



NOTICE OF PUBLIC HEARING

**LU 2021-023 SUB
CEDAR CREEK GARDENS
41-LOT SUBDIVISION
THURSDAY JUNE 30, 2022 AT 7PM**

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Thursday June 30, 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 proposing a 41-lot residential subdivision on a 19.99-acre site zoned Medium Density Residential Low (MDRL). The development site is comprised of two lots (Tax Lots 3S1060000102 and 3S1060000107) and is mostly forested with the exception of two existing homes and various outbuildings. The northwest part of the site will support 8 lots, which will be accessed from the west via public streets within the Reserve at Cedar Creek Subdivision which is currently under construction. Two lots at the northeast corner of the site are proposed to take access from SW Brookman Road via a new shared driveway. The remainder of the 31 lots will obtain access SW Brookman Road to the south via a new interior public street system.

Case File No.: LU 2021-023 SUB

Tax Map/Lot: 3S1060000107
3S1060000102

Location: North side of SW Brookman Rd. / East of Cedar Creek

Address: 17033 SW Brookman Rd. and 16871 SW Brookman Rd.

Applicant

Westwood Homes, LLC
12700 NW Cornell Road
Portland, OR 97140

Owner (TL 102)

Bissett, Louise Marie Rev Liv Trust
16871 SW Brookman Rd.
Sherwood, OR 97140

Owner (TL 107)

Wayne and Linda Chronister
PO Box 1474
Sherwood, OR 97140

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/lu-2021-023-sub-cedar-creek-gardens>

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 16.12 Residential Land Use Districts; Chapter 16.58 Vision Clearance and Fence Standards; Chapter 16.60 Yard Requirements; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.92 Landscaping; Chapter 16.94 Off-Street Parking and Loading; Chapter 16.96 On-Site Circulation; Chapter 16.104 General Provisions; 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 16.128 Land Division Design Standards; Chapter 16.134 Floodplain Overlay; Chapter 16.142 Parks, Trees, and Open Spaces; Chapter 16.144 Wetland, Habitat, Natural Areas; 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.

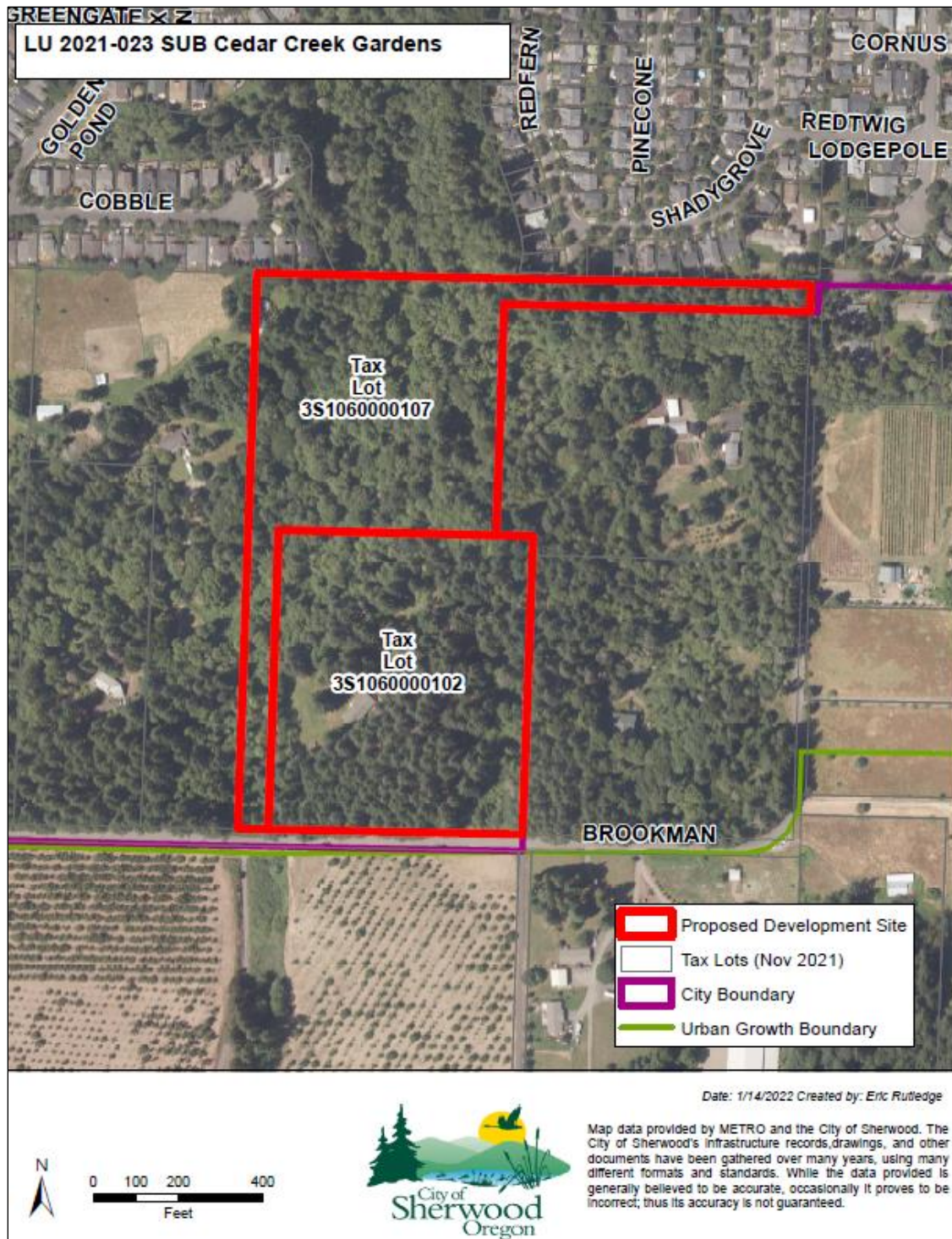
Written statements can be submitted prior to or during the hearing, but are encouraged at least 24 hours in advance of the scheduled hearing start time. Email to planning@sherwoodoregon.gov or mail to Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

