NOTICE OF PUBLIC HEARING

785-26-000086-PLNG
TYPE IV ANNEXATION
CEDAR CREEK GARDENS CLEAN-UP
DECEMBER 8, 2026, AT 7:00PM

Public Notice is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday December 8, 2026, at 7:00 PM** on the proposal described below. Tentative City Council hearings are scheduled for January 5 and January 19, 2027, at 7pm. 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: A request for a Type IV – Annexation of approximately 10,559 square feet across two tax lots within the Brookman Road Concept Plan area. The proposed annexation is intended to correct a municipal boundary discrepancy resulting from a previously approved Lot Line Adjustment (LU 2023-019 LLA) and the subsequent recording of the Cedar Creek Gardens Subdivision (LU 2021-023 SUB). The subject properties are proposed to be zoned Medium Density Residential Low (MDRL) and are located northwest of Brookman Road (Washington County Assessors Map and Tax Lot Number: 3S106AA03900 & 4400).

Case File No.: 785-26-000086-PLNG **Tax Map/Lot:** 3S106AA03900 & 4400

Location: Northwest of Brookman Road

Address: N/A

Applicant:
Pioneer Design Group
9020 SW Washington Square Rd, Suite 170
Portland, OR 97223

Owner (TL3900):
Westwood Homes, LLC
12700 NW Cornell Road
Portland, OR 97229

Owner (TL 4400):
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

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/cedar-creek-gardens-clean-up/

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: Sherwood Zoning and Community Development Code: Chapter 16.81 – Annexation; The Oregon Revised Statutes [ORS 222 and ORS 199.510(c)] guide the process for annexations and Senate Bill 1573 provide specific criteria for deciding city boundary changes. Metro, the regional government for this area, also has legislative authority to provide criteria for reviewing annexations (Metro Code 3.09). In addition, consistency with the Statewide Planning Goals, City of Sherwood Comprehensive Plan Growth Management policies for urbanization, and compliance with the Brookman Concept Plan are analyzed against the request.

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 Colleen Resch at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at HamblinAgostoh@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.