



NOTICE OF PUBLIC HEARING

**LU 2021-015 SP / VAR
SITE PLAN**

**OREGON ST. BUSINESS PARK
JUNE 28, 2022 AT 7PM**

Public Notice is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday June 28, 2022 at 7:00 PM** on the proposal described below. Public testimony can be provided in-person, in writing, or by telephone. The hearing will be held at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR and broadcast live on the City's YouTube channel at <https://www.youtube.com/user/CityofSherwood>

Proposal: The applicant is requesting Site Plan and Class A Variance approval for a new industrial development located at 21720 SW Oregon St. The 9.53-acres development site is zoned Employment Industrial and is located at the southwest and southeast corners of SW Oregon St. and SW Tonquin Rd. Four separate industrial buildings are proposed for a total of 115,170 square feet. Associated site improvements include parking and maneuvering areas, trash enclosures, pedestrian facilities, landscaping, and utilities. A Class A Variance is proposed to reduce the front yard setback along the new local street from 20 ft. to 10 ft. The site has frontage on two public roads under Washington County jurisdiction, SW Oregon St. and SW Tonquin Rd. Access is proposed from a new local street along the east property line of the subject property.

Case File No.: LU 2021-015 SP / VAR

Tax Map/Lot: 2S128C000500

Location: Southwest and southeast corner of SW Oregon St. and SW Tonquin Rd.

Address: 21720 SW Oregon St.

Applicant

Bruce and Karen Polley
PO Box 1489
Sherwood, OR 97140

Owner

Bruce and Karen Polley
PO Box 1489
Sherwood, OR 97140

Staff Contact: Eric Rutledge, Associate Planner rutledge@sherwoodoregon.gov 503-625-424

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

<https://www.sherwoodoregon.gov/planning/project/lu-2021-015-sp-oregon-street-business-park>

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 16.31 Industrial 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 16.98 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

Anyone may testify at any public hearing in person, in writing, or by telephone. To provide testimony in-person, all hearings 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 or mail to Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

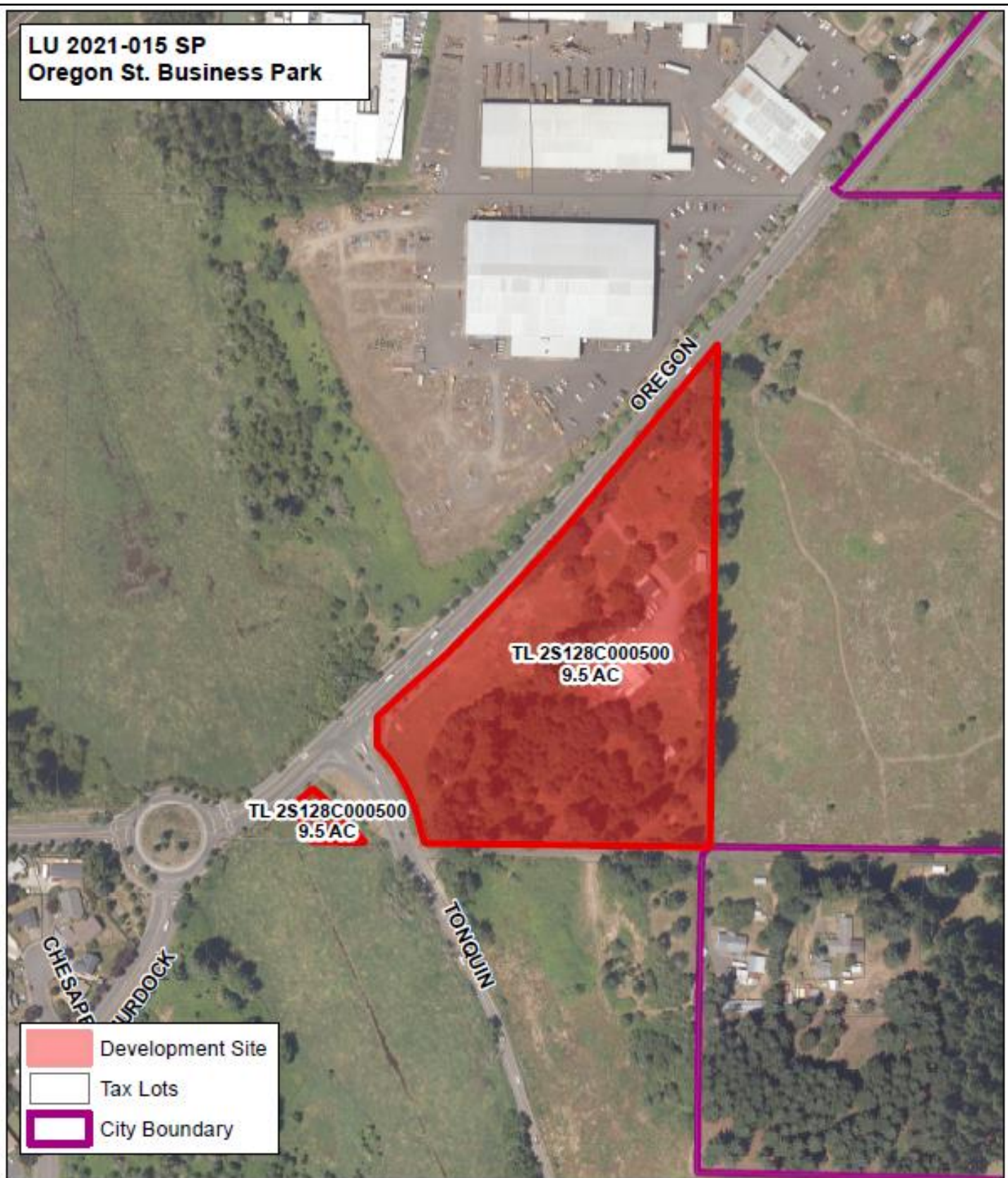
To provide testimony by phone during the live hearing, email Planning@Sherwoodoregon.gov or call 503-925-2308 at least 24 hours in advance of the meeting start time in order to receive dial-in instructions.

