



NOTICE OF PUBLIC HEARING

LU 2025-007 SP/VAR
SITE PLAN REVIEW & VARIANCES
OLD TOWN MULTI-FAMILY (ROCK POINT)
October 14, 2025 AT 7:00PM

Public Notice is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday October 14, 2025 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 – Site Plan Review & Type IV – Variance(s) to develop a multi-family structure consisting of thirty-two (32) dwelling units including two mandatory adjustments to the minimum lot size and the maximum density, pursuant to Senate Bill (SB) 1537 (2024). The subject parcel is approximately ±1.14 acres in size, zoned High Density Residential within the Old Town (OT) Overlay District – Old Cannery Area, and located at 15665 SW Willamette Street (Washington County Assessors and Tax Lot Number: 2S132BD/400).

Case File No.: LU 2025-007 SP/VAR

Tax Map/Lot: 2S132BD/400

Location: Approximately 150-feet east of the intersection of SW Columbia St. and SW Pine St., on the south side of SW Columbia Street

Address: 15665 SW Willamette Street

Applicant

Rock Point Construction
Attn: Adrian Oltean
8101 SW Nyberg Street, Suite 202
Tualatin, OR 97062

Owner

Sherwood Group, LLC
8101 SW Nyberg Street, Suite 202
Tualatin, OR 97062

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/projects/old-town-multi-family-rock-point/>

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 contact Hugo Agosto at (503)-625-4271.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC), along with applicable SB 1537, apply to this proposal:: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.12 – Residential Land Use Districts; Chapter 16.58 – Vision Clearance and Fence Standards; Chapter 16.60 Yard Requirements; Chapter 16.68 – Infill Development Standards; Chapter 16.84.030(B)(1) and (2) – Variances procedures; 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 16.140 – Parks, Trees, and Open Spaces; Chapter 16.142 – Wetland, Habitat, and Natural Resources; Chapter 16.154 – Energy Conservation; Chapter 16.162 – Old Town (OT) Overlay District.

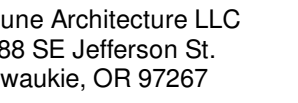
How to Provide Testimony: Public testimony may be provided in writing, in person, or by phone.

- **In Writing:** Provide testimony in writing, prior to the hearing, via email to HamblinAgostoh@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 Art Graves at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at HamblinAgostoh@sherwoodoregon.gov or 503-625-4271.

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. As mandated under SB 1537, only the applicant may appeal the decision, as it relates to the requested Variances. 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 Name

Project Address

5665 SW WILLAMETTE
HERWOOD, OR 97140

Division:

issue date:
22/25

Sheet name:

LANDSCAPE
LAN

Sheet number:

L100

ATTUNE ARCHITECTURE LLC 2025

- A. THIS PLAN IS CONCEPTUAL AND INTENDED FOR LAND USE REVIEW PURPOSES ONLY.
- B. IT IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR FINAL DOCUMENTATION.
- C. PLANT SPECIES, SPACING, AND QUANTITIES SHOWN ARE ILLUSTRATIVE ONLY.
- D. FINAL PLANT SELECTION AND LAYOUT ARE TO BE COORDINATED AND SPECIFIED BY A LICENSED LANDSCAPE ARCHITECT OR QUALIFIED LANDSCAPE DESIGNER.
- E. IRRIGATION DESIGN, SOIL PREPARATION, PLANTING DETAILS, AND INSTALLATION METHODS ARE NOT INCLUDED IN THIS PLAN.
- F. THESE ELEMENTS WILL BE DEVELOPED IN THE PERMIT AND CONSTRUCTION DOCUMENTATION PHASES.
- G. GRADING, DRAINAGE, AND STORMWATER MANAGEMENT ARE NOT ADDRESSED IN THIS PLAN.
- H. COORDINATION WITH THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT IS REQUIRED FOR FINAL SITE DEVELOPING.
- I. ALL CODE COMPLIANCE INTERPRETATIONS ARE BASED ON PRELIMINARY UNDERSTANDING OF CURRENT ZONING REGULATIONS (CITY OF SHERWOOD CHAPTER 16.92)
- J. THE COMPLIANCE REVIEW AND CERTIFICATION IS THE RESPONSIBILITY OF THE DESIGN TEAM DURING PERMITTING.

GROUND COVER/GRASSES			
MARK	NAME	QTY	SPACING
FS	FINE FESCUE LAWN MIX	4538 SF	N/A
AU	KINNIGINICK / ARCTOSTAPHYLOS UVA URSI	539 SF	2' O.C.

1
L100

CONCEPTUAL LANDSCAPE PLAN

1/16" = 1'-0"





-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Bren Swogger prior to deadline at or Bren.Swogger@youroregonnews.com.

