

**City of Sherwood, Oregon
Ordinance 2005-002**

**AN ORDINANCE APPROVING A PLAN TEXT AMENDMENT,
ESTABLISHING CHANGES TO SECTION 5.700 OF THE SHERWOOD
ZONING AND COMMUNITY DEVELOPMENT CODE AND ESTABLISHING
AN EFFECTIVE DATE.**

WHEREAS, Section 5.700 was amended in response to a request by City Council to address the amortization period of non-conforming signs; and

WHEREAS, the Sherwood Planning Commission conducted a public hearing on the proposed plan text amendment on January 4, 2005, and recommended approval of the plan text amendment to the City Council; and

WHEREAS, the Community Development and Zoning Code Section 4.203.01 specifies the criteria to approve a change in the Comprehensive Plan Text, and that the Sherwood City Council finds that the text proposal complies based on the findings of the Planning Commission and their own deliberation; and

WHEREAS, the Sherwood City Council has received the City's planning staff report, the Planning Commission findings, and the Council reviewed the materials submitted and the facts of the proposal and conducted a public hearing on February 22, 2005.

NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Commission Review & Public Hearings. That the proposal by the Planning Commission for a Plan Text Amendment (City file No. PA 04-05) to amend the Sherwood Zoning and Community Development Code Section 5.701.05 was subject to full and proper review, and public hearings were held before the Planning Commission on January 4th and continued to Feb 1st and the City Council on February 22, 2005.

Section 2. Findings. That after full and due consideration of the application, the City staff report, the record, findings, and of the evidence presented at the public hearing, the Council finds that the sign ordinance of the Sherwood Zoning Code should be amended to address the needs of the community, to enhance the built environment of Sherwood, and clarify the intent of sign regulation; therefore, the Council adopts the findings of fact contained in the Planning Commission staff report dated December 28, 2004. Furthermore, the Council finds that to preserve the aesthetic values of the City and community character which would be jeopardized by a delay in the passage of this ordinance, an emergency does exist; whereupon this ordinance amendment should take place immediately.

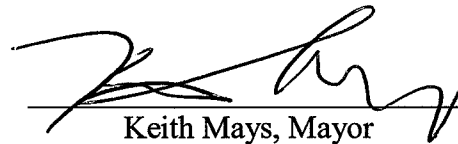
Section 3. Approval. That the proposal for Plan Text Amendment is hereby **APPROVED** as stipulated in the document labeled "Exhibit A" and attached to this ordinance.

Section 4. Manager Authorized. The Planning Director is hereby directed to take such action as may be necessary to document this amendment, including preparation of a certified amendment of the official City Zoning and Community Development Code in accordance with City ordinances and regulations.

Section 5. Effective Date and Declaration of Emergency. As an emergency is declared to exist based on the findings of Council, this ordinance shall become effective the immediately upon its adoption.

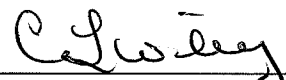
Duly passed by the City Council this 22nd day of February, 2005.

Approved by the Mayor this 22nd day of February, 2005.



Keith Mays, Mayor

Attest:



C.L. Wiley, City Recorder

	AYE	NAY
Luman	<input checked="" type="checkbox"/>	___
King	<input checked="" type="checkbox"/>	___
Henderson	<input checked="" type="checkbox"/>	___
Heironimus	<input checked="" type="checkbox"/>	___
Grant	<input checked="" type="checkbox"/>	___
Durrell	<input checked="" type="checkbox"/>	___
Mays	<input checked="" type="checkbox"/>	___

PA 04-05 Sign Code Plan Text Amendment

“Exhibit A”

February 22, 2005

5.701.05 Nonconforming Signs

Signs which do not conform to the provisions of Section 5.700 shall be regarded as non-conforming signs and shall be brought into compliance with this Code's standards. Any nonconforming sign in existence as of the effective date Ordinance XX shall be brought into compliance within five (5) years of the effective date of Ordinance XX. Any nonconforming sign erected after Ordinance XX's effective date shall be brought into compliance within five years of the issuance of a building permit to construct the sign. Any nonconforming sign not brought into compliance within five years shall be removed at the expense of its owner or the owner of the property upon which it is located. Any nonconforming sign which is structurally altered, relocated or replaced shall immediately be brought into compliance.