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| CS4CLOGO*Home of the Tualatin River National Wildlife Refuge* | NOTICE OF VIRTUAL PUBLIC HEARING**LU 2021-005 SP / LA****SITE PLAN REVIEW / LANDMARK ALTERATION****PINE STREET LIVE / WORK****JUNE 8, 2021 AT 7PM** |
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**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a virtual public hearing on **Tuesday June 8, 2021 at 7:00 PM**, on the following land use matter:

**Proposal:** The applicant is proposing a new three-story mixed-use building on a 0.11-acre site located at 22415 SW Pine St. The site is zoned Retail Commercial and is in Sherwood’s Old Town Overlay District (Smockville Subarea). The proposed building consists of five (5) single-family, attached mixed-use units with ground floor live/work space and two (2) floors of residential living space above. The proposed building has been designed to conform to Sherwood’s Old Town Smockville architectural design standards.

The development site has frontage on SW Pine St., SW 2nd St., and a midblock alley. The proposed building will be placed at the property line along all street frontages with a private 15 ft. wide, one-way rear drive aisle for individual garage access. The building and primary entrances will be oriented to SW Pine St. The one-way private drive aisle at the rear of the site will be accessed from mid-block alley and egress to SW 2nd St.

The applicant is proposing new sidewalks and street trees along SW Pine St and SW 2nd St. The midblock alley will be improved with gravel along the site frontage. Sanitary sewer, storm, and water connections will be provided from the midblock alley.

**Case File No.:** LU 2021-005 SP / LA  **Tax Map/Lot:** 2S132BC03100

**Location:** South of SW Pine St. and SW 2nd St. intersection

**Address:** 22415 SW Pine St., Sherwood OR 97140

**Applicant Owner**

AJK Investments Same as applicant

6244 SE Jess Ct.

Hillsboro, OR 97123

**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/XX

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 (SZCDC) are applicable to this proposal:** SZCDC Chapter 16.22 Commercial Land use Districts, Chapter 16.58 Clear Vision and Fence Standards, Chapter 16.72 Procedures for Processing Development Permits, Chapter 16.90 Site Planning, 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 16.106 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 16.142 Parks, Trees, and Open Spaces, Chapter 16.146 Noise, Chapter 16.148 Vibrations, Chapter 16.150 Air Quality, Chapter 16.152 Odors, Chapter 15.154 Heat and Glare, Chapter 16.156 Energy Conservation, Chapter 16.162 Old Town Overlay District, Chapter 16.164 Landmark Review, Chapter 16.168 Landmark Alteration

**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 House Bill 4212 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**](https://www.youtube.com/user/CityofSherwood)

Pursuant to House Bill 4212 (2020), citizen comments and testimony for public hearings must be submitted in writing to RutledgeE@Sherwoodoregon.gov. To be included in the record for this meeting, the email must clearly state either (1) that it is intended as a citizen comment for this meeting or (2) if it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended, and in either case must be received at least 24 hours in advance of the scheduled meeting time.

**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

**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.

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).

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