

AGENDA



**City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140
May 10, 2011 – 7 PM**

Planning Commission will hold a work session on May 10, 2011. Work sessions are informal. Public may attend.

Work sessions are informal meetings where the Commission and staff can discuss topics but no formal action is taken from these meetings. Work sessions are open to the public in accordance with public meeting laws.

Planning Commission Work Session agenda items:

1. Trees on Private Property update and discussion
 - a. Goals and Objectives
 - b. Alternatives
 - c. Dessert and Discussion Follow-up

Next Meeting:

May 24, 2011 – Work Session – Continued Code Clean-Up

WORK SESSION
AGENDA ITEM a.



MEMORANDUM

City of Sherwood
22560 SW Pine St
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Keith Mays

Council President
Dave Grant

Councilors
Linda Henderson
Robyn Folsom
Bill Butterfield
Matt Langer
David Luman

City Manager
Jim Patterson

DATE: May 3, 2011
TO: Planning Commission
FROM: Zoe Monahan, Assistant Planner
SUBJECT: Goals and Objectives

The Planning Commission received the proposed goals and objectives at the March 8, 2011 Planning Commission Meeting. The goals and objectives that were originally proposed were developed using the *ISA Guidelines for Developing and Evaluating Tree Ordinances* as a starting point. It listed many possible goals and provisions for community forest programs which include program goals pertaining to trees on private property, overall tree health and diversity, street trees as well as facilitation of tree related conflict between citizens. The goals and objectives have been updated to reflect the Planning Commission discussion from that meeting, prior to asking the commission to finalize the goals and objectives.

As we start to develop the proposed language it is important to have the goals and objectives in order to ensure that the revisions are meeting the goals and objectives. They have been discussed in the past however the Planning Commission has not yet given their final approval. The goals and objectives were presented at the "dessert and discussion" and staff will provide a summary of feedback received at the May 10, 2011 meeting.

Attachment: Draft Goals and Objectives

Tree Code Update: Goals and Objectives
Part of the Code Clean-up Project

Goal 1: Establish and maintain the maximum quality tree cover.

Objective: Encourage the preservation of natural habitat for wildlife.

Objective: Encourage the preservation of established tree stands during development.

Goal 2: Maintain trees in a healthy condition through good cultural practices.

Objective: Conserve woodland resources during development.

Objective: Provide clear tree maintenance guidelines for citizens and developers.

Objective: Establish clear guidelines for safely removing trees that are unhealthy or posing a threat to life or property.

Goal 3: Establish and maintain an ideal level of tree diversity in age and species.

Objective: Establish clear planting requirements.

Objective: Conserve woodland resources during development.

Goal 4: Foster community support for the local urban forestry program and encourage good tree management on privately-owned properties

Objective: Provide clear tree maintenance guidelines for citizens and developers.

Objective: Establish a committee to review the tree standards periodically

Goal 5: Establish clear, fair and easily implemented code changes that meet Sherwood's current values.

Objective: Establish regulations that provide clear and diverse options to citizens and developers.

Objective: Create code changes that are consistent with the community's values on trees.

Goal 6: Revise or maintain tree standards that meet the values of the community and provide clear and reasonable standards that seek to preserve trees that are valued by the community without causing unnecessary hardships for developers

Objective: Promote retaining natural tree groves without penalizing developers who develop heavily wooded lots.

DRAFT

Goal 7: Establish standards for commercial, industrial and residential zones to meet the intent of these zones to ensure that development of land is not inhibited while also preserving trees.

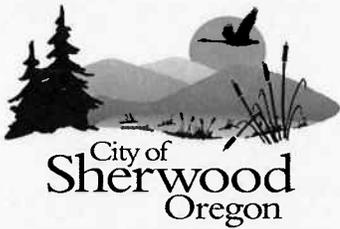
Objective: Create code changes that meet the intent of the concept plan that brought the area into the city as well as the needs of the underlying zone

Objective: Consider economic impacts. Provide removal and mitigation options for residential or commercial and industrial developments.

