



Home of the Tualatin River National Wildlife Refuge

Case No. SP15-01
Fee _____
Receipt # _____
Date 5-8-15
TYPE IV

City of Sherwood Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance(list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: _____ City of Sherwood Phone: 503-625-4242_
 Applicant Address: _____ 22560 SW Pine Street
 Email: millerem@sherwoodoregon.gov
 Owner: _____ City of Sherwood- Joseph Gall, City Manager
 Phone: _____
 Owner Address: _____ same Email: _____

Property Information:

Street Location: _____ 15356 SW Sunset Blvd
 Tax Lot and Map No: _____ 800 on Washington County Tax Assessor Map 2S1-32DB
 Existing Structures/Use: _____ City Park
 Existing Plan/Zone Designation: _____ LDR
 Size of Property(ies) _____ 20.9 acres

Proposed Action:

Purpose and Description of Proposed Action: _____ City proposes to add a fenced, off leash area for dogs on the western portion of Snyder Park, approximately .7 acres in size.

Proposed Use: _____ park use

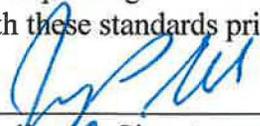
Proposed No. of Phases (one year each): _____

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.



Applicant's Signature

5/8/15

Date



Owner's Signature

5/8/15

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 * folded** sets of plans
- At least 3 * copies** of narrative addressing application criteria
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

*** Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

Date: May 8, 2015

Applicant's Narrative

Snyder Park Off-Leash Dog Area

TO: PLANNING DEPARTMENT

Project Summary

The City proposes to add an off leash area for dogs within Snyder Park. The fenced area, nearly an acre in size will contain separated areas for large and small dogs and near the western edge of the park, by SW Pine Street. The area will not be lit but operate under existing park rules. Other amenities include a water station, table, benches, dog play features and entry gates. There will be no additional structures and patrons will use the existing off street parking areas within Snyder Park on the southern edge of the park, near SW Sunset and the northern edge, by SW Division.

I. BACKGROUND

Applicant/Owner: City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Applicant's Representatives: Kristen Switzer, Community Services Director
Craig Sheldon, Public Works Director
Michelle Miller, AICP, Senior Planner

Site Address: 15356 SW Sunset Blvd

Tax Lot: 800 on Washington County Tax Assessor Map 2S1-32DB

Property Description: Snyder Park is approximately 20.88 acres in size with parking areas on the north side of the park on SW Division and the south, off of SW Sunset. The site contains a variety of typical park amenities such as a baseball diamond, an interactive water feature, playground equipment, park fixtures, a covered picnic area, a soccer field and an existing reservoir and pump station. Various heritage trees are located on site with a lit pathway that circles the landscaped park area. Snyder Park serves as a focal point of the City and sits atop a hill overlooking the community. The City acquired the site in 1993 and built the park over the years. There is an existing reservoir tank immediately adjacent to the park on tax lot 2S132DB00700. A reservoir, pump station and tennis courts were added at the park in 2008. The reservoir is located on the western side of

the park partially buried underneath the hillside and nearby the proposed off-leash area.

Existing Development and Site Characteristics: Snyder Park is situated in the central part of Sherwood atop one of the highest elevations in the City. The park changes in elevation from the lowest point of 348 feet at the southern boundary to an elevation of 380 feet. It offers views of the surrounding valley at the crest point of approximately 380 feet, near the parking lot and existing reservoir by SW Division Street. The hillside within the park slopes westward toward SW Pine Street where the off leash area is proposed.

Zoning Classification and Comprehensive Plan Designation: Snyder Park is zoned Low Density Residential (LDR). The surrounding area is also LDR, with a small parcel on the northern boundary of the site zoned Institutional/Public (IP).

Adjacent Zoning and Land Use: The properties to the north, east and south are zoned LDR and developed with single family homes. Adjacent to the park on the northeastern corner is a parcel zoned IP and developed with a water reservoir. The properties to the west and adjacent to the park are also zoned LDR. The properties to the west, across SW Pine are zoned Medium Density Residential-Low (MDRL) and contain single family homes. According to the Sherwood Transportation System Plan, the surrounding streets to the park are classified as the following: SW Sunset Blvd. is an arterial; SW Pine is a collector, and SW Division is a neighborhood street. SW Smock Street, a local street, terminates at the eastern boundary of the park, near the soccer field and baseball diamond.

