



**NOTICE OF PUBLIC HEARING**  
**LAND USE APPEAL**  
**LU 2021-009 MM**  
**CEDAR CREEK PLAZA MULTIFAMILY**  
**JULY 14, 2022 AT 7PM**

**Public Notice** is hereby given that the **City of Sherwood City Council** will conduct a public hearing on **Thursday July 14, 2022 at 7:00 PM**, on the following land use matter:

**Land Use Appeal:** Land use case file (LU 2021-009 MM Cedar Creek Plaza Multifamily) was denied by the City of Sherwood Planning Commission on May 24, 2022. An appeal of the Planning Commission decision was received on June 10, 2022 by the applicant. The issues raised on appeal are available by viewing the appeal form filed by the appellant on the City's website (link provided below). Pursuant to SZCDC § 16.72.010(B), the Sherwood City Council serves as the Appeal Authority for Type IV land use decisions. Pursuant to SZCDC § 16.76.040, only those persons who testified before or submitted written comment to the Hearing Authority (Planning Commission) present evidence and argument during the appeal process. The record before the Appeal Authority shall include only the evidence and argument submitted on the record before the Hearing Authority (including all testimony, all materials submitted at any previous stage of the review, staff reports and audio tape or transcript of the minutes of the public hearing. New evidence may not be entered into the record.

**Case File No.:** LU 2021-009 MM

**Tax Map/Lot:** 2S130DA02200  
and 2700

**Location:** Cedar Creek Plaza Shopping Center

**Address:** 16840 and 16864 SW Edy Rd.

**Applicant / Appellant**

Deacon Development, LLC  
901 NE Glisan St., Suite 100  
Portland, OR 97232

**Owner (TL 2200)**

DD Sherwood Two, LLC  
901 NE Glisan St., Ste 100  
Portland, OR 97232

**Owner (TL 2700)**

DD Sherwood One, LLC  
901 NE Glisan St., Ste 100  
Portland, OR 97232

**Staff Contact:** Eric Rutledge, Associate Planner [rutledgee@sherwoodoregon.gov](mailto:rutledgee@sherwoodoregon.gov) 503-625-424

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

<https://www.sherwoodoregon.gov/planning/project/cedar-creek-multifamily-development>

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](tel:5036254242)

**The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal:** SZCDC Chapter 16.12 Residential Land Use Districts; Chapter 16.22 Commercial Land Use Districts ; Chapter 16.50 Accessory Structures, Architectural Features and Decks; Chapter 16.58 Clear Vision and Fence Standards; Chapter 16.60 Yard Requirements; 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

**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>**

**Public Hearing Testimony:**

**Pursuant to SZCDC § 16.76.040, only those persons who testified before or submitted written comment to the Hearing Authority (Planning Commission) may present evidence and argument during the appeal process.**

To provide testimony in-person, the hearing will be held in the Community Room of Sherwood City Hall located at 22560 SW Pine Street. Written statements can be submitted prior to or during the hearing, but are encouraged at least 24 hours in advance of the scheduled hearing start time. Email to [planning@sherwoodoregon.gov](mailto:planning@sherwoodoregon.gov) or mail to Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. To provide testimony by phone during the live hearing, email [Planning@Sherwoodoregon.gov](mailto:Planning@Sherwoodoregon.gov) or call 503-925-2308 at least 24 hours in advance of the meeting start time in order to receive dial-in instructions. All testimony must clearly state that it is intended as testimony for a public hearing and the specific public hearing topic for which it is intended. 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 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