



# NOTICE OF PUBLIC HEARING

## LU 2022-028 MM SHERWOOD COMMERCE CENTER PHASE 1 MAJOR MODIFICATION JANUARY 10, 2022

**Public Notice** is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday January 10, 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, 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 applicant is proposing to remove Conditions of Approval B3 and B4 from Site Plan Approval LU 2021-012 SP / VAR. Conditions of Approval B3 and B4 are related to the applicant obtaining approval from BPA and Kinder Morgan for the alignment of SW Ice Age Dr. and on-site improvements relative to conflicts with BPA and Kinder Morgan facilities. Pursuant to SZCDC § 16.90.030, Major Modification approval is required to change a condition of approval that was specifically applied to original Site Plan decision (i.e. not a standard condition).

**Case File No.:** LU 2022-028 MM

**Tax Map/Lot:** 2S128C000600

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

**Address:** 21600 SW Murdock Rd.

### **Applicant**

Jordan Ramis, PC Attn: Jamie Howsley  
2 Centerpointe Dr., 6<sup>th</sup> Floor  
Lake Oswego, OR 97035

### **Owner**

Sherwood Commerce Center, LLC  
1121 SW Salmon St., Suite 500  
Portland, OR 97205

**Staff Contact:** Eric Rutledge, Associate Planner [rutledgee@sherwoodoregon.gov](mailto:rutledgee@sherwoodoregon.gov) 503-625-4242

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

<https://www.sherwoodoregon.gov/planning/project/lu-2022-028-mm-sherwood-commerce-center-phase-1-major-mod>

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:** Chapter 16.82 Conditional Uses; Chapter 16.90 Site Planning; Chapter 16.106 Transportation Facilities

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.

