



NOTICE OF PUBLIC HEARING

LU 2022-022 MM / CUP
SHERWOOD COMMERCE CENTER PHASE 1
MINOR MODIFICATION / CONDITIONAL USE
PERMIT (TRANSPORTATION FACILITY)
WED NOV 9, 2022 AT 7:30PM

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Wednesday November 9, 2022 at 7:30 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: Sherwood Commerce Center Phase 1 was approved by the City of Sherwood in February 2022 via land use decision LU 2021-012 SP / CUP / VAR). The approved plans include 435,000 SF of new industrial building area and associated site parking, landscaping, and utilities. The applicant is proposing new public transportation improvements to serve the site and including some surrounding properties. The proposed improvements include construction of SW Tonquin Ct. (aka Laurelwood Way) and an unnamed east-west local street along the southern boundary of Sherwood Commerce Center Phase 1. A Minor Modification is required for the on-site changes resulting from the changes in the transportation system.

Case File No.: LU 2022-022 MM / CUP

Tax Map/Lot: 2S128C000600
2S133BB00100
2S1330000400
2S1330000401

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

Address: 21600 SW Oregon St.; 14240 SW Tonquin Rd.; additional lots with addresses

Applicant (TL 600 & 401)
VLMK Engineering & Design
Jennifer Kimura
3933 S Kelly Ave
Portland, OR 97239

Owner (TL 600 & 401)
Sherwood Commerce Center, LLC
1121 SW Salmon St., #400
Portland, OR 97205

Applicant (TL 100 and 400)

VLMK Engineering & Design
Jennifer Kimura
3933 S Kelly Ave
Portland, OR 97239

Owner (TL 100 and 400)

Woodburn Industrial Capitol Group
395 Shenandoah Lane NE
Woodburn, OR 97071

Staff Contact: Eric Rutledge, Associate Planner rutledge@sherwoodoregon.gov 503-625-4242

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

<https://www.sherwoodoregon.gov/planning/project/lu-2022-022-mm-cup-sherwood-commerce-center-phase-i-modification-and-cup>

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 16.66 Transportation Facilities and Improvements; Chapter 16.72 Procedures for Processing Development Permits ; Chapter 16.82 Conditional Uses ; 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 16.134 Floodplain Overlay ; 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.

(continued on following page)

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.



VICINITY MAP

IN ACCORDANCE WITH T&E ACCESS MANAGEMENT PLAN - UPON COMPLETION OF LAURELWOOD WAY, THIS DRIVEWAY TO BECOME RIGHT IN / RIGHT OUT. UPON COMPLETION OF ICE AGE DRIVE, THIS ACCESS IS TO BE REMOVED.

RIGHT HAND TURN LANE TO BE COMPLETED UNDER LAND USE APPLICATION #LU 2021-015 SPYAR OREGON ST. BUSINESS PARK.

BLDG A
106,680 SF
174 SP (1.5/1000)

BLDG B
166,400 SF
238 SP (1.4/1000)

BLDG C
172,007 SF
32' CLEAR HT.
223 SP (1.3/1000)

Unnamed east-west local road

Proposed transportation facilities not included in previous land use decisions

SW Tonquin Ct. (aka Laurelwood Way)

PER CITY CODE SECTION 16.106.040.C, POST DURABLE SIGN TO READ: "This road will be extended with future development. For more information contact the City of Sherwood Engineering Department."

