



**NOTICE OF PUBLIC HEARING**  
**LU 2022-020 SUB / PUD**  
**MOSER PASS**  
**FINAL DEVELOPMENT PLAN FOR A**  
**30-LOT PLANNED UNIT DEVELOPMENT**  
**FEBRUARY 27, 2024**

**Public Notice** is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday February 27, 2024 at 7:00 PM** on the proposal described below. Public testimony for the hearing can be provided in-person, in writing, or by telephone. The hearing will be held at Sherwood City Hall (Community Room, 1<sup>st</sup> 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 City Council approved the Moser Pass Planned Unit Development (PUD) on March 7, 2023. The applicant now proposes a Final Development Plan and Final Subdivision Plat for the PUD. Like the approved project, the Final Development/Subdivision Plat proposes a 30-lot residential subdivision and Planned Unit Development (PUD) with a community park on a 12.36-acre property. The property is zoned Very Low Density Residential (VLDR) and is located in the Southeast Sherwood Master Plan area. The applicant is proposing a minimum lot size of 10,000 SF and overall density of approximately 3.06-units per acre.

**Case File No.:** LU 2022-020 SUB / PUD

**Tax Map/Lot:** 2S133BC001700

**Location:** Northeast corner of SW Murdock Rd. and SW Upper Roy St.

**Address:** 22900 SW Murdock Rd.

**Applicant**

Emerio Design, Jennifer Arnold  
1500 Valley River Drive, Suite 100  
Eugene, OR 97401

**Owner**

JT Roth Construction  
12600 SW 72<sup>nd</sup> Ave, #200  
Portland, OR 97223

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

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

<https://www.sherwoodoregon.gov/planning/project/lu-2022-020-subpud-moser-pass>

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 Joy Chang at (503) 625-4214.

**The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal:** Chapter 16.40 Planned Unit Development; Chapter 16.120 Subdivisions.

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](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.

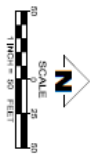
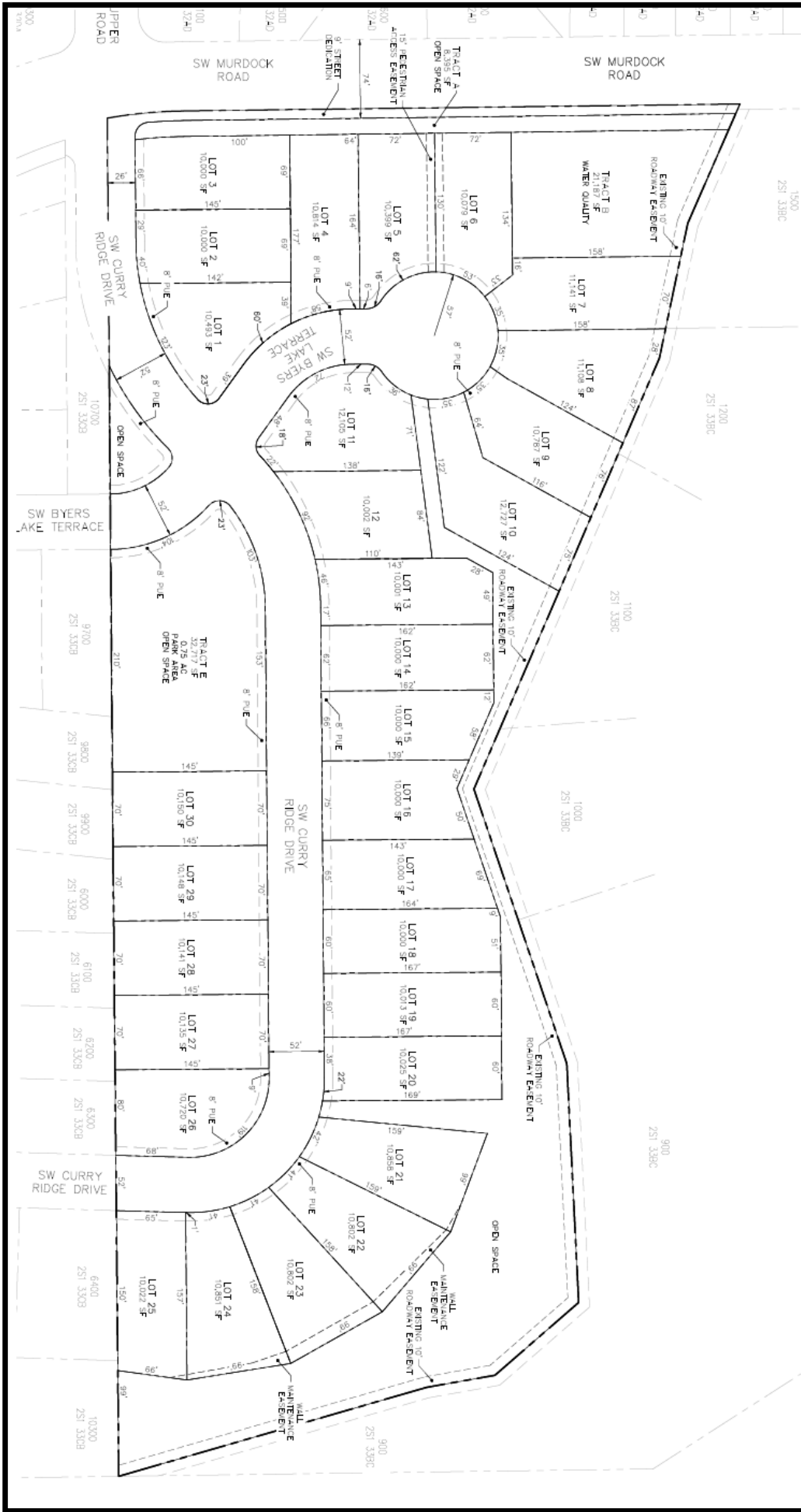
All testimony must clearly state that it is intended as testimony for a public hearing and the specific public hearing topic for which it is intended. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal on said issue to the State Land Use Board of Appeals (LUBA).

