



# NOTICE OF PUBLIC HEARING

## PA 14-02 2014 Code Update Zoning and Community Development Code Text Amendment

DECEMBER 9, 2014 at 7:00 PM

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, December 9, 2014 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

**Proposal:** The City of Sherwood is proposing to update the Zoning and Community Development Code. The majority of amendments seek to correct errors, increase consistency between sections, consolidate definitions, and clarify code language and intent. Additionally, an amendment to Chapter 16.31 (Industrial Land Use Districts) would extend incidental retail sales permitted in the Employment Industrial (EI) zone to the Light Industrial (LI) and General Industrial (GI) zones. An amendment to Chapter 16.120 (Subdivisions) would increase the amount of monetary assurance of full and faithful performance of those seeking to subdivide land from 100% to 125% of the estimated cost of the improvements. Proposed amendments affect the following Chapters: §16.06 (Planning Commission), §16.10 (Definitions), §16.12 (Residential Land Use Districts), §16.31 (Industrial Land Use Districts), §16.40 (Planned Unit Development), §16.50 (Accessory Structures, Architectural Features and Decks), §16.58 (Clear Vision and Fence Standards), §16.60 (Yard Requirements), §16.66 (Transportation Facilities and Improvements), §16.70 (General Provisions), §16.72 (Procedures for Processing Development Permits), §16.80 (Plan Amendments), §16.82 (Conditional Uses), §16.84 (Variances), §16.90 (Site Planning), §16.92 (Landscaping), §16.94 (Off-Street Parking and Loading), §16.102 (Temporary, Portable, and Banner Signs), §16.106 (Transportation Facilities), §16.120 (Subdivisions), and §16.134 (Floodplain (FP) Overlay).

<b>Case File No.:</b>	<b>PA 14-02</b>	<b>Tax Map/Lot:</b>	<b>APPLIES CITY WIDE</b>
<b>Applicant:</b>	City of Sherwood Planning Attn: Connie Randall	<b>General Location:</b>	City Wide

**Staff Contact:** Connie Randall, Associate Planner 503-625-4208, [randallc@sherwoodoregon.org](mailto:randallc@sherwoodoregon.org)

**Find out about the project on the City's website:**

<http://www.sherwoodoregon.gov/planning/project/sherwood-zoning-and-community-development-code-updates-2014>

**Hearing Process:** This is a legislative land use action; therefore, the decision will be made by the City Council after a public hearing tentatively scheduled for January 6, 2015 and a recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan and amendments. If you are unable to attend, you may submit written comments as described below.

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Connie Randall at (503) 625-4208.

**The following chapters of the Sherwood Zoning and Community Development Code, the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal:**

§16.72 (Procedures for Processing Development Permits), §16.80 (Plan Amendments), Comprehensive Plan Criteria: Chapter 2-Planning Process, Chapter 3-Growth Management, Chapter 4- Land Use, Chapter 5-Environmental Resources, Chapter 6-Transportation, Chapter 7-Community Facilities and Services, Metro Urban Growth Management Functional Plan: Title 4. Industrial and Other Employment Areas, Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning. Goal 5-Open Space, Scenic and Historic Areas, and Natural Resources, Goal 9-Economic Development, Goal10-Housing, Goal 11-Public Facilities and Services, Goal 12-Transportation

**Provide your comments in writing or at the hearing:**

Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** 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 Appeal Authority or State Land Use Board of Appeals (LUBA).

**NOTE:** For comments to be addressed in the staff report please, submit comments no later than November 25, 2014 to **Connie Randall, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or randallc@sherwoodoregon.gov.