NOTICE OF PUBLIC HEARING

LU 785-25-00097 PLNG
SUBDIVISION REVIEW
PINOT GLEN SUBDIVISION
JUNE 11, 2026, at 7:00PM

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Thursday, June 11, 2026, 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: This is an application for a **Type III**, **Subdivision Review**. The request is to develop three tax lots (2S130CC00400, 2S130CC00600, and 2S130CC00700) for a 39-lot subdivision. Tax lots 600 and 700 are zoned Medium Density Residential Low (MDRL), and tax lot 400 is split zoned between Medium Density Residential Low (MDRL) and Medium Density Residential High (MDRH). The three lots are a total of 7.26 acres. The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

The following **Modifications** are currently requested:

1. **Right of Way Width** (16.106 and Ordinance 2022-005): **SW Derby Terrace** north of SW Locksley Lane: From 60' required right of way width to 52'- for approximately 110 linear feet:
2. **Right of Way Width** (16.106 and Ordinance 2022-005): **SW Locksley Lane**: From 60' required right of way width to 52' - for approximately 210 linear feet:
3. **Right of Way Width** (16.106 and Ordinance 2022-005): **SW Oxford Terrace**: From 60' required right of way width to 52' - for approximately 90 linear feet:
4. **Right of Way Width** (16.106 and Ordinance 2022-005): **SW Cereghino Lane**: From 60' required right of way width to 46 - for approximately 430 linear feet:
5. **Intersection Spacing** (16.106): On **Street A**, between **SW Oxford Terrace** and **SW Copper Terrace.**
6. **Block Length** (16.106 and 16.128): **SW Derby Terrace / SW Cereghino Lane** exceeds the 530' requirement. The current block length is approximately 730' in length.

Case File No.: 785-25-000097

Tax Map/Lots: 2S130CC00400, 2S130CC00600, and 2S130CC00700

Address/Location: 21710, 21760 & 21820 SW Elwert Rd.

Applicant
Riverside Homes
15350 SW Sequoia Parkway
Suite 320
Portland, OR 97224

Owner
Alan Schendel
12599 SW Bridgeview Ct.
Tigard, OR 97223

Staff Contact: Arthur Graves, City Planner gravesa@sherwoodoregon.gov or 503.625.4288.

Find out about the project on the City's website:
PINOT GLEN SUBDIVISION - City of Sherwood

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 Arthur Graves at 503.625.4288.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal: Sherwood Zoning and Community Development Code: Chapter 16.12 – Residential Land Use Districts; Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits;
Chapter 16.104 General Provisions; Chapter 16.106 Transportation Facilities; Chapter 16.108 Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Warer Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.120 Subdivisions; Chapter 16.128 Land Division Design Standards; Chapter 16.142 Parks, Trees and Open Spaces;

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 gravesa@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 Arthur Graves at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at gravesa@sherwoodoregon.gov or 503.625.4288.

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.