



# NOTICE OF VIRTUAL PUBLIC HEARING

## LU 2021-024 AN

### COMMERCE CENTER PHASE II ANNEXATION

### MARCH 15 & APRIL 5, 2022 AT 7PM

**Public Notice** is hereby given that the **Sherwood City Council** will conduct a virtual public hearing on **Tuesday March 15 and Tuesday April 5, 2022, 7 P.M.**, on the following land use matter:

**Proposal:** The applicant is seeking approval from the City of Sherwood to annex ±20.00 acres of land and adjacent right-of-way, located at 14240, 14250, and 14260 SW Tonquin Road in unincorporated Washington County, Oregon. The property is in the Tonquin Employment Area and upon annexation to the City will be zoned Employment Industrial (EI). The annexation is proposed under ORS 222.127 (SB 1573 method) which requires petition from 100% of landowners. The applicant is also requesting annexation of the property into Clean Water Services boundary for the provision of sanitary sewer, stormwater, and surface water management pursuant to ORS 199.510(C). No development is proposed at this time.

**Case File No.:** LU 2021-024 AN

**Tax Map:** 2S13300

**Tax Lots:** 200, 201, 300, 401 and 403

**Location:** the properties are located southeast of SW Oregon Street and are adjacent to an unnamed roadway that connects to SW Tonquin Road to the west.

**Addresses:** 14240, 14250, and 14260 SW Tonquin Road

**Applicant / Owner**

Sherwood Commerce Center LLC  
1121 SW Salmon Street Suite 500  
Portland OR 97205

**Applicant's Consultant**

VLMK Engineering + Design  
3922 S Kelly Avenue  
Portland OR 97239  
Contact: Jennifer Kimura  
Email: [jenniferk@vlmk.com](mailto:jenniferk@vlmk.com)

**Staff Contact:** Joy Chang, Senior Planner [changji@sherwoodoregon.gov](mailto:changji@sherwoodoregon.gov) 503-625-4214

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

<https://www.sherwoodoregon.gov/planning/project/lu-2021-024-annexation-commerce-center-phase-ii>

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 fifteen (15) days in advance of the hearing. If you have any questions, please call Joy Chang at (503) 625-4214.

**The following criteria applies to the application:** The Oregon Revised Statutes [ORS 222 and ORS 199.510(c)] guide the process for annexations and Senate Bill 1573 provide specific criteria for deciding city boundary changes. Metro, the regional government for this area, also has legislative authority to provide criteria for reviewing annexations (Metro Code 3.09). In addition, consistency with the Statewide Planning Goals and City of Sherwood Comprehensive Plan Growth Management policies for urbanization are analyzed against the request.

**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>**

Pursuant to House Bill 4212 (2020), citizen comments and testimony for public hearings must be submitted in writing to [changj@sherwoodoregon.gov](mailto:changj@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.

