



# NOTICE OF VIRTUAL PUBLIC HEARING

LU 2021-012 SP / CUP / VAR

SITE PLAN

SHERWOOD COMMERCE CENTER

JANUARY 25, 2022 AT 6PM

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a virtual public hearing on **Tuesday January 25, 2022 at 6:00 PM**, on the following land use matter:

**Proposal:** The applicant is requesting Site Plan, Conditional Use, and Variance approval for a new industrial development located at 21600 SW Oregon St. The 38.74-acre development site is zoned Employment Industrial and is located on the south side of SW Oregon St. between SW Tonquin Rd. and SW Tualatin Sherwood Rd. Three separate industrial buildings are proposed for a total of 384,775 square feet. A Conditional Use Permit is requested to allow a standalone warehousing and distribution facility over 150,000 square feet and a Class A Variance is requested to permit one access point on an interim basis. Associated site improvements include parking and maneuvering areas, trash enclosures, pedestrian facilities, landscaping, and utilities. The site has frontage on SW Oregon St., a public road under Washington County jurisdiction. Interim access is proposed from a driveway along SW Oregon St. with permanent access from future streets including SW Ice Age Dr. and SW Tonquin Ct.

**Case File No.:** LU 2021-012 SP / CUP / VAR

**Tax Map/Lot:** 2S128C000600

**Location:** South of SW Oregon St., between Tonquin Rd. and Tualatin-Sherwood Rd.

**Address:** 21600 SW Oregon St.

**Applicant**

VLMK Engineering + Design  
3933 S. Kelly Ave.  
Portland, OR 97239

**Owner**

Sherwood Commerce Center LLC  
1121 SW Salmon St.  
Portland, OR 97205

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

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

<https://www.sherwoodoregon.gov/planning/project/lu-2021-012-spcupvar-sherwood-commerce-center>

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 16.31 Industrial Land Use Districts ; Chapter 16.58 Clear Vision and Fence Standards ; Chapter 16.72 Procedures for Processing Development Permits ; Chapter 16.82 Conditional Uses ; 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 16.98 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 16.120 Subdivisions ; Chapter 16.134 Floodplain Overlay ; Chapter 16.136 Procedures ; Chapter 16.142 Parks, Trees, and Open Spaces ; Chapter 16.144 Wetland, Habitat, and Natural Areas; 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>**

Oregon Law typically requires the City to permit any person to appear in person to ask questions or comment on public hearing matters. However, due to COVID-19 restrictions, persons interested in participating may provide written comments at least 24 hours in advance of a hearing by emailing [rutledge@Sherwoodoregon.gov](mailto:rutledge@Sherwoodoregon.gov) at least 24 hours in advance the hearing.

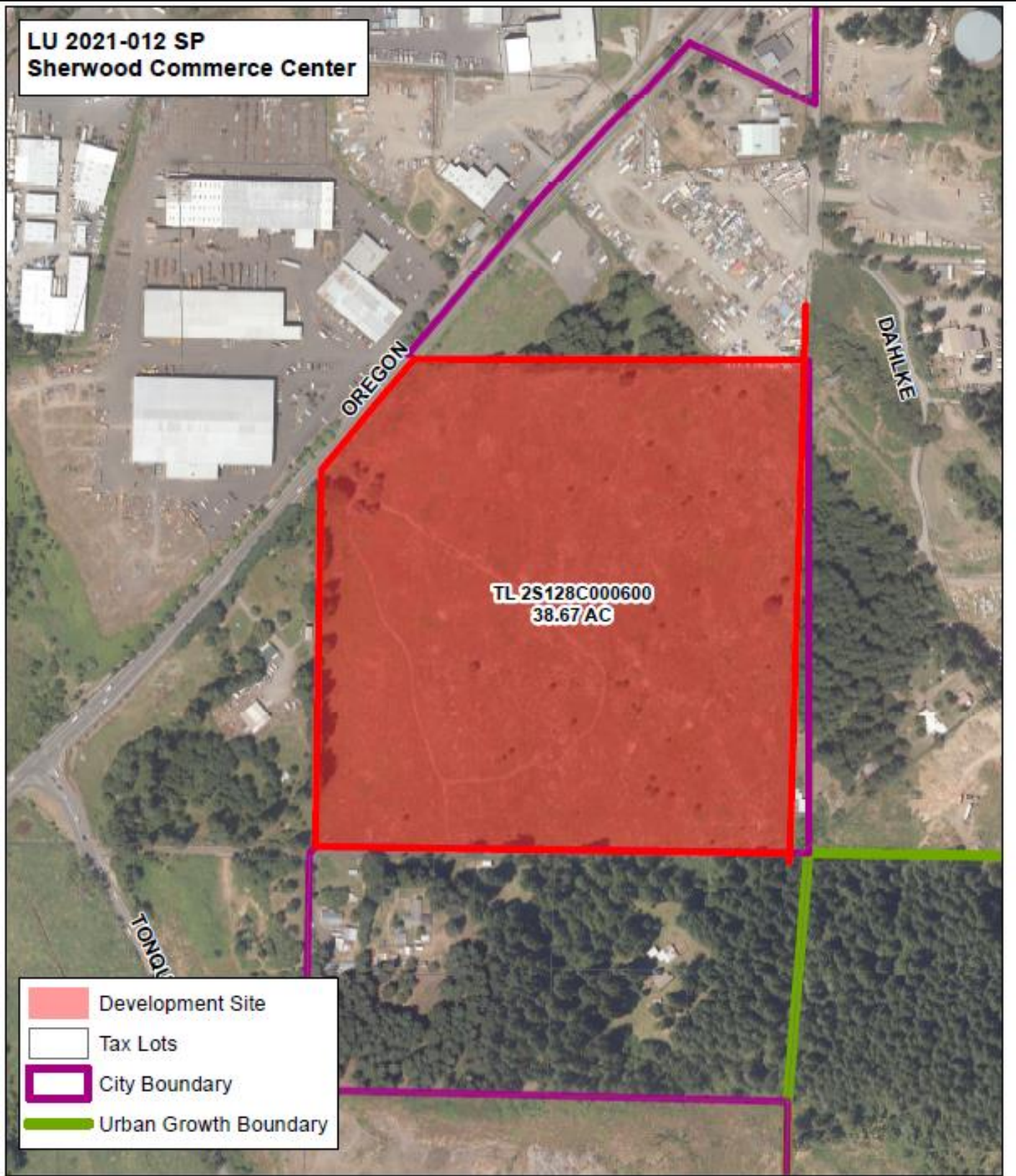
An email submitted must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended and must be received at least 24 hours in advance of the scheduled meeting time.

In addition, the Planning Commission will set aside time to permit the public to add comments during the hearing via Microsoft Teams. During the live Planning Commission meeting, community comments on non-hearing items and public hearing testimony can be given by phone. To participate via phone, please call or email Eric Rutledge at 503-625-4242 or [rutledge@sherwoodoregon.gov](mailto:rutledge@sherwoodoregon.gov) by 6:00 PM on Monday, January 24, 2022 to receive the phone dial-in instructions.

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 provide 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.

**LU 2021-012 SP**  
**Sherwood Commerce Center**



- Development Site
- Tax Lots
- City Boundary
- Urban Growth Boundary

Date: 10/7/2021



0 100 200 400  
Feet



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.

