

## City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing which will be held in April or later. This information is current as of March 31, 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
<b>Industrial Uses Code Amendment</b>  <b>Text Amendment</b>  <b>PA 16-04</b>	<p>The City proposes to amend the Development Code to update the uses on all industrially zoned properties. It is envisioned that the end result will be clearer code language with more allowed uses. The overall goal is to provide certainty for potential developers regarding the uses that will be allowed while continuing to protect the community from undesirable uses.</p> <p><b>Decision maker: Planning Commission recommendation to City Council who will make the final local decision</b></p>	<ul style="list-style-type: none"> <li>• Planning Commission Hearing, April 12, 2016 at 7PM.</li> <li>• City Council Hearing, tentatively scheduled for May 3, 2016 at 7PM.</li> </ul> <p>Julia Hajduk Community Development Director (503) 625-4204</p>
<p><b>Code Criteria:</b> Sherwood Zoning and Community Development Code Section 16.31 (Industrial Land Use Districts), 16.72 (Procedures for Processing Development Permits), 16.80 (Plan Amendments), Comprehensive Plan Criteria: Chapter 2 – Planning Process, Chapter 4 – Land Use</p>		
<b>Public or Commercial Parking within the Old Town Overlay</b>  <b>Text Amendment</b>  <b>PA 16-02</b>	<p>The Sherwood Urban Renewal Agency is proposing a text amendment to conditionally allow public or commercial parking (non-accessory, stand-alone) parking provided the lot is within the Old Town Overlay District, and the property is located on a collector or arterial street.</p> <p><b>Decision maker: Planning Commission recommendation to City Council who will make the final local decision</b></p>	<ul style="list-style-type: none"> <li>• Planning Commission Hearing, April 12, 2016 at 7PM.</li> <li>• City Council Hearing, tentatively scheduled for May 3, 2016 at 7PM.</li> </ul> <p>Brad Kilby, AICP Planning Manager (503) 625-4206</p>
<p><b>Code Criteria:</b> Sherwood Zoning and Community Development Code Section 16.12 (Residential Land Use Districts), 16.72 (Procedures for Processing Development Permits) 16.80 (Plan Amendments), Chapter 4 (Land Use) Sherwood Comprehensive Plan. Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning.</p>		
<b>Dependable Springs</b>  <b>Site Plan</b>  <b>SP 16-01</b>	<p>The applicant proposes two industrial buildings on a site located in the light industrial zone. Phase 1 building will be 8,250 sf. Phase 2 building will be 9,900 sf. Both buildings are comprised of concrete block and metal. The applicant plans on using building 1 for industrial manufacturing with a small office, lunchroom, and restroom facilities.</p> <p><b>Decision maker: Hearing Officer</b></p>	<ul style="list-style-type: none"> <li>• Hearing Officer, April 21, 2016 at 7PM.</li> </ul> <p>Michelle Miller, AICP Senior Planner (503) 625-4242</p>
<p><b>Code Criteria:</b> Sherwood Zoning and Community Development Code Sections 16.31, Industrial Zoning Districts; 16.58, Clear Vision Standards; 16.90 Site Plan Review, 16.92 Landscaping, 16.94 Off Street Parking and Loading, 16.96 On-Site Circulation, VI. Public Infrastructure; and Division VIII. Environmental Resources</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.