



Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: 42-Lot Subdivision for Detached Single Family Residential Dwellings –
“Cedar Creek Gardens”

Date: September 15, 2021

Pursuant to the City of Sherwood Covid-19 Virtual Neighborhood Meeting Requirements dated May 11, 2020, you are invited to attend a virtual meeting on:

October 4, 2021 at 6:00 pm

Online at: <https://bit.ly/285021meeting> or

Phone at: 971-358-1930, Conference ID: 474 427 856#

A copy of these materials can also be found online at: <https://bit.ly/285021materials>

The meeting will be held using the Microsoft Teams Live Event feature. By entering the URL or phone number above, you will be directed to the Live Event. Access to the Live Event will begin at 5:50pm, and the meeting will start promptly at 6pm. You do not require a Microsoft Teams account to attend the meeting. The meeting may be recorded for the purpose of preparing minutes for submittal with a Land Use Application.

Due to the nature of the virtual meeting, we will have limited opportunity to respond to live questions. Please forward questions as directed below by October 4, 2021 at 4pm. All questions received prior to this time will be answered during the meeting.

Email: whayson@pd-grp.com

or

USPS: Pioneer Design Group
Attn: Wayne Hayson
9020 SW Washington Square Road, Suite 170
Portland OR 97229.

Pioneer Design Group Inc.

9020 SW Washington Square Rd. | Portland, OR | 97223 | 503.643.8286

EXPERIENCED

INNOVATIVE

COMMITTED

CEDAR CREEK GARDEN



VICINITY MAP



APPLICANT

WESTWOOD HOMES LLC
12700 NW CORNELL ROAD
PORTLAND, OR 97229
PHONE: (503) 330-2215

OWNER

WAYNE AND LINDA CHRONISTER (TAX LOT 107)
PO BOX 1474
SHERWOOD, OR 97140
CHARLES AND LOUISE BISSETT (TAX LOT 102)
16871 SW BROOKMAN ROAD
SHERWOOD, OR 97140

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
6000 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP: 3S106
TAX LOT: 102 & 107
SITE ADDRESS: 16871 & 17033 SW BROOKMAN ROAD
SHERWOOD, OREGON 97140
SITE SIZE: 20.03 ACRES
ZONING: MDRL

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 118.
DESCRIPTION: A 3" BRASS DISK INSCRIBED, WASH. CO. BM
118 SET CONCRETE FILLED WITH METAL NORTH SIDE OF
BROOKMAN ROAD ON THE EXTENDED CENTERLINE OF
OBERST ROAD

ELEVATION: 194.775 NGVD 29

PRELIMINARY PLAT

A 42 LOT SUBDIVISION ON TAX LOT 102 & 107, TAX MAP 3S106
16871 & 17033 SW BROOKMAN ROAD, SHERWOOD, OR 97140





WASHINGTON COUNTY OREGON
SECTION 6 T3S R1W W.M.
SCALE 1" = 400'

26	31	22	33	24	35	26	31
1	6	5	4	3	2	1	6
13	7	8	9	10	11	12	7
13	13	14	15	16	14	15	18
24	19	20	21	22	23	24	19
25	30	29	28	27	28	29	20
34	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.cw.washington.or.gov

