



NOTICE OF PUBLIC HEARING

SP16-01

Dependable Springs Site Plan

Public Notice is hereby given that the **City of Sherwood Hearing Officer** will conduct a public hearing on **Thursday, April 21, 2016 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St. Sherwood, Oregon, on the following land use matter:

Proposal: The applicant proposes two industrial buildings on a site located in the light industrial zone. Phase I will include an 8,250 square foot building and Phase 2 includes a 9,900 square foot building. Both buildings are comprised of concrete block and metal. The applicant plans on using building 1 for industrial manufacturing with a small office, lunchroom, and restroom facilities. Dependable Springs Manufacturing will be located in a portion of Building 1 and Building 2 may have up to four occupants in the future. Twenty-nine onsite parking spaces are proposed for both buildings.

Case File No.: SP 16-01

Tax Map/Lot: 2S129A002000

Applicant: George Litera,
Litera Holdings
9287 SW Sweek
Tualatin OR 97062

General Location: SW Olds and SW Arrow Street, north of SW Tualatin Sherwood Rd.

Staff Contact: Michelle Miller, AICP Senior Planner 503-625-4242, millerm@sherwoodoregon.gov

Application materials are 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 Michelle Miller at (503) 625-4242.

Find out about the project visit: <http://www.sherwoodoregon.gov/planning/project/dependable-springs-company>

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: Sherwood Zoning and Community Development Code Sections 16.31, Industrial Zoning Districts; 16.58, Clear Vision Standards; 16.90 Site Plan Review, 16.92 Landscaping, 16.94 Off Street Parking and Loading, 16.96 On-Site Circulation, VI. Public Infrastructure; and Division VIII. Environmental Resources

Provide your comments in writing or at the hearing: Anyone may testify at the hearing verbally or in writing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** 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 Appeal Authority or State Land Use Board of Appeals (LUBA).

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 Proposal Information