Objective: Create flexible criteria that allow developers to provide mitigation or maintenance of an area depending on the constraints of the site.

Objective: Conserve woodland resources during development.
Objective: Provide clear tree maintenance guidelines for citizens and developers.
Objective: Establish clear guidelines for safely removing trees that are unhealthy or posing a threat to life or property.
Goal 2: Establish and maintain an ideal level of tree diversity in age and species.
Objective: Establish clear planning requirements.
Objective: Conserve woodland resources during development.
Goal 4: Foster community support for the local urban forestry program and encourage good tree management on privately-owned properties.
Objective: Provide clear tree maintenance guidelines for citizens and developers.
Objective: Establish a committee to review the tree standards periodically.
Goal 5: Establish clear, fair and easily implemented code changes that meet Showood's current values.
Objective: Establish regulations that provide clear and diverse options to citizens and developers.
Objective: Create code changes that are consistent with the community's values on trees.
Goal 6: Review or maintain tree standards that meet the values of the community and provide clear and measurable standards that seek to preserve trees that are valued by the community without causing unnecessary hardships for developers.
Objective: Promote retaining natural tree groves without penalizing developers who develop heavily wooded lots.

WORK SESSION
AGENDA ITEM b.



Home of the Trask River National Wildlife Refuge

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2009 Top Ten Selection



2007 18th Best Place to Live



DATE: May 3, 2011
TO: Planning Commission
FROM: Zoe Monahan, Assistant Planner
SUBJECT: Tree Mitigation and Removal discussion

There are many mitigation and removal options to consider as the Tree Code review moves forward. The Planning Commission discussed options for tree mitigation and removal at the March 8, 2011 Planning Commission meeting. At that meeting the following concepts were discussed:

- Density transfer to allow stands of trees to be retained
- Maintenance of existing trees and vegetation (in lieu of some or all mitigation)
- Set standards based on the purpose of the land (i.e. have different mitigation requirements for residential vs. commercial/ industrial land)
- Create incentives for commercial and industrial uses

The Planning Commission also suggested that we consider tree removal standards for development vary by zone. The commission thought that there would be merit in removal and mitigation requirements that reflect the intent or purpose of the zone. Additionally, we have heard that there is an interest in reviewing tree stands rather than individual trees. We have also heard that there is an interest in exploring maintenance of existing trees groves as a form of mitigation.

In order to help the Planning Commission evaluate options that can provide the flexibility, fairness and consistency that both developers and urban foresters have expressed an interest in, the Oregon Model Code and neighboring jurisdictions have been evaluated. At the May 10th work session we will look at Lake Oswego's code (the tree panel indicated they liked it because it was fair) and we will look at Beaverton's tiered tree plan and Tigard's current and proposed tree standards. This will start our discussion about tree mitigation and removal alternatives. The codes provide different perspectives that could help us to regulate trees in a way that best addresses our goals and objectives.

Additional materials will be presented to the May 10, 2011 work session.

WORK SESSION
AGENDA ITEM c.



Home of the Tualatin River National Wildlife Refuge

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DATE: May 3, 2011
TO: Planning Commission
FROM: Zoe Monahan, Assistant Planner
SUBJECT: Dessert and Discussion: Trees

The Planning Department held a "Dessert and Discussion" event on May 2, 2011. The event was designed to provide an opportunity for homeowner's association members and interested parties to mingle and discuss their thoughts about trees. We explained where we are at in the tree code update. We wanted to get their thoughts, as community leaders, to help us shape the tree code language.

In order to gather information we asked a series of questions for small groups to discuss. Then, we asked the participants to fill out a questionnaire to get their individual input. A detailed summary of the event along with the results of the questionnaire will be provided at the Planning Commission meeting on May 10, 2011. This information and the Planning Commission's direction at the May 10, 2011 meeting will help staff to develop draft "Trees on Private Property" code language.

Participants were asked to help us engage others in their HOA and Neighborhoods to inform the community about the project and to get addition feedback. We will follow up with more information on the responses from this level of outreach at the May 24, 2011 Planning Commission meeting.