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).

If you require ADA accommodations, please contact the Planning Department at 503-925-2308 or email planning@sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.

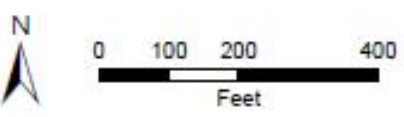
Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

LU 2021-015 SP
Oregon St. Business Park



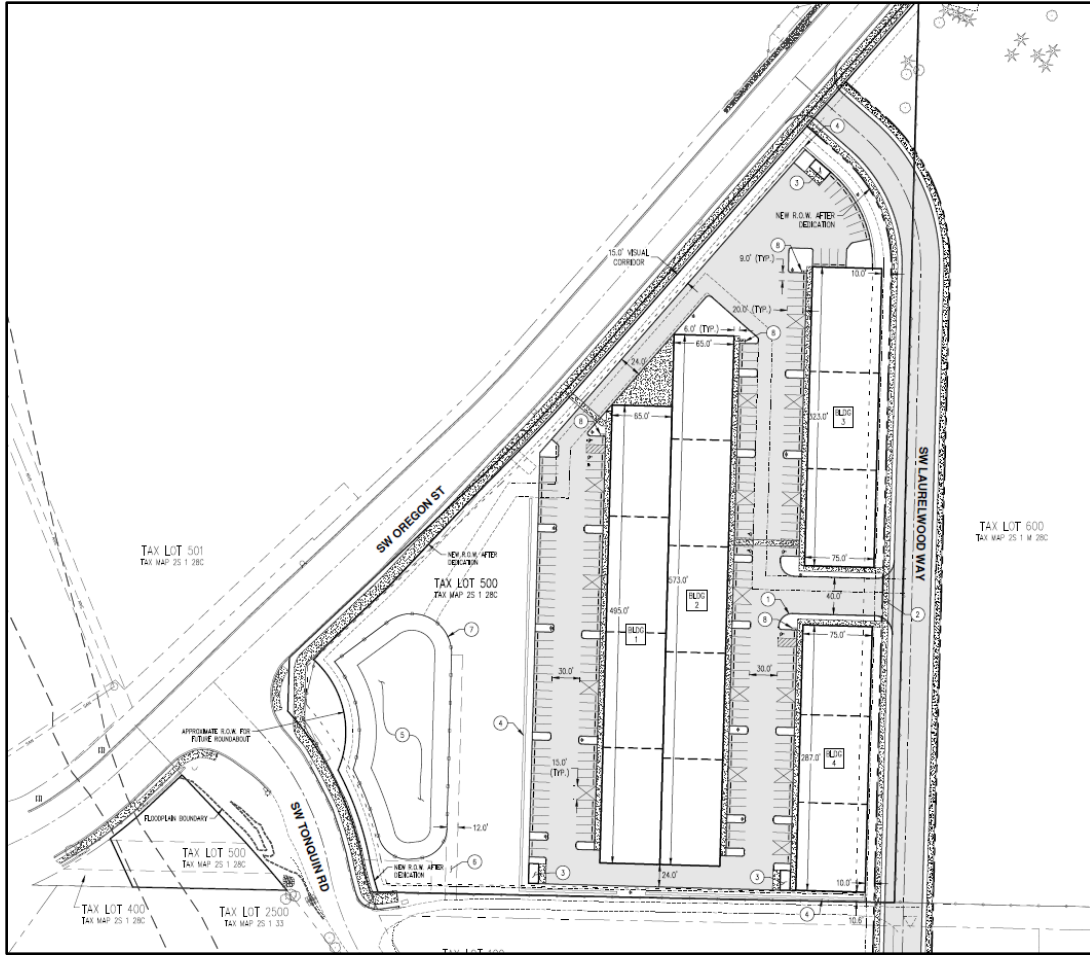
Legend:

- Development Site
- Tax Lots
- City Boundary



Date: 10/7/2021

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.



SITE PLAN



NORTH ELEVATION – BUILDING 3