Land Use Review: This land use application proposal includes modifying the existing Snyder Park and requires a Major Modification Site Plan review by the Planning Commission, the decision maker for the original site plan approval for Snyder Park.

Neighborhood Meeting: The City held a meeting on March 2, 2015 to inform the neighborhood surrounding Snyder Park about the proposed off leash area.

Some of the neighbors present were concerned about the location of the off leash area near SW Pine. Some were concerned that people may park on SW Pine rather than the designated off street parking areas for Snyder Park. Additional questions were raised about the fence, natural landscaping materials within the off leash area and maintenance issues.

Applicant's Response: No on street parking is permitted on SW Pine. There are parking facilities in Snyder Park on SW Division and SW Sunset. If people park illegally on SW Pine Street, they could receive a citation. Some

of the details requested by neighbors are provided in the site plans submitted with this application and resolved.

Noise from people enjoying all of the park facilities is to be expected. There are sport courts and a water feature that attracts people to the park. The hours at the park and off leash area will remain the same. The City will mitigate any additional noise of the barking dogs with landscaping near the properties of the two homes located nearby. The property to the north is over 100 feet from the proposed off lease area.

APPLICATION SUMMARY AND BACKGROUND INFORMATION

The applicant, City of Sherwood, requests a major modification to a site plan for the addition of an off-leash area on the west side of Snyder Park. The location for the proposed off-leash area within the park is relatively unimproved and slopes downhill toward SW Pine Street. The off leash area will be about 85 feet from the western edge of the park, near Pine Street. The fenced area will contain separated large and small dog play and run areas. The larger dog park area will be approximately .58 acres and the small dog park area will be .12 acres. The off leash area is an irregularly shaped rectangle approximately 263 ft. by 122 ft. The site will contain a combination of bark chips that surrounds the interior of the fenced area and grass in the interior along with other landscaping and pathways. Several trees will remain within the fenced off area.

As the dogs enter the enclosed off leash area, there will be a separate gated entry to the small dog area. Site amenities include picnic tables, woodchip pathways, tables, benches, receptacles, dog waste dispensers with bags, and a domestic water fountain.

The entire area will be confined with a five-foot tall black vinyl coated fence with buffer plantings along the south side of the fenced area. The fence is approximately 13 feet from the property line to the south and will include a landscaped buffer. The visitors to the off leash area will follow the pathways from the parking areas on SW Sunset and SW Division to access the site.

SITE PLAN REVIEW (SECTION 16.90)

D. Required Findings

No site plan approval shall be granted unless each of the following is found:

- 1. The proposed development meets applicable zoning district standards and all provisions of Divisions V, VI, VIII, and IX.**

Applicant's Response: The applicable zoning district standards are discussed above under the "Division II- Land Use and Development"

section, and the applicable provisions of Divisions V, VI, VIII, and IX as discussed in detail below.

- 2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power and communications.**

Applicant's Response: Adequate services including but not limited to water, sanitary facilities, storm water, solid waste, public safety, electric power and communications will not be altered with the addition of the lights. Parks and open space services will be extended as a result of adding the off leash area to the park.

- 3. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management and maintenance of structures, landscaping and other on-site features.**

Applicant's Response: The City owns the site and maintains the park. Therefore, it can be assured that the area will be adequately maintained. Craig Sheldon, Public Works Director has evaluated the options for maintenance and has budgeted appropriated funds to maintain the off leash area. This criterion is not applicable.

- 4. The proposed development preserves significant natural features to the maximum feasible extent, including but not limited to natural drainageways, wetlands, trees, vegetation, scenic views and topographical features, and conforms to the applicable provisions of Chapters 5 of the Community Development Code.**

Applicant's Response: No natural features with the exception of some landscaped shrubs will be removed with the installation of the off leash area. Additionally steps have been taken to siting of the off leash area in order to minimize the visibility and any negative impacts to the adjoining property owners.

