

GENERAL INFORMATION

A. PLAN BACKGROUND

The document which follows represents the results of a planning process which formally began in 1973 with the drafting of a Comprehensive Land Use Plan for the City of Sherwood. The draft plan was presented to the City Council for consideration in February of 1974. Action on the Plan was tabled at that time due to the need for the development of a plan which would meet requirements to be set forth by the Oregon Land Conservation and Development Commission (LCDC) in a set of Statewide Planning Goals and Guidelines later that year. State law (SB 100) passed in 1973, required that Oregon cities and counties adopt plans which are in conformance with the State Goals and Guidelines and that plans be coordinated with affected local governments, agencies and special districts. In order to accomplish this task, LCDC made available planning assistance monies to partially defray costs incurred in plan development.

Eventually the City of Sherwood Community Development plan was completed in draft form in July 1979, adopted by City Council in August 1980 and acknowledged by LCDC in May 1981.

The current document represents a Plan Update beginning in 1989 and required by State law, a process officially known as periodic review. Elements of the original plan remain, but modifications have also been incorporated reflecting changing conditions in Sherwood and revisions to state law. The draft update was completed in April 1990 and adopted by City Council March 13, 1991. LCDC again made planning assistance monies available to partially defray costs incurred in the update. The update was prepared by City staff, the Comprehensive Plan Update Citizens' Advisory Committee, the Sherwood Planning Commission and City Council and citizens of the Sherwood Urban Area.

B. PLAN PURPOSE AND AUTHORITY

The purpose of the Sherwood Community Development Plan (Part 2 of the Comprehensive Plan) is to guide the physical growth and development of the Sherwood Planning Area consistent with City policy goals and State Goals and Guidelines. It is the fundamental assumption of this plan that planning is a process and not a document. The document which follows seeks to communicate the process and the results of the process at the point in time of the document's last revision. The Plan is intended to be the City of Sherwood's perception of what it is, what it seeks to be and how it seeks to become what it wants to be as a City. Its aim is to preserve what is essential to its identity, develop what it needs to be economically and environmentally healthy and meet the needs of the people who contribute to its community life and make use of its land use resources.

The Community Development Plan when adopted together with the Background Data and Analysis (Part 1) and Community Zoning and Development Code (Part 3) will constitute the City of Sherwood's Comprehensive Plan. The Comprehensive Plan will be the basis for the

evaluation and regulation of all City development.

C. PLAN ORGANIZATION

The Sherwood Comprehensive Plan consists of three parts, Background Data and Analysis, the Community Development Plan and Community Zoning and Development Code. These sections correspond to the data base, plan, and implementing provisions respectively. Parts 1 and 2 are organized in sections relating to the seven major topics of the Plan: Citizen and Agency Participation and the Planning Process; Growth Management; Environmental Resources; Land Use; Transportation; Community Facilities and Services and Economic Development. The purpose and general content of each of these subject areas are summarized in the beginning of each section. Part 3 is organized by section under the Chapter headings of General Provisions; Land Use and Development; Administrative Procedures; Planning Procedures; Community Design; Public Improvements; and Subdivision, and Partitions; Environmental Resources; and Historic Resources.

D. THE PLANNING AREA

The Planning Area for the Sherwood Comprehensive Plan consists of that portion of the Portland Area Urban Growth Boundary acknowledged by the Land Conservation and Development Commission on December 14. Except for an area-wide UGB change/trade in Southern Washington County in 1987 where Sherwood had a net loss of about 15 acres, the boundary remained unchanged following the 1989 periodic review by both the City of Sherwood and the Metropolitan Service District, the agency responsible for changes to the Portland Area Urban Growth Boundary.

E. DEFINITIONS

All words, phrases and abbreviations used in this section of the Sherwood Comprehensive Plan, except where specifically defined in this subsection, shall carry their customary meanings when not inconsistent with the context. Words used in the present tense include the future tense; words used in the future tense include the present tense; the plural includes the singular and the singular includes the plural. The word "shall" is mandatory and the word "may" is permissive. A more complete list of plan and zone definitions is in the Community Development Code.

ACCESS: The way or means by which pedestrians and vehicles enter and leave property.

AESTHETICS: Judgments pertaining to the visual appeal of sites and structures.

AGRICULTURAL LAND: In western Oregon, land of predominantly Class I, II, III and IV soils and in eastern Oregon, land of predominantly Class I, II, III, IV, V and VI soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs

required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land in any event.

ALLEY: A minor public thoroughfare upon which the rear of building lots generally abut, used for service purposes and not for general travel.

ANNEXATION: The act of adding land to the corporate limits of the City.

BUILDING: A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or materials.

BUILDABLE LANDS: Lands within the Urban Growth Boundary which are vacant, serviceable by water, sewer and public streets and are not subject to natural hazards including flooding, landslides and weak foundation soils.

GROSS BUILDABLE LAND: The total land area of a parcel that is buildable.

NET BUILDABLE LAND: The total buildable land area of a parcel remaining after subtracting the area required for future public uses including streets, community facilities, utility services and other similar uses.

CAC: Citizens' Advisory Committee. The committee responsible for the 1989 Comprehensive Plan update.

