



NOTICE OF PUBLIC HEARING

CUP14-01

Threat Dynamics LLC Conditional Use Permit

Public Notice is hereby given that the **City of Sherwood Hearing Officer** will conduct a public hearing on **Monday, March 17, 2014 at 6:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

Proposal: The applicant proposes to operate an immersive firearms training facility with classrooms. A portion of the business approximately 1,060 square feet, less than 10% will be used to sell firearms and related accessories that are consistent with firearms training. The entire site is approximately 12,000 square feet. No exterior changes are proposed.

Case File No.: CUP 14-01

Tax Map/Lot: 2S128BD 00700

Applicant: Threat Dynamics LLC
8250 SW Tonka Rd
Tualatin OR 97062

General Location: 13565 SW Tualatin Sherwood Rd.

Staff Contact: Michelle Miller, AICP Senior Planner 503-625-4242, millerm@sherwoodoregon.gov

Find out about the project:

The application materials are available on the City's website at:

<https://www.sherwoodoregon.gov/planning/project/threat-dynamics-conditional-use-permit>.

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 Michelle Miller at (503)625-4242.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: Sherwood Zoning and Community Development Code Sections 16.31, Industrial Zoning Districts; 16.82, Conditional Uses; 16.94 Off Street Parking; Division VI. Public Infrastructure; and Division VIII. Environmental Resources

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.

Project Proposal Information



NOTE: For comments to be addressed in the staff report please, submit comments no later than March 7, 2014 to **Michelle Miller, Senior Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.