- 5. For a proposed site plan in the Neighborhood Commercial (NC), Office Commercial (OC), Office Retail (OR), Retail Commercial (RC), General Commercial (GC), Light Industrial (LI), and General Industrial (GI) zones, except in the Old Town Overlay Zone, the proposed use shall satisfy the requirements of Section 16.108.080 Highway 99W Capacity Allocation Program, unless excluded herein.**

Applicant’s Response: The site is not located in this zone, and therefore this criterion is not applicable. Regardless, the Highway 99W Capacity Allocation Program was terminated in 2014.

- 6. Pursuant to Section 16.106.080, or at the discretion of the City Engineer, the applicant shall provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer shall be required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.**

Applicant’s Response: The City Engineer has reviewed this proposal and indicated that a Traffic Impact Analysis would not be required for the off-leash area. The citizens going to the larger Snyder Park specifically for the off-leash area will not significantly increase as compared to the visitors of the larger park area. The City Engineer considered that due to the park’s size, the impact of adding a typical amenity such as an off-leash area to the park would not increase enough to warrant the study.

Applicable Code Provisions

A. Division II- Land Use and Development

16.12.020. - Allowed Residential Land Uses

A. Residential Land Uses

The table below identifies the land uses that are allowed in the Residential Districts. The specific land use categories are described and defined in Chapter 16.12.010.

Civic	VLDR	LDR	MDRL	MDRH	HDR
Public Recreational Facilities(5)	P	P	P	P	P
<i>(5) Includes, but is not limited to parks, playfields, sports and racquet courts, but excludes golf courses</i>					

Applicant’s Response: The off-leash area will be entirely within the existing Snyder Park and is a type of use associated with parks and thus a permitted use within this zone.

16.12 Dimensional Standards

A. Lot Dimensions

Except as otherwise provided, required minimum lot areas and dimensions shall be:

Lot area	No minimum required
Lot width at front property line	25 feet
Lot width at building line	Varies from 50 -80 feet depending on type of housing
Front yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet
Side yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.
Rear yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of 20 feet.
Height	Except as otherwise provided, the maximum height of buildings in the IP zone shall be 50 feet, except that structures within 100 feet of a residential zone shall be limited to the height requirements of that residential zone.

Applicant's Response: Because park abuts a residential zone, the front, side and rear yard setbacks apply. There will be no buildings associated with this off leash area so all of the setbacks are met.

B. **DIVISION V – COMMUNITY DESIGN**

The applicable provisions of Division 5 include: 16.90 (Site Planning), 16.92 (Landscaping). Compliance with the standards in these sections is discussed below.

Chapter 16.92 Landscaping

16.92.010 Landscape Plan Required

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

Applicant's Response: The proposal includes a site plan with the landscaping location provided. The entire site is a park so it is a predominantly landscaped area.

16.92.020 Landscaping Materials

Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. Ground Cover Plants

a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.

b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

2. Shrubs

a. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.

b. Shrubs must be at least the one-gallon container size at the time of planting.

3. Trees

a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.

b. Existing trees may be used to meet the standards of this chapter, as described in C.2. below.

Applicant's Response: The landscape plan provides a combination of trees, large and small shrubs, ground cover and lawn; therefore, this standard is satisfied.

B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be

submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

C. Existing Vegetation

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).

2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.

a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.

b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.

c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

Applicant's Response: Since the site is an unimproved area within Snyder Park, the applicant proposes to add landscaping such as grass, trees and shrubs around the site to complement the existing park landscaping and aesthetic.

D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.

2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.

3. Artificial plants are prohibited in any required landscaped area.

Applicant's Response: The application includes picnic tables and benches and other amenities that would be consistent with an off-leash area.

Applicant's Response: The applicant proposes to preserve the existing trees and landscaped within the site and there are no trees that will be disturbed with this development.

16.92.030 Landscaping Standards

1. Perimeter Screening and Buffering

A minimum six (6) foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial or industrial uses. For new uses adjacent to inventoried environmentally sensitive areas, screening requirements shall be limited to vegetation only so as to preserve wildlife mobility. In addition, plants and other landscaping features may be required by the Review Authority in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.

Applicant's Response: As discussed previously in this report, the applicant proposes to include buffer planting along the southern edge of the site to buffer any noise impacts of the added park amenity.