CARRYING CAPACITY: Level of use which can be accommodated on a defined land area without irreversible impairment of natural resources, the ecosystem and the quality of air, land and water resources.

CCI: Committee for Citizen Involvement in the City known as the Sherwood Citizens Planning Advisory Committee (SCPAC).

COMMON WALL DWELLING: Dwelling units characterized by shared wall structures such as a duplex or multi-family dwelling.

CONDITIONAL USE: A type of land use that, due to its potential adverse effects on other land uses within a planning designation, requires special approval conditioned upon measures to be taken to address those effects.

CONDOMINIUM: An individually owned dwelling unit in a multi-family housing structure.

DEDICATION: The act of conveying land ownership rights to the City for a specified public purpose.

DENSITY: The average number of families, persons or dwelling units per unit of land area.

GROSS DENSITY: Refers to all the land area.

NET DENSITY: Refers to the land area remaining after removal of land currently used for or estimated to be used for public and semi-public land uses.

DENSITY TRANSFER: The practice of allowing the permitted density of development in one part of a site to be added to other portions of the same site while maintaining the average overall density on the entire site. In certain cases density transfer may include transfer of density from unbuildable portions of a site in exchange for the dedication of a portion of the site for public purposes.

DEQ: Oregon State Department of Environmental Quality.

DLCD: Department of Land Conservation and Development; staff department for the Land Conservation and Development Commission (LCDC).

DU: Dwelling Unit.

DWELLING UNIT: A building or portion thereof used exclusively for residential occupancy.

SINGLE FAMILY: A detached building with one complete dwelling unit.

DUPLEX: A detached building with two complete dwelling units.

MULTI-FAMILY: A building with two or more complete dwelling units.

EASEMENT: The grant of the right to use a strip of land for specific purposes.

ENCOURAGE: Stimulate, give help to, foster.

EPA: Federal Environmental Protection Agency.

FAMILY: An individual or group of two or more persons living together as members of a single dwelling unit.

FLOOD PLAIN: Land adjacent to a water course that is covered with water during periods of flooding; normally defined as an area of land inundated by a flood having a 1% chance of occurring in any year.

FULL RANGE OF URBAN FACILITIES AND SERVICES: Refers to a minimum number and level of facilities and services required to support urban development. The facilities and services include sanitary sewer, water, drainage, schools, parks, transportation access, fire protection, police protection, and electric service. The level of the facility or service shall be determined by the City Engineer consistent with the Sherwood Comprehensive Plan and

shall include where appropriate the oversizing and extension of lines to property boundaries to accommodate future growth.

GARDEN APARTMENTS: Multi-family residential developments characterized by the use of open space and landscaped areas.

GREENWAY: A linear park-like or naturally landscaped strip of land usually located adjacent to water courses or roadways.

GROSS ACRE: An acre of land representing all land area on a parcel or site.

GROWTH MANAGEMENT: The use of a wide range of techniques singly or in combination by the City to achieve a desired kind, rate, and location of growth.

INSURE: Guarantee; make sure or certain something will happen.

LCDC: Land Conservation and Development Commission.

LOT: A piece, plot or parcel of land.

LOT AREA: The area of land enclosed within the boundaries of a lot.

MAINTAIN: Support, keep and continue in an existing state or condition without decline.

MANUFACTURED HOME: A structure transportable in one or more sections, intended for permanent occupancy as a dwelling. All manufactured homes located in the City after the effective date of this Code shall meet or exceed the Standards of the U.S. Department of Housing and Urban Development, and shall have been constructed after June 15, 1976.

MANUFACTURED HOME PARK: A mobile home park is a lot, tract, or parcel with four or more spaces for rent within 500 feet of one another.

MSD: Metropolitan Service District. A regional government agency having land use planning and other powers and responsibilities of a regional nature.

NATURAL RESOURCES: Air, land and water resources and the elements thereof which are valued for their existing and potential usefulness to man.

NET ACRE: An acre of land representing the land area of a parcel or site minus land required for public or semi public uses.

OFFICIAL MAP: A map or maps that locate future public improvements with detail and exactness so as to furnish a basis for property acquisition and building restrictions as development occurs.

POLLUTION: The violation or threatened violation of applicable state, federal or local

environmental performance standards.

PRESERVE: To save from change or loss and reserve for a special purpose.

PROVIDE: Prepare, plan for, and supply what is needed.

RIGHT-OF-WAY: A strip of land reserved for public purposes such as roadways and utility lines.

RURAL LAND: Lands outside of the Urban Growth Boundary.

SCPAC: Sherwood Citizens Planning Advisory Committee.

SMSA: Standard Metropolitan Statistical Area, U.S. Bureau of Census, i.e. Portland SMSA.

STRIP DEVELOPMENT: A pattern of development characterized by a narrow area of use located along major streets with multiple driveway access to individual uses and parcels.

SUBDIVISION: The division of a parcel of land into four or more lots requiring the creation of a road or street.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attached to something having a permanent location on the ground, but not including fences up to 42 inches in height, tents, vehicles, or poles and appurtenances thereto used for the provision of public utilities.

URBAN GROWTH BOUNDARY: A line defining the area expected to be needed to accommodate City growth to the year 2010, coincident with the Portland Urban Growth Boundary, (UGB). Also referred to as the Urban Planning Area.