Date: 09/16/25 Account #: 101498 File #: Company Name: SHERWOOD, CITY OF Contact: Address: 22560 SW PINE ST SHERWOOD Telephone: (503) 625-4210 Fax: (503) 625-5524	Ad ID: 369472 Start: 09/24/25 Stop: 10/03/25 Total Cost: \$728.13 Columns Wide: 4 Ad Class: 1201 Phone # Email: Bren.Swogger@youroregonnews.com Amount Due: \$728.13
Run Dates The Times 09/26/25 The Times 10/03/25	

City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing. This information is current as of September 15, 2025. For the most current list of projects and status, as this is subject to change, contact the city or review the "Land Use Projects" link on the Planning page of the website:

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
Old Town Multi-Family (Rock Point) Case File No: LU 2025-007 SP/VAR Address: 15665 SW Willamette Street Map/Tax lots: 2S132BD/400	An application for a Type IV – Site Plan Review & Type IV – Variance(s) to develop a multi-family structure consisting of thirty-two (32) dwelling units including two mandatory adjustments to the minimum lot size and the maximum density, pursuant to Senate Bill 1537 (2024). The subject parcel is approximately ±1.14 acres in size, zoned High Density Residential (HDR) within the Old Town (OT) Overlay District – Old Cannery Area, and located at 15665 SW Willamette Street (Washington County Assessors and Tax Lot Number: 2S132BD/400). Decision maker: Planning Commission	Public Hearing: October 14, 2025, at 7:00pm Sherwood City Hall Community Room (1 st Floor) 22560 SW Pine Street Staff contact: Hugo Agosto Associate Planner 503-625-4271
Code Criteria: Sherwood Zoning and Community Development Code: Sherwood Zoning and Community Development Code: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.12 – Residential Land Use Districts; Chapter 16.58 – Vision Clearance and Fence Standards; Chapter 16.60 Yard Requirements; Chapter 16.68 – Infill Development Standards; Chapter 16.84.030.C – Variance procedures; 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 16.140 – Parks, Trees, and Open Spaces; Chapter 16.142 – Wetland, Habitat, and Natural Resources; Chapter 16.154 – Energy Conservation; Chapter 16.162 – Old Town (OT) Overlay District.		

Anyone may testify at any public 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. 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). All hearings will be held in the Community Room of the City Hall at 22560 SW Pine Street.

Application materials are available for review or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. All application materials are available on the web site at <http://www.sherwoodoregon.gov/projects>. The City Planning staff reports on these matters will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call the Planning Department at (503) 925-2308.

Publish September 26, October 3, 2025

TT369472

Hugo Hamblin-Agosto

Sent: Tuesday, September 2, 2025 2:17 PM
To: 'Ryan.Winfree@nwnatural.com'; 'henry.english@pgn.com';
'Travis.Smallwood@pgn.com'; 'Jose.Marquez@pgn.com';
'humphreysj@CleanWaterServices.org'; Marvin Spiering;
'LUComments@cleanwaterservices.org'; 'kmenroachmentspacific@kindermorgan.com';
'kTabscott@pridedisposal.com'; 'raindrops2refuge@gmail.com';
'rebecca_chuck@fws.gov'; 'eva_kristofik@fws.gov'; 'mwerner@pwrr.com';
'dxsmith@bpa.gov'; 'bstrutz@sherwood.k12.or.us'; Gary Bennett; Jessica Tump;
'baldwinb@trimet.org'; Trimet Review; 'landusenotifications@oregonmetro.gov';
'CCDRailCrossingLUR@odot.oregon.gov'; 'Jill.M.HENDRICKSON@odot.state.or.us';
'ODOT_R1_DevRev@odot.state.or.us'; 'anthony_mills@washingtoncountyor.gov';
'Naomi_Vogel@co.washington.or.us'; 'lutdevtransportation@Washingtoncountyor.gov';
Stephen Roberts; 'Theresa_Cherniak@co.washington.or.us';
'Bryan_Robb@co.washington.or.us'; 'Arn, Jason S.'; Brad Crawford; Richard Sattler; Jason
Waters; Craig Christensen; Katie Corgan; Andrew Stirling; Colleen Resch; Jared Bradbury;
Ty Hanlon; Jon Carlson; 'hoon.choe@USPS.gov'; 'isaaca@hbapdx.org';
'mlrr.info@oregon.gov'; Ian Crawford; 'Chris.Stevenson@dsl.oregon.gov';
'dkampfer@wm.com'
Cc: Sean Conrad
Subject: RE: [REQUEST FOR FINAL COMMENTS]_Type IV – Site Plan Review & Variance(s) (LU
2025-007 SP/VAR)_15665 SW Willamette Street

