



NOTICE OF PUBLIC HEARING

SP 13--01

Pacific Family Dental Parking Lot

Public Notice is hereby given that the **City of Sherwood Hearings Officer** will conduct a public hearing on **Thursday, October 24, 2013 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 owner of the Pacific Family Dental office building owns two lots adjacent to each other. The office building is on one lot, and there is currently a single-family home and several outbuildings on the second lot. The owner would like to provide additional parking for his office building on a portion of the lot that contains the single-family residence. Both properties are zoned General Commercial (GC), and public or commercial parking is an outright permitted use. This proposal is a request for site plan approval to construct a paved parking lot on the northeast corner of 22065 SW Pacific Highway and maintain the existing home.

Case File No.: SP 13-01

Tax Map/Lot: 2S130CD tax lot 1650, and
2S131BA tax lot 2100

Applicant: Dr. Nathan Doyel
17680 SW Handley St. #101
Sherwood, OR 97140

General Location: 17680 SW Handley Street and
22065 SW Pacific Highway

Staff Contact: Brad Kilby, AICP Planning Manager, 503-625-4206 kilbyb@sherwoodoregon.gov

Find out about the project:

The application materials are available on the City's web site at <http://www.sherwoodoregon.gov/planning/project/pacific-family-dental-parking-lot-expansion>. 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 Brad Kilby at (503)625-4206.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: 16.22 (Commercial Land Use Districts); 16.58.010 (Clear Vision), 16.90 (Site Planning), 16.92 (Landscaping), 16.94 (Off-street Parking and Loading); 16.96 (On-Site Circulation); 16.98 (On-Site Storage); Division VI. Public Infrastructure; 16.142 (Parks, Trees and Open Spaces; 16.144 Wetland, Habitat and Natural Areas; 16.146 (Noise), 16.48 (Vibrations), 16.150 (Air Quality), 16.52 (Odors), 16.154 (Heat and Glare);

How to provide comments/concerns:

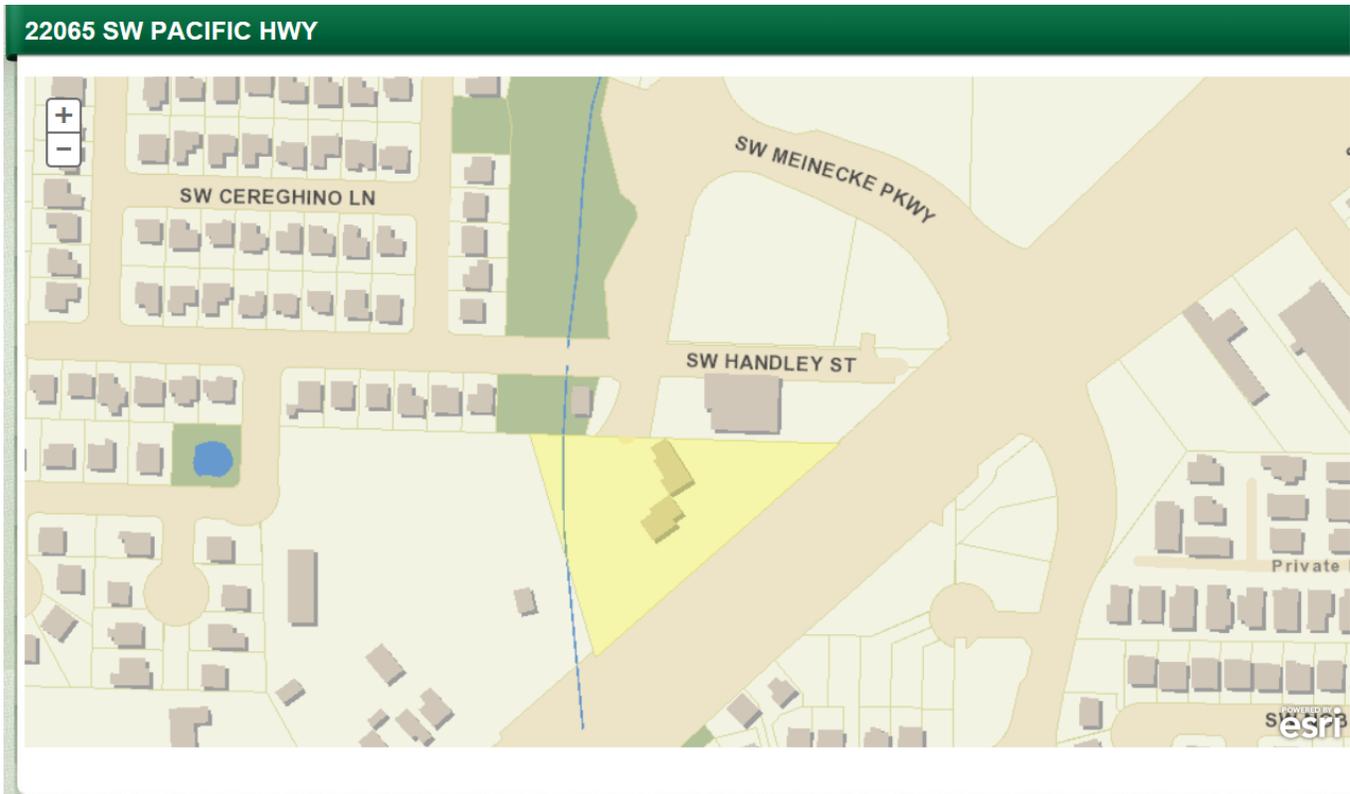
• **Provide your comments in writing or at the hearing:**

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).

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.

Vicinity Map



Project Proposal Information



NOTE: For comments to be addressed in the staff report please submit comments no later than October 11, 2013 to **Brad Kilby, Planning Manager**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140