESIGN AND AESTHETICS

1. To establish community design and aesthetics as a planning consideration in evaluating new development.
2. To develop and implement policy which will encourage appropriateness and compatibility of new development with the existing natural and man-made environment, existing community activity patterns, and community identity.
3. To develop and implement policy which will minimize or eliminate adverse visual effects caused or perpetuated by the design and location of new development including but not limited to effects from:
 - a. The scale, mass, height, area, of buildings and structures.
 - b. Vehicular and pedestrian ways and parking areas.
 - c. Existing or proposed alteration of natural topographic features, vegetation and waterways.
 - d. Other developments or structures including, utility lines, storage, or service areas and advertizing features which may result in the interference with sun and light exposure, views, vistas, privacy and general aesthetic value of the neighborhood or area.

III. AGRICULTURAL AND FOREST LANDS

POLICY GOALS:

1. Actually and potentially productive agricultural and forest lands in the planning area should be preserved until the need for its conversion to urban uses can be demonstrated. The following factors should be considered in establishing the need for such conversion.

- A. A documented need for additional land for the proposed urban use.
 - B. Generally, lands with poorer soils should be converted first.
 - C. The proposed use is or can be made compatible with adjacent agricultural and forest lands and uses. Low density buffer zones should be used in transition areas.
2. Incentives for the continuation of agricultural and forest uses on lands that are not needed for urban uses should be continued and/or developed.
 3. The urban uses of wooded areas should be recognized and encouraged. They include:
 - A. Watershed protection wildlife and fisheries habitat and recreation.
 - B. The prevention of soil erosion.
 - C. Urban buffers, wind breaks, scenic corridors and site landscaping.
 4. The cutting of trees within the urban area should be regulated so as to:
 - A. Enhance sound forest management for areas with commercial forest potential.
 - B. Preserve existing trees to the maximum extent on parcels designated for urban development consistent with sound site planning principles.

IV. TRANSPORTATION

POLICY GOALS:

1. Public roads and streets should be planned to provide safe, convenient efficient and economical movement of persons, goods and services between and within the major land use activities. Existing rights of way should be classified and improved and new streets built based on the type, origin, destination and volume of current and future traffic.
 - A. Non-local traffic:

Through traffic should be provided with routes which do not congest local streets and impact residential areas. Outside traffic destined for Sherwood business and industrial areas should be provided with quick efficient access without the need to use residential streets.

B. Local Traffic:

Traffic routes within Sherwood should be planned to provide quick and convenient circulation between home, school, work recreation and shopping. Quick and easy access to major out-of town routes should be provided from all areas of the City.

2. The use of transportation other than the automobile should be encouraged by:
 - A. The designation and construction of bike paths and pedestrian ways.
 - B. The scheduling and routing of existing mass transit systems and the development of new systems to meet local resident needs.
 - C. Encouraging the development of self contained neighborhoods providing a wide range of land use activities within a single area.

V. RECREATION/OPEN SPACE/NATURAL ENVIRONMENT

POLICY GOALS

1. Reserve land for parks and open space in future growth areas. Such lands should be reserved where feasible in advance of development with priority given to immediate growth areas.
2. Preserve and/or restore areas of natural significance to the maximum extent feasible.
3. Provide and maintain a wide variety of recreational facilities based on a determination of the recreational needs of local residents.
4. Encourage the timely and efficient implementation of open space, natural resource and recreation objectives through the use of all available means including but not limited to:
 - A. Land acquisition by purchase, donation, etc.
 - B. Tax incentives for limiting development.
 - C. Land development controls in hazardous or ecologically sensitive areas i.e. Flood Plain Zoning.
 - D. Standards for new development requiring adequate provision of open space and recreation areas and the preservation or replacement of natural features.

- E. Financing and program administration techniques including park district formation, systems development charges and joint city-school district projects.
- 5. Limit land development in areas with known natural hazards, special topographic soil or drainage characteristics according to the kind and degree of hazard or characteristic present.
 - A. Regulate the nature and intensity of development in:
 - 1. 100 year flood plains.
 - 2. areas with slopes which have slide or erosion potential.
 - 3. Areas with weak foundation soils
 - B. Natural hazards that could result from new developments such as runoff from paving and soil slippage due to weak foundation soils should be considered.
- 6. Protect fish and wildlife habitats where feasible.

VI. COMMUNITY SERVICES AND FACILITIES

(To be supplied by subsequent ordinance)

Section 6: The policy goals hereby adopted shall be utilized in the development of detailed comprehensive plan elements. Inasmuch as the development of the comprehensive plan is on going and subject to a completion schedule required by the Land Conservation and Development Commission and it is necessary that the planning process proceed with all deliberate speed, an emergency is declared to exist and the ordinance shall be effective upon its passage by the council and approval by the Mayor.

ENACTED: By vote of the Council this 15 day of

February, 1978.

Polly Blankenbaker
Recorder, City of Sherwood

APPROVED: By the Mayor, this 15 day of February, 1978.

Jack O. Harper
Mayor, City of Sherwood