



ORDINANCE 2023-009

APPROVING A ZONE CHANGE AND CONDITIONAL USE PERMIT FOR THE SHERWOOD FAMILY YMCA PROPERTY, TAX LOT 9100 OF WASHINGTON COUNTY ASSESSOR MAP 2S131CB

WHEREAS, the City received a land use application, LU 2023-009 PA/CUP, requesting a general plan and zoning map amendment and conditional use permit on an approximately 8.73-acre property located at 23000 SW Pacific Hwy, Sherwood, OR 97140 and identified on Washington County Tax Assessor's map as 2S131CB 9100; and

WHEREAS, the City seeks to rezone the subject parcel from Low Density Residential – PUD to Institutional/Public – PUD; and

WHEREAS, the City also seeks approval of a concurrent conditional use permit to allow the existing uses located on the subject parcel to continue as an approved use; and

WHEREAS, the proposed amendment to the general plan and zoning map and conditional use permit were reviewed by planning staff for compliance and consistency with the Comprehensive Plan and regional and state regulations and found to be fully compliant, and planning staff recommended approval of the application to the Sherwood Planning Commission; and

WHEREAS, the Sherwood Planning Commission held a public hearing on the conditional use permit and amendment to the general plan and zoning map on August 22, 2023 and recommended approval with a revision to Condition B1; and

WHEREAS, the Sherwood City Council has received and reviewed the land use record and Planning Commission recommendation, and, after considering the applicable standards, the City Council determined that the proposal meets the required criteria for approval.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. Review and Public Hearings. The application was subject to full and proper review required by SZCDC § 16.72 and public hearings were held before the Planning Commission on August 22, 2023 and the City Council on September 5, 2023 and September 19, 2023.

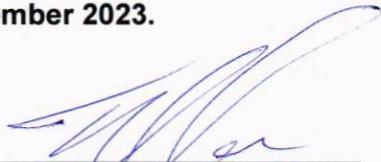
Section 2. Findings. After full and due consideration of the application, the Planning Commission recommendation, the record, findings, and evidence presented at the public hearings, the City Council finds that the Conditional Use Permit and Plan Amendment – Zone Change meet the applicable criteria in the Sherwood Zoning and Community Development Code, Metro, and State of Oregon policies.

Section 3. Approval.

- A. The above-described amendment to the general plan is **APPROVED**
- B. The above-described amendment to the zoning map is **APPROVED**
- C. The above-described conditional use permit is **APPROVED**

Section 4. Effective Date. This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 19th of September 2023.



Tim Rosener, Mayor

9/19/2023
Date

Attest:



Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Standke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Giles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mays	<u>Absent</u>	<input type="checkbox"/>
Rosener	<input checked="" type="checkbox"/>	<input type="checkbox"/>