



NOTICE OF VIRTUAL PUBLIC HEARING

**LU 2020-005 SUBDIVISION
RIVERSIDE AT CEDAR CREEK
JULY 30, 2020 at 6PM**

ivl

Public Notice is hereby given that the **City of Sherwood Hearings Officer** will conduct a virtual public hearing on **Thursday July 30, 2020 at 6:00 PM**, on the following land use matter:

Proposal: The applicant is proposing a 28-lot single-family detached residential subdivision on a 10.47-acre site. The subject site is located in the City of Sherwood within the Brookman Road Concept Plan area and is zoned Medium Density Residential Low (MDRL). The proposed lot sizes range from 4,722 SF to 8,135 SF with an average lot size of 5,914 SF. Cedar Creek intersects the southeast corner of the site. The applicant is proposing to preserve approximately 203,158 SF (4.66 acres) of open space including the Cedar Creek vegetated corridor and floodplain. A new community trail will be constructed along the north side of the creek and connect SW Brookman Road and to planned subdivisions on adjacent parcels. Street improvements will include a through connection of SW Wapato Lake Drive (local street) to connect the site with the surrounding Middlebrook Subdivision and half street improvements to SW Brookman Road (County arterial) along the site frontage.

Case File No.: LU 2020-005 SUB

Tax Map/Lot: 3S1060000104

Location: Northeast corner of SW Brookman Road & SW Oberst Road

Address: 17433 SW Brookman Road, Sherwood OR 97140

Applicant:

Riverside Homes, Niki Munson
17933 NW Evergreen Place, Suite 300
Beaverton, OR 97006

Applicants Representative

Matt Sprague, Pioneer Design Group
One Embassy Centre
9020 SW Washington Square Rd.
Tigard, OR 97223

Owner

Linda and Richard Scott
17433 SW Brookman Road
Sherwood, OR 9714

Staff Contact: Eric Rutledge, Associate Planner rutledgee@sherwoodoregon.gov 503-625-4242

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

<https://www.sherwoodoregon.gov/planning/project/riverside-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 Eric Rutledge at (503) 625-4242.

The following chapters of the Sherwood Zoning and Community Development Code are applicable to this proposal: Chapter 16.12 - Residential Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standards; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.92 – Landscaping; Chapter 16.94 - Off-Street Parking and Loading; Chapter 16.96 - On-Site Circulation; Chapter 16.98 - On-Site Storage; Chapter 16.104 - General Provisions; Chapter 16.106 - Transportation Facilities; Chapter 16.108 - Improvement Plan Review; Chapter 16.110 - Sanitary Sewers; Chapter 16.112 - Water Supply; Chapter 16.114 - Storm Water; Chapter 16.116 - Fire Protection; Chapter 16.118 - Public and Private Utilities; Chapter 16.120 – Subdivisions; Chapter 16.128 - Land Division Design Standards; Chapter 16.134 - Floodplain (FP) Overlay; Chapter 16.142 - Parks, Trees and Open Space; Chapter 16.144 - Wetland, Habitat and Natural Areas; Chapter 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 pursuant to Executive Order 20-16 no public space will be provided for the hearing. Interested parties can view a live stream of the hearing on the City of Sherwood's YouTube channel. The video will also be posted to the YouTube channel and be available for viewing anytime after the live stream.

The Public Hearing will be broadcast live and uploaded for viewing later on City of Sherwood YouTube channel at this path:

<https://www.youtube.com/user/CityofSherwood>

Provide your comments in writing. Pursuant to Executive Order 20-16, written communication will be the only type of public testimony accepted on the matter. To be included in the record for the public hearing, the communication must be received at least 24 hours in advance of the scheduled meeting time, must clearly state that it is intended as testimony, and must reference the specific agenda item for which the testimony is intended. For comments to be addressed in the staff report, please submit comments at least 7 days prior to the scheduled hearing. The record will be left open for 7 days following the public hearing for additional testimony to be submitted. Send all communication as directed below.

Written statements can be mailed to: Eric Rutledge, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Electronic comments can be sent to: Eric Rutledge at rutledgee@sherwoodoregon.gov

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 testimony 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.