C. DIVISION VI. - PUBLIC IMPROVEMENTS

Applicant's Response: The applicant is not proposing or required to complete any public improvements to the site; therefore the public improvement section is not addressed in further detail.

The applicant requests land use approval of the modification of the site plan for the off leash area within Snyder Park.



Clean Water Services File Number

15-000407

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S132DB00800
Site Address: 15356 SW Sunset
City, State, Zip: Sherwood OR 97140
Nearest Cross Street: SW Pine Street

3. Owner Information

Name: City of Sherwood
Company: City of Sherwood
Address: 22560 SW Pine Street
City, State, Zip: Sherwood OR
Phone/Fax: 503-625-4242
E-Mail: millerm@sherwoodoregon.gov

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other Adding an Off Leash Dog Area to Snyder Park

5. Applicant Information

Name: Michelle Miller
Company: City of Sherwood
Address: 22560 SW Pine Street
City, State, Zip: Sherwood OR 97140
Phone/Fax: 503-625-4242
E-Mail: millerm@sherwoodoregon.gov

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Michelle Miller Print/Type Title Senior Planner

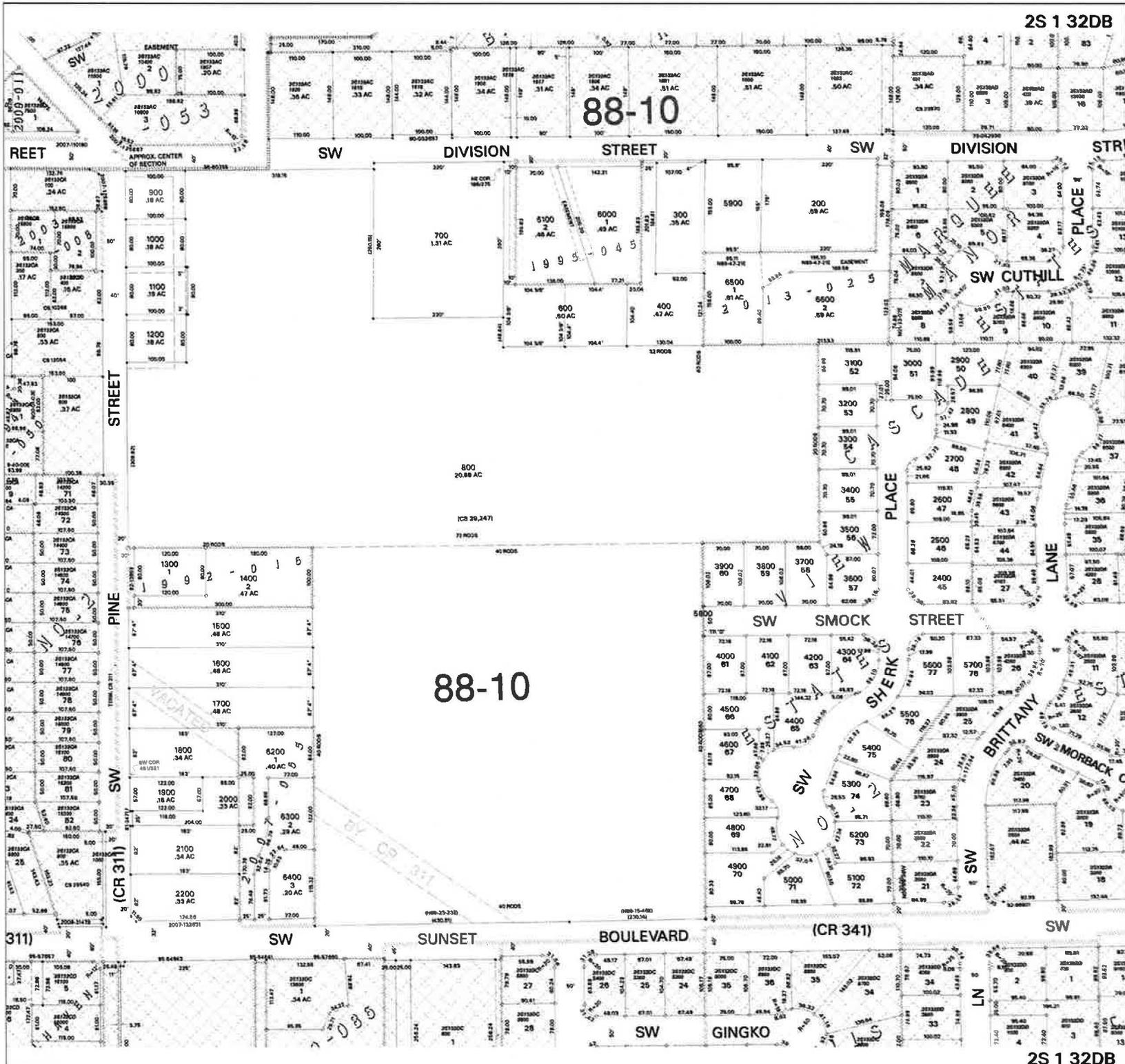
ONLINE SUBMITTAL

Date 2/13/2015

FOR DISTRICT USE ONLY

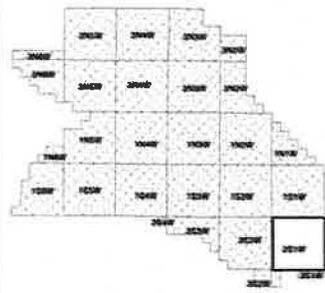
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Chuck Marshall Date 2/17/15



2S 1 32DB

2S 1 32DB



WASHINGTON COUNTY OREGON
NW1/4 SE1/4 SECTION 32 T2S R1W W.M.
SCALE 1" = 100'

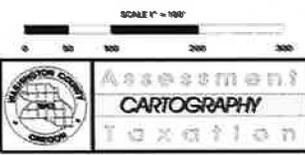
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
C		D	
CB	CA	DB	DA
C		D	
CC	CD	DC	DD
C		D	

SECTION 32

Cancelled Taxlots For: 2S132DB
500,200,100.



PLOT DATE: October 09, 2013
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
2S 1 32DB

2S 1 32DB



Neighborhood Meeting Notice

Proposed Off-Leash Dog Area at Snyder Park