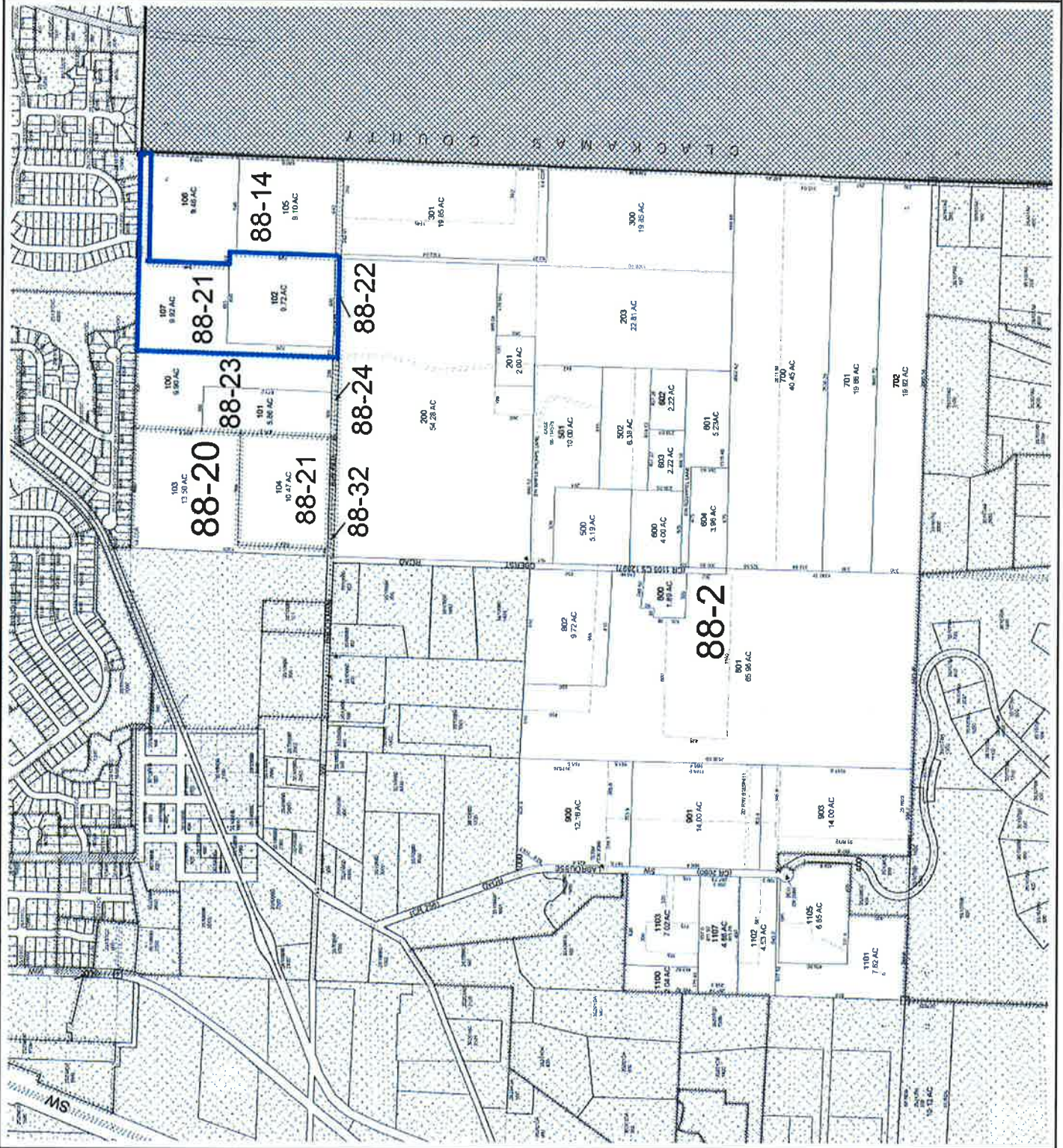
BA	BB	BB	BB	AA
BC	BD	BD	BD	AD
CB	CA	CB	CB	DA
CC	CD	CD	CD	DD

Cancelled Tracts For: 3S106
1995 1100 1105 1002 700 700 700 700



PLOT DATE: 02/12/2021
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

This parcel information is the property of Washington County and is provided for informational purposes only. It is not intended to be used for legal purposes. Please consult the official plat for the most current information.





CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

September 15, 2021

RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING

PROPOSED DEVELOPMENT: 42-Lot Subdivision for Detached Single Family Residential Dwellings – “Cedar Creek Gardens”

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 3S106 Tax Lots 102 and 107, otherwise known as 16871 and 17033 SW Brookman Road, Sherwood. The site is located in the City of Sherwood’s Medium Density Residential Low (MDRL) zone within the Brookman Addition Concept Plan area.

The applicant is proposing a 42-Lot Subdivision for Detached Single Family Residential Dwellings – “Cedar Creek Gardens” on the 20.03-acre site, along with the creation of new internal public streets, and open space tracts for the preservation of natural resource areas and extension of a public trail system through the site. The proposed lots will each exceed the minimum 5,000 square foot requirement of the MDRL Zone, and will be separated into 3 distinct groupings in order to preserve the Cedar Creek corridor, which runs from west to northeast through the site. There is a further small unnamed tributary flowing from SW Brookman Road to Cedar Creek along the western boundary of the site, and an area of identified wetlands located along the eastern boundary of the site. Prior to applying for Land Use approval from the City, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this VIRTUAL meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is submitted. This meeting gives you the opportunity to share with us any special information you know about the site. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City’s Zoning and Community Development Code.

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Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City for you to participate with written comments and/or an opportunity to attend a public hearing.

Due to the nature of the virtual meeting, we may have limited opportunity to respond to live questions. After reviewing these materials, if you have questions you would like answered during the meeting, please forward via email to whayson@pd-grp.com, or via mail marked to my attention at 9020 SW Washington Square Road, Suite 170, Portland OR 97229. All questions received prior to 4 pm on October 4, 2021 will be answered during the meeting.

Sincerely,

Wayne Hayson
Planning Manager

Attachments: Vicinity/Tax Map
Preliminary Plan
Virtual Meeting Instructions