

City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing which will be held in July or later. This information is current as of September 1, 2016. For the most current list of projects and status, as this is subject to change, contact the City or review the "Land Use Projects" link on the Planning page of the website:

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
<p>Floodplain Updates PA 16-03</p>	<p>The City of Sherwood proposes to amend the Definitions Chapter and the Floodplain Overlay Chapter of the Community Development Code. The purpose of the amendment is to update the regulations to remain consistent with the requirements of the National Flood Insurance Program (NFIP). Specifically, the update will involve modifying the definitions associated with the program, and adopting the revised Flood Insurance Rate Maps associated with the community.</p> <p><i>Planning Commission Recommendation to Council</i></p> <p>Decision maker: City Council</p>	<p>Planning Commission</p> <p>Public Hearing: September 13, 2016 at 7pm City Hall</p> <p>Brad Kilby, AICP Planning Manager (503) 625-4206</p>
<p>Code Criteria: Sherwood Zoning and Community Development Code Sections 16.10 (Definitions), 16.72 (Procedures for Processing Development Permits), 16.80 (Plan Amendments), Chapter 16.134 (Floodplain Overlay); Comprehensive Plan Criteria: Chapter 2-Planning Process, Chapter 4- Land Use, Chapter 5- Environmental Resources; Metro Urban Growth Management Functional Plan Title 3-Water Quality and Flood Management; Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning Goal 7- Areas Subject to Natural Hazards.</p>		
<p>Stormwater Master Plan Update PA 16-06</p>	<p>The City of Sherwood proposes to update the City's Stormwater Master Plan to address short and long-term community service needs as they pertain to stormwater management. The amendments include an assessment of existing assets and conditions, and identify measures and capital improvement needs to ensure that the City can maintain and expand the existing system to meet community demand.</p> <p><i>Planning Commission Recommendation to Council</i></p> <p>Decision maker: City Council</p>	<p>Planning Commission</p> <p>Public Hearing: September 13, 2016 at 7pm City Hall</p> <p>Brad Kilby, AICP Planning Manager (503) 625-4206</p>
<p>Code Criteria: Sherwood Zoning and Community Development Code Sections 16.72 (Procedures for Processing Development Permits), 16.80 (Plan Amendments), Comprehensive Plan Criteria: Chapter 7- Community Facilities and Services; Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning, and Goal 11- Public Facilities and Services.</p>		
<p>Sanitary Sewer Master Plan Update PA 16-07</p>	<p>The City of Sherwood proposes to update the City's Sanitary Sewer Master Plan to address short and long-term community service needs as they pertain to sewer service. The amendments include an assessment of existing assets and conditions, and identify</p>	<p>Planning Commission</p> <p>Public Hearing: September 13, 2016 at 7pm City Hall</p> <p>Brad Kilby, AICP</p>

	<p>measures and capital improvement needs to ensure that the City can maintain and expand the existing system to meet community demand.</p> <p><i>Planning Commission Recommendation to Council</i></p> <p><i>Decision maker: City Council</i></p>	<p>Planning Manager (503) 625-4206</p>
<p>Code Criteria: Sherwood Zoning and Community Development Code Sections 16.72 (Procedures for Processing Development Permits), 16.80 (Plan Amendments), Comprehensive Plan Criteria: Chapter 7- Community Facilities and Services; Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning, and Goal 11- Public Facilities and Services.</p>		

Anyone may testify at any public hearing verbally or in writing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal on said issue to the State Land Use Board of Appeals (LUBA). All hearings will be held in the Community Room of the City Hall at 22560 SW Pine Street.

Application materials are available for review or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. All application materials are available on the web site at <http://www.sherwoodoregon.gov/projects>. The City Planning staff reports on these matters will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call the Planning Department at (503) 925-2308.