



NOTICE OF PUBLIC HEARING

LU 2022-011-PA Development Code Update

January 24, 2023 AT 7PM

Public Notice is hereby given that the **City of Sherwood Planning Commission** is scheduled to hold a public hearing on the matter below on **Tuesday, January 24, 2023 at 7:00 PM**, on the proposal described below. The final decision is made by City Council upon recommendation by Planning Commission. A tentative City Council hearing has been scheduled for February 21, 2023. Public testimony for both hearings 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 City started a code clean-up project with the goal of providing a more clear and usable code for staff, residents and developers. The proposal is to amend the following Chapters of the Community Zoning and Development Code: 16.10 (Definitions), 16.40 (Planned Unit Developments), 16.46 (Manufactured Homes), 16.16 (Dual Use of Required Space), 16.70 (General Provisions), 16.72 (Procedures for Processing Development Permits), 16.84 (Variances), 16.86 (Temporary Uses), 16.90 (Site Planning), 16.96 (On-Site Circulation Chapter), 16.120 (Subdivisions), 16.122 (Land Partitions), 16.132 (General Provisions) and all chapters within Division VIII, Environmental Resources. The code clean-up seeks to create development code standards to implement Ballot Measure 109, correct errors, increase consistency between sections, create needed definitions, and clarify code language and intent.

There are four substantive changes in the amendment package 1) proposed criteria for model homes in the Chapter 16.86 (Temporary Uses) 2) reducing Adjustment and Class B variance percentages in Chapter 16.84 (Variances); 3) a new proposed industrial design criterion in Chapter 16.90 (Site Planning); and 4) allowing psilocybin uses with development standards in the General Industrial (GI) zone.

Case File No.: LU 2022-011-PA

Location: City-wide

Applicant:

City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Staff Contact: Erika Palmer, Planning Manager palmere@sherwoodoreogn.gov 503-625-4208

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

The application materials are available on the website at <http://www.sherwoodoregon.gov/projects>

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall located at 22560 SW Pine Street.

The applicable code criteria include:

The City must demonstrate that the Plan is consistent with applicable state, regional, and local policies, rules, and regulations to adopt the proposed Plan.

Sherwood Zoning and Community Development Code Chapter 16.80, Plan Amendments

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.