



NOTICE OF PUBLIC HEARING

SUB 18-02
Middlebrook Subdivision
July 9, 2019 at 7:00 PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, July 9, 2019 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 applicant proposes to subdivide ±37.95-acre of land into 145 individual lots for single-family detached homes. The properties are zoned Medium Density Residential Low and Medium Density Residential High with densities between 5.5 to 11 units per net buildable acre. The proposed planned density of this development is ±6.08 units per net buildable acre. Access from the proposed subdivision will be from SW Brookman Road. The applicant also request modifications to the Transportation Engineering Design standards for cul-de-sac length (SW Oberst Court) and 100-foot access spacing (SW Brookman Road).

Case File No.: SUB 18-02

Tax Map/Lots: 3S1060000103
3S106B000100
3S106B000200 (as adjusted)

Location: 17495, 17601 and 17769 SW Brookman Road

Property Owners/Contract Purchaser:

Brookman Development, LLC
PO Box 61426
Vancouver WA 98666

George W Boyd Rev Living Trust and
Carleen H. Brewer Rev Living Trust
17769 SW Brookman Rd, Sherwood OR 97140

Applicant's Consultant:

AKS Engineering & Forestry LLC
Chris Goodell 503-563-6151
chrisg@aks-eng.com
12965 SW Herman Rd, Suite 100
Tualatin OR 97062

Staff Contact: Joy Chang, Associate Planner, 503-625-4214, changj@sherwoodoregon.gov

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

<https://www.sherwoodoregon.gov/planning/project/middlebrook-subdivision>

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 Joy Chang at (503) 625-4214.

The following chapters of the Sherwood Zoning and Community Development Code are applicable to this proposal: SZCDC Sherwood Zoning and Community Development Code: Division II: §16.12 (Residential Land Use Districts), §16.72 (Procedures for Processing Development Permits), §16.92 (Landscaping), §16.96 (On-Site Circulation), Division VI. Public Infrastructure- §16.106 (Transportation Facilities), §16.110 (Sanitary Sewers), §16.112 (Water), §16.114 (Storm), §16.116 (Fire Protection), §16.118 (Public and Private Utilities), Division VII. (Land Division), §16.120 (Subdivision),

§16.128, (Land Division Design Standards), Division VIII. Environmental Resources, §16.134 (Floodplain Overlay), §16.142 (Parks, Trees, and Open Spaces), §16.144 (Wetland, Habitat and Natural Areas) and §16.156 (Energy Conservation).

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 **June 28, 2019** to **Joy Chang, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or changj@sherwoodoregon.gov.

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.

