



# RE-NOTICE OF PUBLIC HEARING

SUB 19-02

Reserves at Cedar Creek Subdivision

April 28, 2020 at 7:00 PM

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Tuesday, April 28, 2020 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 ±15.76 acre of land into 59 individual lots for single-family detached homes. The properties are zoned Medium Density Residential Low with densities between 5.6 to 8 units per net buildable acre. The proposed planned density of this development is ±7.18 units per net buildable acre. Lots north of Cedar Creek (Lots 1-44) will gain access from new streets from the west (via Middlebrook Subdivision). Lots to the south of Cedar Creek (Lots 45-59) will gain access from SW Brookman Road. The applicant also requested a modification to the Transportation Engineering Design standards for cul-de-sac length (SW Robinhood Place).

**Case File No.:** SUB 19-02

**Tax Map/Lots:** 3S1060000100  
3S1060000101

**Location:** 17045 and 17117 SW Brookman Road

**Applicant:**

David Weekley Homes  
1905 NW 169<sup>th</sup> Place, Suite 102  
Beaverton OR 97006

**Applicant's Representative:**

Pioneer Design Group  
Matt Sprague 503-643-8286  
9020 Washington Square Rd, Suite 170  
Portland OR 97223

**Owners Tax Lot 100:**

Gerald and Liz Oulette  
17045 SW Brookman Road  
Sherwood OR 97140

**Owners Tax Lot 400:**

Bonnie Jean David  
17117 SW Brookman Rd  
Sherwood OR 97140

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

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

<https://www.sherwoodoregon.gov/planning/project/reserves-cedar-creek-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).

**As part of the City's response to COVID-19, we are asking that all community members and customers conduct business electronically as much as possible. To maintain compliance with public meeting laws, a limited number of chairs will be provided in the building for those to listen to the meeting; however, social distancing is essential in reducing the spread of COVID-19 and will be required. City officials strongly encourage all citizens to utilize YouTube to view the Council meeting rather than attending in person.**

**The Public Hearing will be televised through City of Sherwood YouTube channel at this path <https://www.youtube.com/user/CityofSherwood>**

