



PLANNING DEPARTMENT NEIGHBORHOOD MEETING PACKET

(Required for all Type III, IV or V projects)

Submit the following with land use application materials to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 625-5522.

The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development per Sherwood Zoning and Community Development Code 16.70.020. The meeting must be held in a public location **prior** to submitting a land use application.

- Affidavits of mailing to adjacent property owners that are within 1,000 feet of the subject application.
- Sign-in sheet(s)
- Summary of the meeting notes

(Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.)

Affidavit of Mailing

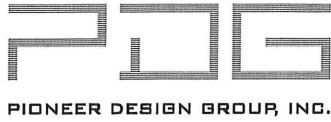
DATE:

STATE OF OREGON)
)
Washington County)

I, Ben Altman, representative for the 28-Lot Subdivision proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on January 17, 2020.



Representatives Name: Ben Altman
Name of the Organization: Pioneer Design Group



CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

January 17, 2020

RE: NOTICE OF NEIGHBORHOOD REVIEW MEETING FOR A PROPOSED 28-LOT SUBDIVISION.

Dear Resident or Property Owner:

Pioneer Design Group represents the owner of property located at 17433 SW Brookman Road, also identified as Tax Lot 104 of Tax Map T3S R1W 06, as shown on the attached Tax Map. This property is currently zoned Medium Density Residential Low (MDRL) by the City of Sherwood.

We are considering a proposal for a 28-Lot Subdivision. Before applying to the City of Sherwood Planning Department we would like to take the opportunity to informally discuss the proposal in more detail with you.

Pursuant to Sherwood Zoning and Community Development Code Section 16.70.020, you are invited to attend a meeting scheduled for:

***Thursday, February 13, 2020 @ 6:30 pm
Marjorie Stewart Community Center
21907 SW Sherwood Blvd., Sherwood, OR 97140***

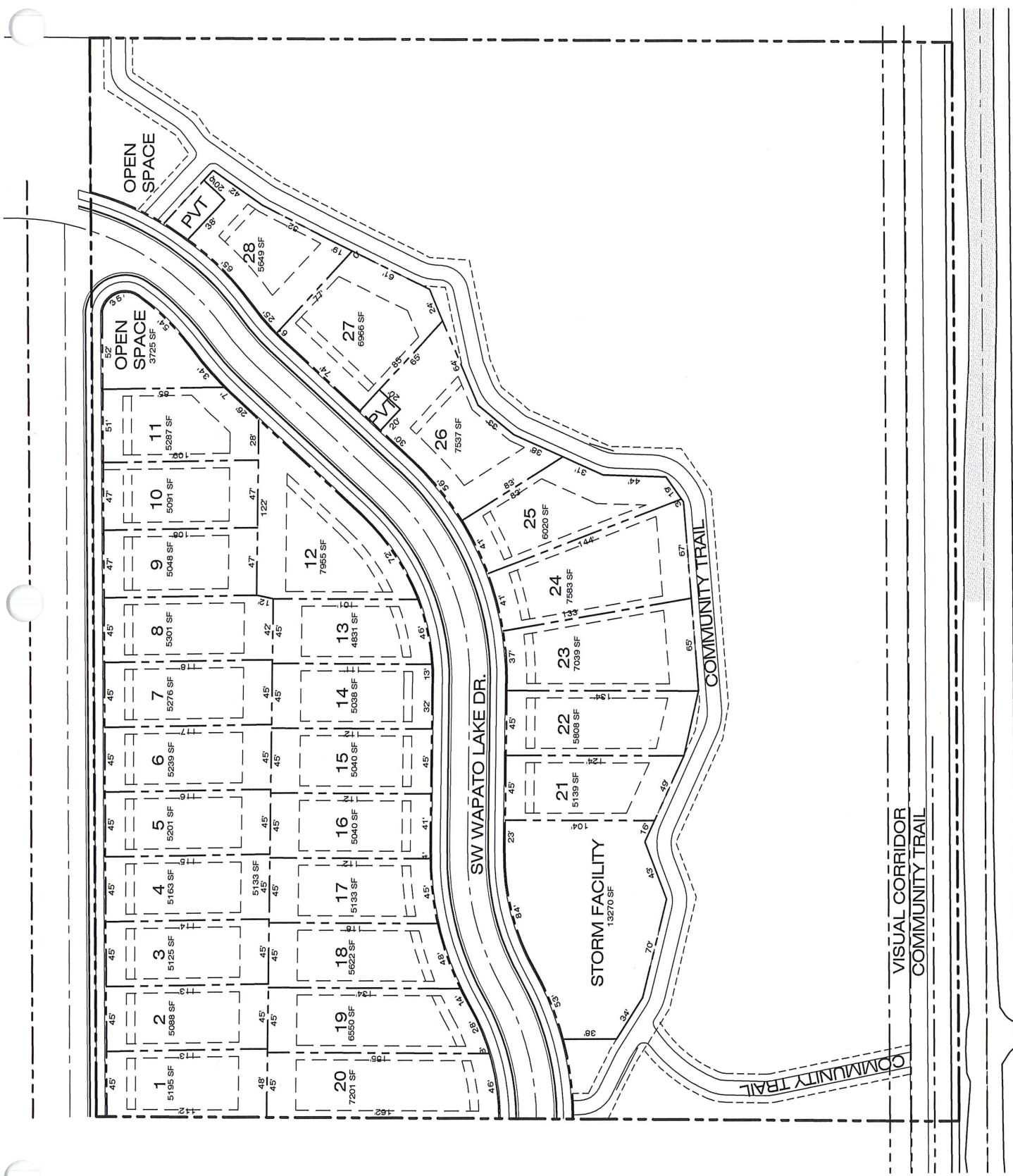
The purpose of this informal meeting is to provide a forum for surrounding property owners / residents to review the proposal and to identify issues so they can be considered before the formal application is submitted. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards consistent with the City of Sherwood's land use regulations.

