



NOTICE OF VIRTUAL PUBLIC HEARING

LU 2020-023 MAJOR MODIFICATION &
CLASS B VARIANCE
ZIGGY'S COFFEE
FEBRUARY 24, 2021 AT 6PM

Public Notice is hereby given that the **City of Sherwood Hearings Officer** will conduct a virtual public hearing on **Wednesday February 24, 2021 at 6:00 PM**, on the following land use matter:

Proposal: The applicant is proposing a Class B Variance and Major Modification to an Approved Site Plan at 21003 SW Pacific Hwy. The subject site is 0.16 acres and is improved with a 417 SF drive-thru coffee stand (former Coffee Cottage) and associated site improvements. The development proposal will reconfigure the on-site vehicle circulation, parking, and landscaping. The on-site stormwater detention pond will be removed and replaced with a cartridge system. A second on-site drive aisle will be added to increase capacity and reduce vehicle queue times. Vehicle access will continue to be provided from two existing driveways along SW Borchers Drive. The existing four (4) parking stalls will be re-located on-site. No building expansion is proposed at this time. A Class B Variance is requested to reduce the required width of the one-way drive aisle by 8%, the parking drive aisle by 8%, and the visual corridor along Pacific Hwy by 12.4% to accommodate the additional drive-thru lane. The variances are being requested due to small lot size and narrow configuration.

Case File No.: LU 2020-013 MM / VAR

Tax Map/Lot: 2S130AD15000

Location: North of Edy Rd., between SW Borchers Rd. and SW Pacific Hwy

Address: 21003 SW Pacific Hwy, Sherwood OR 97140

Applicant:

Timothy and Carla Hubbard
21003 SW Pacific Hwy
Sherwood, OR 97140

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/ziggys-coffee>

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 16.22 – Commercial Land Use Districts; Chapter 16.58 - Clear Vision and Fence Standards; Chapter 16.72 - Procedures for Processing Development Permits; Chapter 16.84 – Variances; Chapter 16.90 - Site Planning; Chapter 16.92 – Landscaping; Chapter 16.94 - Off-Street Parking and Loading; Chapter 16.96 - On-Site Circulation; Chapter 16.114- Storm Water; Chapter 16.118 - Public and Private Utilities; Chapter 16.142 - Parks, Trees and Open Spaces

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>

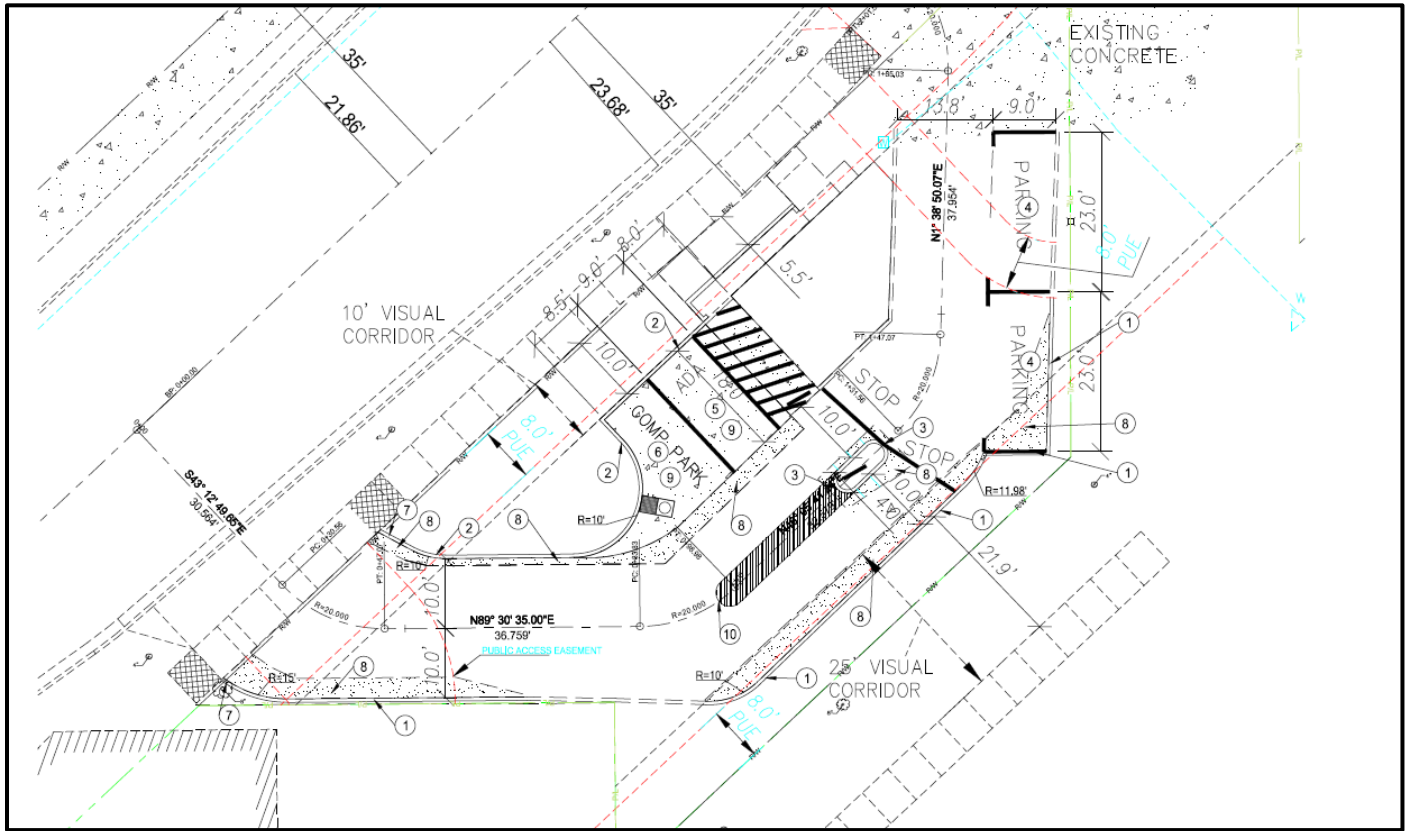
Provide your comments in writing. Pursuant to Executive Order 20-16, written communication will be the only type of public testimony accepted on the matter. To be included in the record for the public hearing, the communication must be received at least 24 hours in advance of the scheduled meeting time, 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.

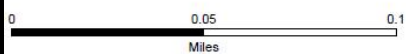
Electronic comments can be sent to: Eric Rutledge at rutledge@sherwoodoregon.gov

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.



 Subject Site



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not guaranteed.

Date: 1/28/2024