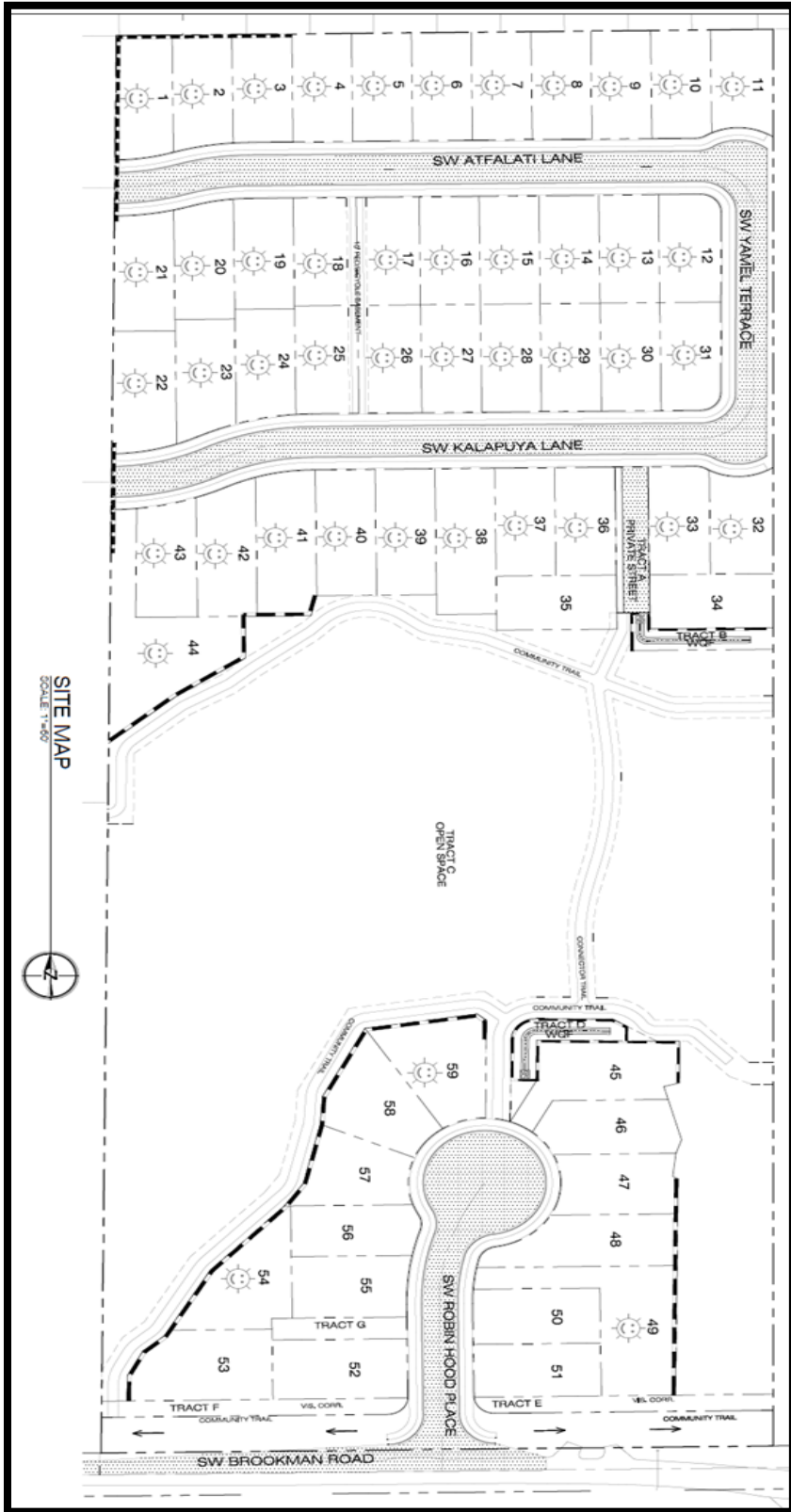
**Provide your comments in writing or at the hearing:** Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing.

**Written statements are highly encouraged** and may be mailed to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. **Electronic comments can be sent to [changj@sherwoodoregon.gov](mailto:changj@sherwoodoregon.gov) until 5pm on April 28<sup>th</sup>. For comments to be addressed in the staff report, please submit comments no later than April 17, 2020.**

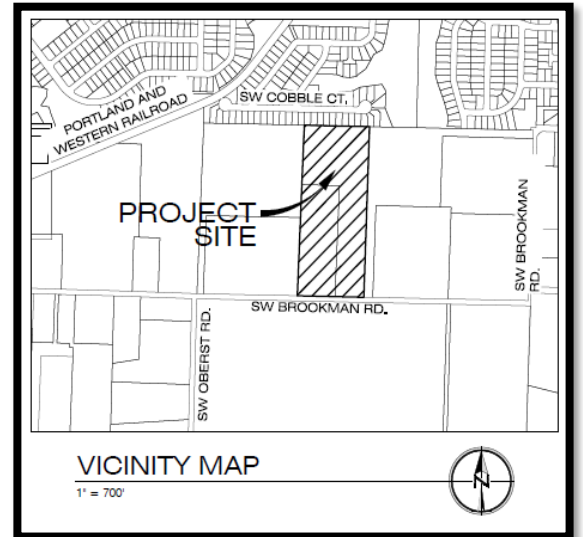
Public testimony should be limited to the findings of fact in the Staff Report, the above criteria, or other City or State applicable land use standards. **Only those persons who submit written or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied 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 **April 17, 2020 to Joy Chang, Senior Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or [changj@sherwoodoregon.gov](mailto: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.



SITE MAP  
SCALE: 1" = 80'



VICINITY MAP

1" = 700'

