



# NOTICE OF PUBLIC HEARING

LU 2024-001 PA  
CLIMATE FRIENDLY & EQUITABLE COMMUNITIES  
April 9, 2024 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, April 9, 2024 at 7:00 PM.**

**Proposal:** On March 10, 2020, former Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution. In July 2022, the Oregon Land Conservation and Development Commission (LCDC) adopted the Climate-Friendly and Equitable Communities (CFEC) rules to help meet state goals to reduce climate pollution, especially from transportation. The rules apply to urban metropolitan areas throughout Oregon.

The City of Sherwood is proposing to adopt new CFEC regulations as mandated by the state. The proposed amendments include the following:

**Reduction of Parking Mandates for Development Types (OAR 660-012-0430)**

- Require no more than one parking space per unit in residential developments
- No parking requirements for residential care/training/treatment facilities
- No parking requirements for childcare, single-room occupancy housing, residential units smaller than 750 square feet, affordable housing, publicly supported housing, emergency and transitional shelters, and domestic violence shelters.

**Parking Reform Near Transit Corridors (OAR 66-012-0440)**

- Tri-Met Line 94, no parking requirements for lots or parcels within one-half mile of the transit corridor

**Electric Vehicle Charging (EV) (OAR 660-012-0410)**

- New multi-family residential buildings with five or more residential dwelling units, and new mixed-use buildings with five or more residential dwelling units, will be required to install EV conduits to accommodate 40% of all vehicle parking spaces.

**Parking Regulation Improvements (OAR 660-012-0405)**

- Preferential placement of carpool/vanpool parking
- Allow redevelopment of any portion of a parking lot for bike or transit uses
- Allow and encourage redevelopment of underutilized parking for other uses
- Allow and facilitate shared parking
- New parking lots more than ½ acre in size must install 40% tree canopy or solar panels, solar/wind fee-in lieu or green energy

- Adopt parking maximums in locations such as downtowns, regional or community center, and transit-oriented development

**Reducing the Burden of Parking Mandates** (OAR 660-012-0425)

- Garages and carports may not be required for residential developments
- Garage parking spaces shall count towards off-street parking mandates
- Provision of shared parking shall be allowed to meet parking mandates
- Required parking maybe provided off-site, within 2,000 feet pedestrian travel of a site
- Reduce parking mandates if providing solar panels or wind power capacity, car-sharing parking space, EV parking spaces, units that are fully accessible to people with mobility disabilities.

**Fair Parking Policies** (OAR 660-012-0445(1)(a)(B and D)

- Adopting Fair Parking Policies through unbundling parking spaces serving leased commercial developments
- A new 10% tax on the revenue from new commercial parking lots

**Case File No.:** LU 2024-001 PA

**Location:** City-wide

**Applicant:**

City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

**Staff Contact:** Joy L. Chang, Interim Planning Manager [changj@sherwoodoreogn.gov](mailto:changj@sherwoodoregon.gov)  
503-625-4214

**Find out about the project on the City's website:** The application materials are available on the website at

<https://www.sherwoodoregon.gov/planning/project/lu-2024-001-pa-climate-friendly-equitable-communities>

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 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 Joy Chang at (503) 625-4214.

**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
- Comprehensive Plan Criteria: Chapter 4, Land Use
- Statewide Planning Goals: Goal 1-Citizen Involvement, Goal 2-Land Use Planning, Goal 12-Transportation, and Goal 13-Energy Conservation

**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 [changj@sherwoodoregon.gov](mailto:changj@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, 1<sup>st</sup> Floor), 22560 SW Pine St., Sherwood, OR 97140
- **By Telephone:** Provide testimony by telephone during the hearing via ZOOM. Contact Joy Chang at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at [changj@sherwoodoregon.gov](mailto:changj@sherwoodoregon.gov) or 503-625-4214.

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).