Please note that this will be an informational meeting on preliminary development plans prior to official submission to the City. These plans may change slightly before the application is submitted to the City. Depending upon the type of application, you may receive an official notice from the City of Sherwood providing the opportunity to comment either by submitting written comments, and/or by attending a public hearing.

Please feel free to contact us at 503-643-8286 or msprague@pd-grp.com if you have questions about this meeting or the proposed project. We look forward to discussing this proposal with you.

Sincerely,

Matthew L. Sprague
Principal
Pioneer Design Group



SW BROOKMAN ROAD
(COUNTY ROAD 483)

3S10600 00100
Gerald Ouellette
Po Box 1468
Sherwood, OR 97140

3S10600 00101
Bonnie David
17117 SW Brookman Rd
Sherwood, OR 97140

3S10600 00102
Charles Bissett Jr.
16871 SW Brookman Rd
Sherwood, OR 97140

3S10600 00103
Brookman Development LLC
Po Box 61426
Vancouver, WA 98666

3S10600 00104
Linda Scott
17433 SW Brookman Rd
Sherwood, OR 97140

3S10600 00107
Wayne Chronister
Po Box 1474
Sherwood, OR 97140

3S10600 00200
Philip Lapp
17400 SW Brookman Rd
Sherwood, OR 97140

3S10600 00200
Philip Lapp
17400 SW Brookman Rd
Sherwood, OR 97140

3S106B0 00100
Brookman Development LLC
Po Box 61426
Vancouver, WA 98666

3S106B0 00101
Thomas Bartlett
17687 SW Brookman Rd
Sherwood, OR 97140

3S106B0 00200
George Boyd
Po Box 85
Tualatin, OR 97062

3S106B0 00300
Kevin Durrell
24661 SW Oberst Rd
Sherwood, OR 97140

3S106B0 00302
Leroy Moser
16121 SW 129th Ter
Tigard, OR 97224

3S106B0 00303
Thomas & Kristina Herold
17636 SW Brookman Rd
Sherwood, OR 97140

3S106B0 00400
Michael Fullmer
17878 SW Brookman Rd
Sherwood, OR 97140

3S106B0 00500
Jason Higgins
17890 SW Brookman Rd
Sherwood, OR 97140

3S106B0 01401
Wendy Ann Wells
24895 SW Oberst Rd
Sherwood, OR 97140

3S106B0 01402
Kenneth Kolb Jr.
24799 SW Oberst Rd
Sherwood, OR 97140

2S131DC 02300
Wayne Vaincourt
23898 SW Golden Pond Ter
Sherwood, OR 97140

2S131DC 02400
Eitoku Yamanaka
23921 SW Golden Pond Ter
Sherwood, OR 97140

2S131DC 02500
James Anderson Jr.
23907 SW Golden Pond Ter
Sherwood, OR 97140

2S131DC 03800
Carol Weber
17328 SW Greengate Dr
Sherwood, OR 97140

2S131DC 03900
Todd Preston Card
17340 SW Greengate Dr
Sherwood, OR 97140

2S131DC 04000
Melissa McKinney
17357 SW GREENGATE DR
SHERWOOD, OR 97140-6929

2S131DC 06200
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131CD 07000
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131DC 06500
Jessica Vanbergen
17185 SW Cobble Ct
Sherwood, OR 97140

2S131DC 06600
Donald Rogie
17171 SW Cobble Ct
Sherwood, OR 97140

2S131DC 06700
Marsha Brown
17157 SW Cobble Ct
Sherwood, OR 97140

2S131DC 06800
Naoki Kuze
17143 SW Cobble Ct
Sherwood, OR 97140

2S131DC 06900
Satish & Ruchi Singh
15132 NW Delia St
Portland, OR 97229

2S131DC 07000
Wendy Hubbenette
17115 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07100
Pranger
17101 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07200
Jonathan Wisniewski
17087 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07300
Richard Mikulak
17073 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07400
Courtney & Kurt Penberthy
17057 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07800
Thomas Gall
17010 SW Cobble Ct
Sherwood, OR 97140