A **Neighborhood Meeting** will be held on **Monday, March 2, 2015** to inform the neighbors surrounding Snyder Park about the proposed off leash dog area at Snyder Park. The Community Services Department is planning to submit a land use application for the off leash area at Snyder Park shortly and we want to get feedback on the proposed plan. Interested community members are encouraged to attend. The proposed layout is on the back of this notice. The meeting will be held in the **Community Room at City Hall**, before the Parks and Recreation Board meeting on **March 2, 2015** from 6-7 pm.

**MARCH 2, 2015 AT 6 PM, COMMUNITY ROOM, CITY HALL
22560 SW PINE STREET, SHERWOOD**

Project Proposal Information



For more information about the proposal please contact:
Kristen Switzer, Community Services Director 503-625-4210, or switzerk@sherwoodoregon.gov



For more information about the proposal please contact:
 Kristen Switzer, Community Services Director 503-625-4210, or switzerk@sherwoodoregon.gov

Neighborhood Meeting for Snyder Park Off Leash Area
Meeting Date: March 2, 2015
City Hall, Community Room

Staff Present:

Joseph Gall, ICMA-CM, City Manager
Julia Hajduk, Community Development Director
Kristen Switzer, Community Services Director
Michelle Miller, AICP, Senior Planner

The City held a meeting on March 2, 2015 to inform the neighborhood surrounding Snyder Park about the proposed off leash area.

A preliminary drawing of the site area identified the general area of the proposed dog park. Staff answered general questions about the fence, landscaping, parking and amenities of the off leash area. Attendees questioned the process that went in to choosing the location of the park and whether alternatives were considered within the Snyder Park and on other locations within the City.

Kristen Switzer, CDD informed the neighbors of the selection process for the location of the off leash area as well as the involvement of the public and Parks Advisory Board in the preferred location on the west side of Snyder Park.

Some of the neighbors present were concerned about the location of the off leash area near SW Pine. Some were concerned that people may park on SW Pine rather than the designated off street parking areas for Snyder Park.

