



Home of the Tualatin River National Wildlife Refuge

NOTICE OF PUBLIC HEARING

PA 16-03

Sherwood Floodplain Updates

Public Notice is hereby given that the **City of Sherwood Planning Commission** is scheduled to hold a public hearing on the matter below on Tuesday, September 13, 2016 at 7PM. The public hearing will be held at City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Proposal: 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.

Case File No. PA 16-03

Tax Map/Lot: N/A (Applies Citywide)

Applicant: City of Sherwood
Attn: Brad Kilby, AICP
Sherwood, OR 97140

General Location: Applies Citywide

Staff Contact: [Brad Kilby, AICP Planning Manager, 503-625-4206 \[Kilbyb@sherwoodoregon.gov\]\(mailto:Kilbyb@sherwoodoregon.gov\)](mailto:Brad.Kilby@sherwoodoregon.gov)

Find out about the project:

In most cases, the application materials are available on the web site at <http://www.sherwoodoregon.gov/planning/project/floodplain-regulation-updates>. Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall located at 22560 SW Pine Street.

The applicable code criteria include:

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.

Provide your comments in writing or at the hearing:

Oral and written public comments regarding this matter may be submitted to the Planning Department, City Hall, located at 22560 SW Pine Street, Sherwood, OR 97140.

PLEASE NOTE:

Your comments should address the above relevant criteria or other City or State applicable land use standards. **Only those persons who submit written comments or provide verbal testimony at the public hearing may appeal the decision.** Appeals of the Planning Commission's decision will be heard by the City Council. 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.

Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

For comments to be considered and addressed within the staff report, please submit comments by September 2, 2016 to **Brad Kilby** at the following address, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140, or by email at kilbyb@sherwoodoregon.gov