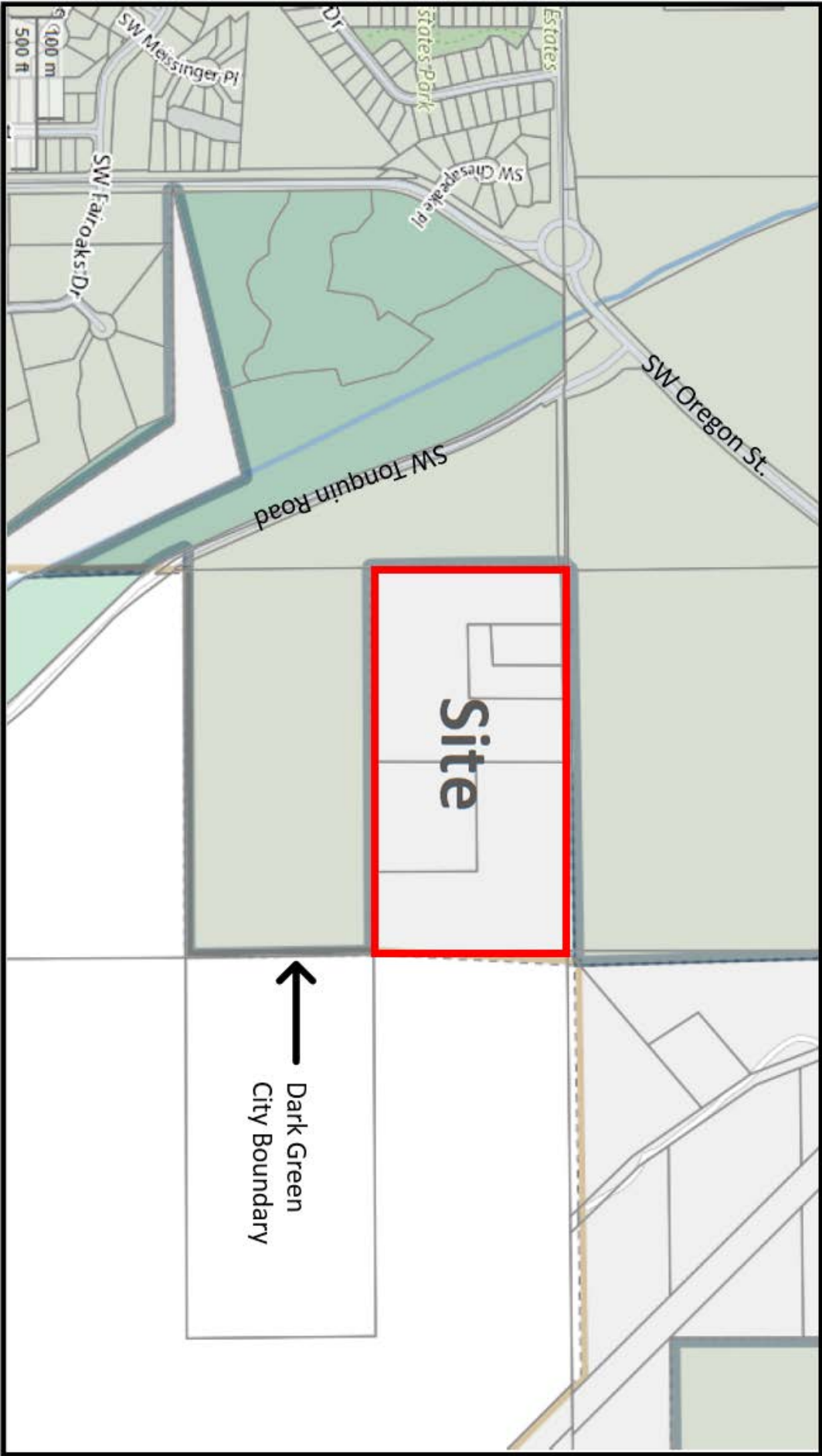
In addition, the City Council will set aside time to permit the public to add comments during the hearing. During the live City Council meeting, community comments on non-hearing items and public hearing testimony can be given. To participate, please call or email Joy Chang at 503-625-4214 or [changj@sherwoodoregon.gov](mailto:changj@sherwoodoregon.gov) by 5:00 PM on Monday, March 14, 2022, to receive 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).

**Written statements can be mailed to:** Joy Chang, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

**Electronic comments can be sent to:** Joy Chang at [changj@sherwoodoregon.gov](mailto:changj@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.



ANNEXATION CERTIFIED

BY

OCT 25 2021

WASHINGTON COUNTY A & T  
CARTOGRAPHY

# EXHIBIT 'B'

A TRACT OF LAND LOCATED IN  
THE N.W. 1/4 OF SECTION 33  
T.2S., R.1W., W.M.  
WASHINGTON COUNTY, OREGON

POINT OF BEGINNING  
NW CORNER OF THE  
NE 1/4 OF THE NW  
1/4 OF SECTION 33

SECTION 28

SECTION 33

2S1 33B-  
TAX LOT 100

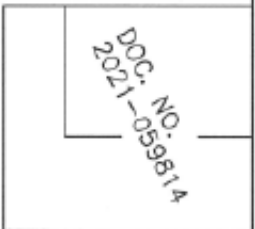
S.W. TONGUE ROAD



SOUTH 660 FEET (MORE OR LESS)

WEST 1320 FEET (MORE OR LESS)

NORTH 1/4 CORNER  
SECTION 33



DOC. NO. 2020-087327

(20 ACRES  
MORE OR LESS)

DOC. NO. 2020-087329

EAST 1320 FEET (MORE OR LESS)

NORTH 660 FEET (MORE OR LESS)

TAX LOT 100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael Rennick*  
OREGON  
JULY 25, 1995  
MICHAEL D. RENNICK  
2718



6920 SW HAMPTON ST., STE. 170, TIGARD, OR 97223  
PH: (503) 941-9920 FAX: (503) 941-9540  
www.meddlesurveying.com

TAX LOT 400



SCALE: 1" = 200'  
OCTOBER 20, 2021

EXPIRES: DECEMBER 31, 2022

JOB NO. 6107