From: Hugo Hamblin-Agosto

Sent: Wednesday, August 27, 2025 3:45 PM

To: 'Ryan.Winfree@nwnatural.com' <Ryan.Winfree@nwnatural.com>; 'henry.english@pgn.com'
<henry.english@pgn.com>; 'Travis.Smallwood@pgn.com' <Travis.Smallwood@pgn.com>; 'Jose.Marquez@pgn.com'
<Jose.Marquez@pgn.com>; 'humphreysj@CleanWaterServices.org' <humphreysj@CleanWaterServices.org>; Marvin
Spiering <spieringm@CleanWaterServices.org>; 'LUComments@cleanwaterservices.org'
<LUComments@cleanwaterservices.org>; 'kmenroachmentspacific@kindermorgan.com'
<kmenroachmentspacific@kindermorgan.com>; 'kTabscott@pridedisposal.com' <kTabscott@pridedisposal.com>;
'raindrops2refuge@gmail.com' <raindrops2refuge@gmail.com>; 'rebecca_chuck@fws.gov' <rebecca_chuck@fws.gov>;
'eva_kristofik@fws.gov' <eva_kristofik@fws.gov>; 'mwerner@pwrr.com' <mwerner@pwrr.com>; 'dxsmith@bpa.gov'
<dxsmith@bpa.gov>; 'bstrutz@sherwood.k12.or.us' <bstrutz@sherwood.k12.or.us>; Gary Bennett
<gbennett@sherwood.k12.or.us>; Jessica Tump <tumpj@trimet.org>; 'baldwinb@trimet.org' <baldwinb@trimet.org>;
Trimet Review <DevelopmentReview@trimet.org>; 'landusenotifications@oregonmetro.gov'
<landusenotifications@oregonmetro.gov>; 'CCDRailCrossingLUR@odot.oregon.gov'
<CCDRailCrossingLUR@odot.oregon.gov>; 'Jill.M.HENDRICKSON@odot.state.or.us'
<Jill.M.HENDRICKSON@odot.state.or.us>; 'ODOT_R1_DevRev@odot.state.or.us' <ODOT_R1_DevRev@odot.state.or.us>;
'anthony_mills@washingtoncountyor.gov' <anthony_mills@washingtoncountyor.gov>;
'Naomi_Vogel@co.washington.or.us' <Naomi_Vogel@co.washington.or.us>;
'lutdevtransportation@Washingtoncountyor.gov' <lutdevtransportation@Washingtoncountyor.gov>; Stephen Roberts
<stephen_roberts@co.washington.or.us>; 'Theresa_Cherniak@co.washington.or.us'
<Theresa_Cherniak@co.washington.or.us>; 'Bryan_Robb@co.washington.or.us' <Bryan_Robb@co.washington.or.us>;
'Arn, Jason S.' <Jason.Arn@tvfr.com>; Brad Crawford <CrawfordB@SherwoodOregon.gov>; Richard Sattler
<SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Craig Christensen
<ChristensenC@SherwoodOregon.gov>; Katie Corgan <CorganK@SherwoodOregon.gov>; Andrew Stirling

<StirlingA@SherwoodOregon.gov>; Colleen Resch <ReschC@SherwoodOregon.gov>; Jared Bradbury <BradburyJ@sherwoodoregon.gov>; Ty Hanlon <HanlonT@SherwoodOregon.gov>; Jon Carlson <CarlsonJ@SherwoodOregon.gov>; 'hoon.choe@USPS.gov' <hoon.choe@USPS.gov>; 'isaaca@hbapdx.org' <isaaca@hbapdx.org>; 'mlrr.info@oregon.gov' <mlrr.info@oregon.gov>; Ian Crawford <icrawford@wccca.com>; 'Chris.Stevenson@dsl.oregon.gov' <Chris.Stevenson@dsl.oregon.gov>; 'dkampfer@wm.com' <dkampfer@wm.com>

Cc: Sean Conrad <ConradS@sherwoodoregon.gov>

Subject: [REQUEST FOR FINAL COMMENTS]_Type IV – Site Plan Review & Variance(s) (LU 2025-007 SP/VAR)_15665 SW Willamette Street

Hello Staff & Agency Partners,

An application located at **15665 SW Willamette Street** (Washington County Assessors and Tax Lot Number: 2S132BD/400) has submitted a complete application for a **Type IV – Site Plan Review & Variance(s) (LU 2025-007 SP/VAR ‘Old Town Apartments’)**. Materials can be located  [here](#). **Please provide final comments no later than 9/10/25.** If your agency will not be providing comments for the land use application, please indicate that ‘no comment’ will be provided. If you have any questions or concerns, please don’t hesitate to reach out for assistance.

Thanks in advance,



Hugo Agosto (He/Him/El)

Associate Planner

 503-625-4271

 Hamblin-Agostoh@SherwoodOregon.gov

 www.sherwoodoregon.gov

22560 SW Pine Street, Sherwood, OR 97140

Sherwood Community Development Department is open Monday-Friday 8 am – 5 pm. Located on the second floor of City Hall.