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.

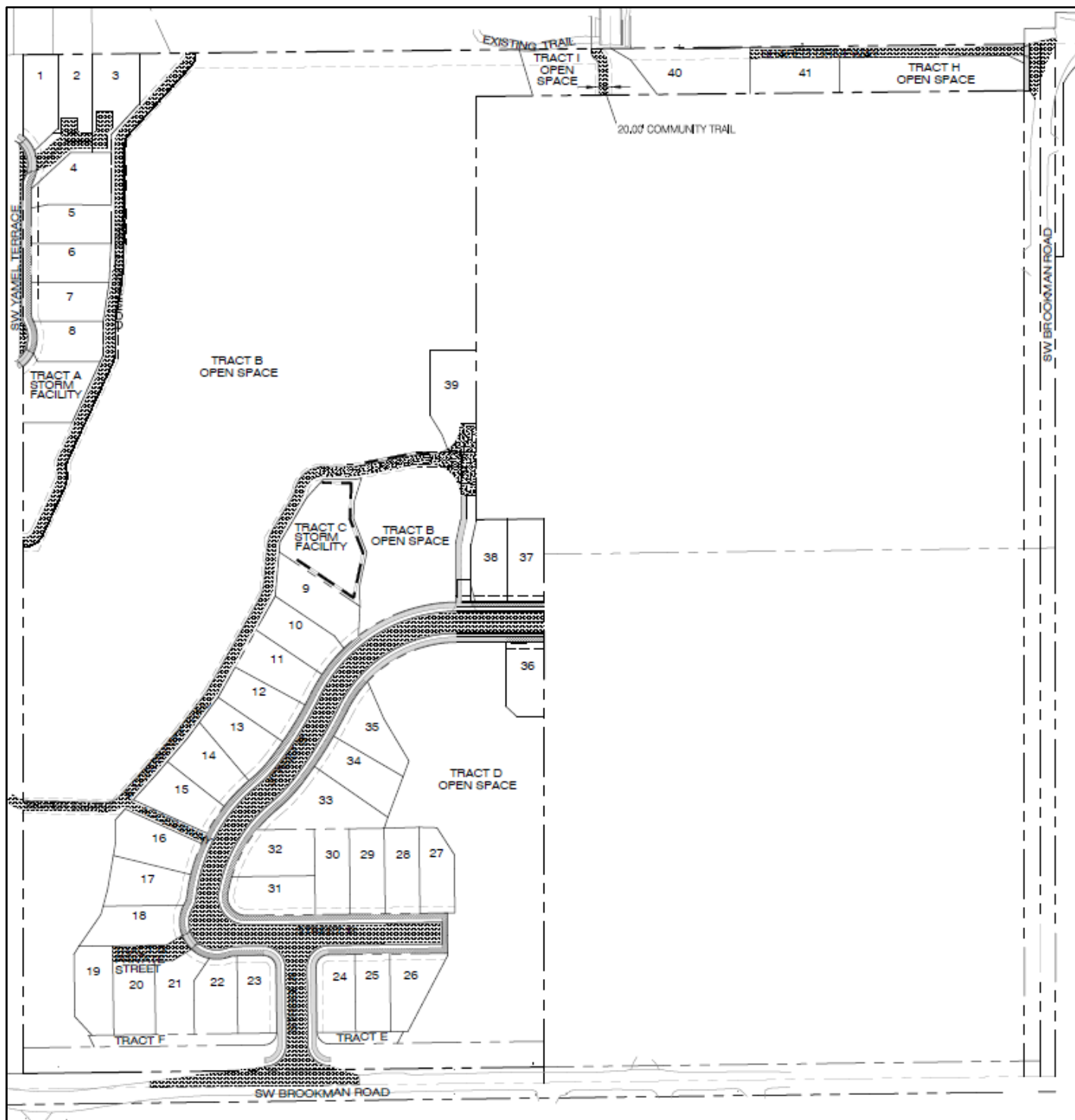
All testimony must clearly state that it is intended as testimony for a public hearing and the specific public hearing topic for which it is intended. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the 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.



LOCATION MAP



PRELIMINARY PLAT