2S131DC 07900
Teresa Conrad
17024 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08000
Brian & Melanie Crabtree
17038 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08100
Daniel Defreval
17052 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08200
Isidro Toscano
17066 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08300
John Arzner
17080 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08400
Jodi Briggs
17094 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08500
Robert Frailey
17108 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08600
Robert Costley
50485 Spyglass Hill Dr
La Quinta, CA 92253

2S131DC 08700
Robert Savage
17136 SW Cobble Ct
Sherwood, OR 97140

2S131DC 08800
Ang Ho
1249 Alemany Blvd
San Francisco, CA 94112

2S131DC 08900
Adam Gemmil
17164 SW COBBLE CT
SHERWOOD, OR 97140-6954

2S131DC 09000
Sherryl Hardman
17178 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09100
Jeremy Price
17192 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09200
Scott Bernard Nelson
17206 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09300
Jose Valdes Aceves
17232 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09400
Scott Demming
17258 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09500
Karen Blair
17286 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09600
Lisa Ring
17320 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09700
Christine Marr
17348 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09800
Yang Lu
17374 SW Cobble Ct
Sherwood, OR 97140

2S131DC 09900
Clifton Taylor
17400 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10000
Micah Ling
17414 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10100
Nicholas Morad
17428 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10200
Eric McMuldren
17442 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10300
Brant Stai
17456 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10400
Anthony Jr & Kimberly Budesilich
17470 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10500
Ryan Krause
17484 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10600
Paul Billeci
17961 SW Bridger Ln
Sherwood, OR 97140

2S131DC 10700
Michael Cornett
17461 SW Cobble Ct
Sherwood, OR 97140

2S131DC 10800
Rod Widows
17433 SW COBBLE CT
SHERWOOD, OR 97140-6299

2S131DC 10900
Cameron Shayegi
17419 SW Cobble Ct
Sherwood, OR 97140

2S131DC 11000
Stephen Hilt
17369 SW Greengate Dr
Sherwood, OR 97140

2S131DC 11100
Nathan Bush
17363 SW Cobble Ct
Sherwood, OR 97140

2S131DC 11200
Hpa Jv Borrower 2019-1 MI LLC
180 N Stetson Ave #3650
Chicago, IL 60601

2S131DC 11300
Stephanie Lynn Charters
17281 SW Cobble Ct
Sherwood, OR 97140

2S131DC 11400
Karen Koehler
23935 SW GOLDEN POND TER
SHERWOOD, OR 97140-6958

2S131CD 16400
Julie Bouris
17612 SW Inkster Dr
Sherwood, OR 97140

2S131CD 16500
Katie Cook
17588 SW Inkster Dr
Sherwood, OR 97140

2S131CD 16600
Stephen Kuske
17562 SW Inkster Dr
Sherwood, OR 97140

2S131CD 16700
17536 Sw Inkster LLC
21455 Miles Dr
West Linn, OR 97068

2S131CD 16800
Laurie Holm
17510 SW Inkster Dr
Sherwood, OR 97140

2S131CD 16900
Walter Beach
17496 SW Inkster Dr
Sherwood, OR 97140




2S131CD 17000
Donnerberg Construction Inc
14400 SW 86th Ave
Portland, OR 97224

2S131CD 17500
Sherwood City
22560 SW Pine St
Sherwood, OR 97140

2S131DC 17200
Nasrin Zaman
2519 Sierra Sage St
Las Vegas, NV 89134

2S131DC 17300
Sherwood City
22560 SW Pine St
Sherwood, OR 97140



-  Subject
-  Radius
-  Notification

Prepared by: Fidelity National Title
 Data: CoreLogic, Metro RLIS
 Date: 1/15/2020
 This information is reliable, but not guaranteed. It is not a survey.

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Riverside at Cedar Creek - a 28-Lot Residential Subdivision

Proposed Project Location: 17433 SW Brookman Road, Sherwood, OR 97140

Project Contact: Wayne Hayson - Pioneer Design Group

Meeting Location: Marjorie Stewart Community Center

Meeting Date: 02/13/2020

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Wayne Hayson	9020 SW Washington Sq Rd	w.hayson@pd-gp.com				<input checked="" type="checkbox"/>
Matt Sprague	" " "	MSprague@pd-gp.com				<input checked="" type="checkbox"/>

Neighborhood Meeting Notes
Riverside at Cedar Creek - A 28-Lot Subdivision
February 13, 2020 Beginning at 6:30 PM
Marjorie Stewart Community Center

Representatives of the applicant, Wayne Hayson and Matthew Sprague, both of Pioneer Design Group, were in attendance. No further attendees had arrived by 7pm, so Messrs. Hayson and Sprague closed the meeting room and left the Community Center at approximately 7:10pm.