



NOTICE OF PUBLIC HEARING

LU 2022-030 MMSP MAJOR MODIFICATION & SITE PLAN REVIEW CHEVRON September 12, 2023 AT 7PM

Public Notice is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday September 12, 2023 at 7:00 PM** on the proposal described below. Public testimony can be provided in writing prior to hearing or in person or by telephone during the live hearing. 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: An application for a Type IV – Major Modification and Site Plan Review to redevelop an existing vehicle fueling station with a 3,600 square foot retail commercial store, new Underground Storage Tanks (UST), and other associated site improvements. The subject property is 0.85 acres in size, zoned RC (Retail Commercial), and located at 21090 SW Pacific Highway (Washington County Assessors Map and Tax Lot number 2S130DA/1200).

Case File No.: LU 2022-030 MMSP

Tax Map/Lot: 2S130DA01200

Location: East side of SW Pacific Highway W, North of Southwest Sherwood Boulevard.

Address: 21090 SW Pacific Highway, Sherwood, OR, 97140

Applicant

Barghausen Consulting Engineers, Inc
18215 72nd Avenue South
Kent, WA 98032

Owner

Chevron U.S.A Inc.
P.O. Box #6004
San Ramon, CA 94583

Staff Contact: Hugo Agosto, Associate Planner HamblinAgostoh@sherwoodoregon.gov 503-625-4271

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

<https://www.sherwoodoregon.gov/planning/project/lu-2022-030-mm-sp-chevron-0>

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 Hugo Agosto at (503) 625-4271.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal: Chapter 16.22 Commercial Land Use Districts; Chapter 16.48 - Non-Conforming Uses; Chapter 16.58 Clear Vision and Fence Standards; Chapter 16.70 – General Provision; Chapter 16.66 Transportation Facilities and Improvements; Chapter 16.72 Procedures for Processing Development Permits; 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 16.142 Parks, Trees, and Open Spaces; Chapter 16.146 Noise; Chapter 16.148 Vibrations ; Chapter 16.150 Air Quality ; Chapter 16.152 Odors ; Chapter 15.154 Heat and Glare

How to Provide Testimony: Public testimony may be provided in writing, in person, or by phone.

- **In Writing:** Provide testimony in writing, prior to the hearing, via email to reschc@sherwoodoregon.gov or regular mail to Planning Department, Sherwood City Hall, 22560 SW Pine St., Sherwood, OR 97140. Must be received at least 1 hour prior to the hearing.
- **In Person:** Provide testimony in-person during hearing at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR 97140
- **By Telephone:** Provide testimony by telephone during the hearing via ZOOM. Contact Colleen Resch at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at reschc@sherwoodoregon.gov or 503-625-4223.

All testimony must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. Written testimony must be received at least 1 hour in advance of the scheduled meeting time.

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 provide testimony 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.