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

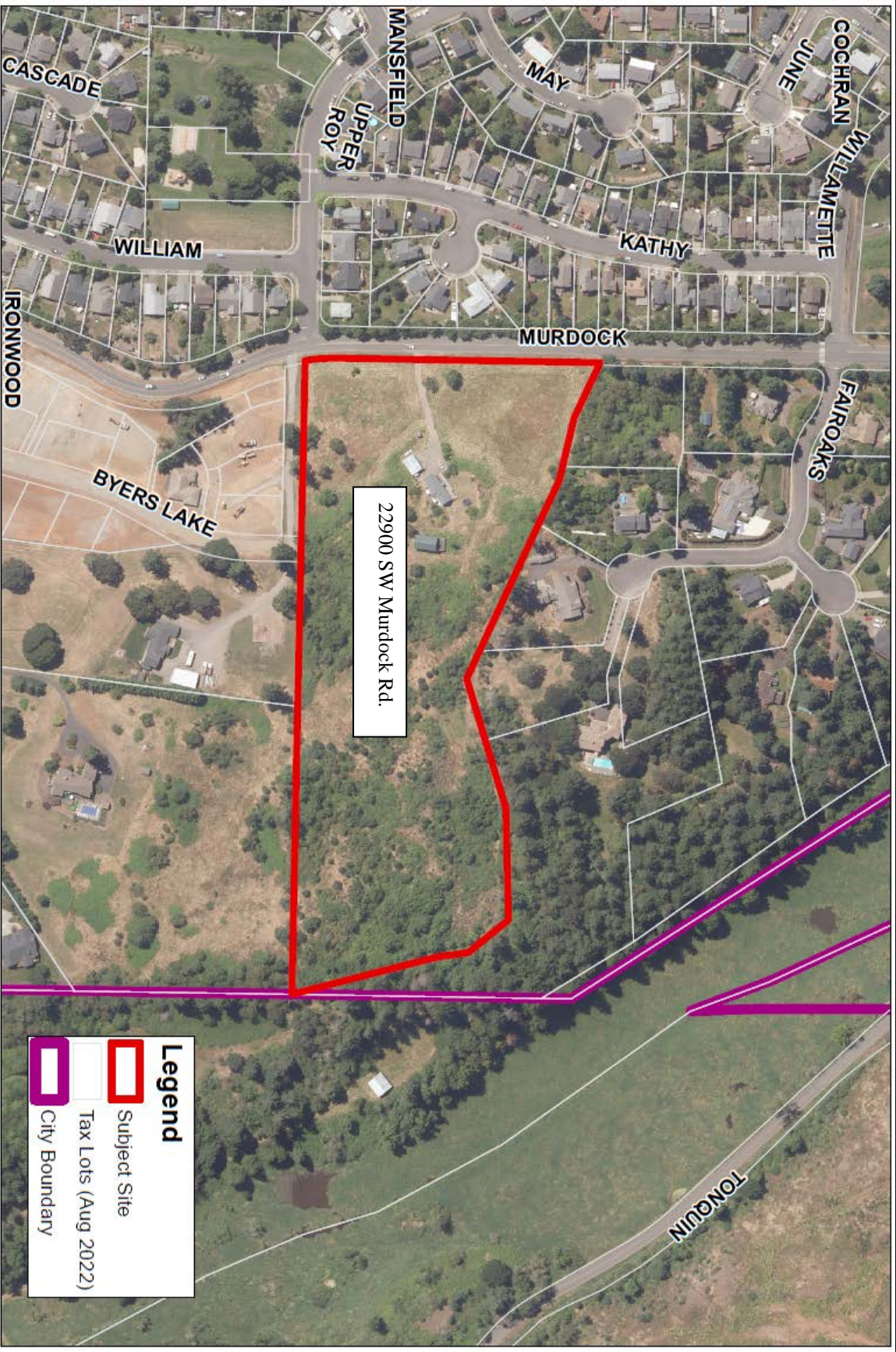
**Notice to mortgagee, lien holder, vendor or seller:** The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.



**Project Webpage**







22900 SW Murdock Rd.

**Legend**

- Subject Site
- Tax Lots (Aug 2022)
- City Boundary

Date: 11/29/2022 Created by: Eric Rutledge

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.