Staff responded that there was no parking on SW Pine and the intention was that those wanting to get to the off leash area at the top of the hill would either walk to the park from nearby or park vehicles in the designated parking areas in the park.



AFFIDAVIT OF POSTING

CITY FILE # / DESCRIPTION: Dog Park Neighborhood Meeting Notice

I, Kirsten Allen do hereby certify that on February 17, 2015 the following action took place:

- A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and US Post Office.
- A sign identifying the proposed land use action was placed on the subject property.
- Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle.
- Published notice was sent to local daily or weekly newspaper.

Signed: _____

Kirsten Allen
Planning Department



Michelle Babcock 2-17-15

(SIGNED AFFIDAVIT TO BE PLACED IN APPROPRIATE PLANNING FILE FOR THE RECORD.)



6605 SE Lake Road, Portland, OR 97222
 PO Box 22109 • Portland, OR 97269-2109
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS
 I, Charlotte Allsop, being the first duly sworn,
 depose and say that I am the Accounting Manager
 of *The Sherwood Gazette*, a newspaper of
 general circulation, published in Sherwood, in the
 aforesaid county and state, as defined by ORS
 193.010 and 193.020, that

**City of Sherwood
 Notice of Publish Hearing – PA 14-02
 SG 2065**

A copy of which is hereto annexed, was published
 in the entire issue of said newspaper for
1

month in the following issue:
March 2015

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
 March 2015.

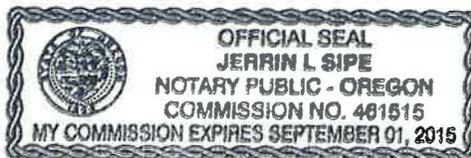
Jerrin L. Sipe

NOTARY PUBLIC FOR OREGON

My commission expires *Sept 1, 2015*

Acct #108443
 Attn: Kirsten Allen
 City of Sherwood – Planning Department
 22560 SW Pine Street
 Sherwood, OR 97140

Size: 2 x 4"
 Amount Due: \$72.40*
 *Please remit to address above.



City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing which will be held in December or later. This information is current as of February 10, 2015. Contact the City or review the web site for the most current list of projects and status as this is subject to change (go to the "Land Use" tab on the front page of the web site):

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
2014 Code Update PA 14-02	The proposal primarily seeks to correct errors, increase consistency between sections, consolidate definitions, and clarify code language and intent. It would also extend incidental retail sales permitted in the Employment Industrial (EI) zone to the Light Industrial (LI) and General Industrial (GI) zones and 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. Decision maker: The Planning Commission forwarded a recommendation of approval to the City Council on December 9, 2014.	City Council Public hearings scheduled: March 3, 2015 at 7 PM March 17, 2015 at 7 PM Connie Randall Associate Planner (503) 625-4208
Code Criteria: Sherwood Zoning and Community Development Code Sections 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), 16.55 (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), 16.105 (Transportation Facilities), 16.120 (Subdivisions), and 16.134 (Floodplain if 21 Overlay).		
A Neighborhood Meeting will be held on Monday, March 2, 2015 to inform the neighbors surrounding Snyder Park about the proposed off leash dog area at Snyder Park. The Community Services Department is planning to submit a land use application for the off leash area at Snyder Park shortly and we want to get feedback on the proposed plan. Interested community members are encouraged to attend. The meeting will be held in the Community Room at City Hall, before the Parks and Recreation Board meeting on March 2, 2015 from 6-7 pm.		

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/planning/papers/current-land-use-applications>. 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.

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Off Leash Area at Snyder Park

Proposed Project Location: Snyder Park

Project Contact: Kristen Switzer or Michelle Miller - 503-625-4242

Meeting Location: _____

Meeting Date: March 2, 2015

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Bill & Juli Clendenin	23130 SW Pine St	g.i.juliann@gmail.com	X	X		
Rachel Hay	17683 SW Woodhaven Dr	rachel.a.devlin@gmail	X	X		
Karen ^{4 Mike} Maaranen	23135 SW Pine		X	X		
Kathleen Willian	23195 SW Pine St	kwilliams4637@Frontier	X	X		
Eileen A. Olson	23225 SW Orchard Hgts Pl		X			