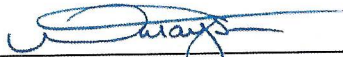


Affidavit of Mailing

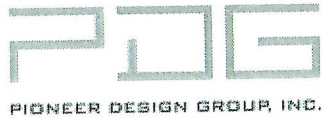
DATE: January 19, 2021

STATE OF OREGON)
)
Washington County)

I, Wayne Hayson, representative for the Pine Street Mixed Use 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 19, 2021.



Representatives Name: Wayne Hayson
Name of the Organization: Pioneer Design Group



CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503 543 6286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

January 19, 2021

RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING

PROPOSED DEVELOPMENT: A 5 Unit Live/Work Townhome Development

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 2S132BC03100, otherwise known as 22415 SW Pine Street, Sherwood. The site is located in the City of Sherwood’s Retail Commercial zone, within the Smockville Area of the Old Town Overlay District.

The Developer is considering a proposal for construction of 5 attached live-work townhomes. Each townhome will consist of 3 stories, with a live/work space and garage parking located on the ground floor, and attached single family residential space above. Primary pedestrian access to the units will be directly from SW Pine Street, with vehicular access to the units from a private alley to the rear of the building between SW Second Avenue and the existing driveway. 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.

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:

February 2nd, 2021 at 6:00 pm

Online at: <https://bit.ly/382001meeting>; or

Phone at: 971-358-1930, Conference ID: 828 320 827#

A copy of these materials can also be found online at: <https://bit.ly/382001materials>

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. 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. 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 February 2nd, 2021 will be answered during the meeting.

Sincerely,

Wayne Hayson
Planning Manager

Attachments: Tax Map
Preliminary Plan
Virtual Meeting Instructions

2S 1 32BC

2S 1 32BC

SHERWOOD
2S 1 32BC

2S 1 32BC

WASHINGTON COUNTY OREGON
SW 1/4 NW 1/4 SECTION 32 T2S RTW W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B			A
BC	BD	AC	AD
CB	CA	DB	DA
C			D
CC	CD	DC	DD

SECTION 32

Cancelled Taxlots For: 2S132BC
4828 AC 2007-0510 2007-0511 2007-0512 2007-0513 2007-0514 2007-0515 2007-0516 2007-0517 2007-0518 2007-0519 2007-0520 2007-0521 2007-0522 2007-0523 2007-0524 2007-0525 2007-0526 2007-0527 2007-0528 2007-0529 2007-0530 2007-0531 2007-0532 2007-0533 2007-0534 2007-0535 2007-0536 2007-0537 2007-0538 2007-0539 2007-0540 2007-0541 2007-0542 2007-0543 2007-0544 2007-0545 2007-0546 2007-0547 2007-0548 2007-0549 2007-0550 2007-0551 2007-0552 2007-0553 2007-0554 2007-0555 2007-0556 2007-0557 2007-0558 2007-0559 2007-0560 2007-0561 2007-0562 2007-0563 2007-0564 2007-0565 2007-0566 2007-0567 2007-0568 2007-0569 2007-0570 2007-0571 2007-0572 2007-0573 2007-0574 2007-0575 2007-0576 2007-0577 2007-0578 2007-0579 2007-0580 2007-0581 2007-0582 2007-0583 2007-0584 2007-0585 2007-0586 2007-0587 2007-0588 2007-0589 2007-0590 2007-0591 2007-0592 2007-0593 2007-0594 2007-0595 2007-0596 2007-0597 2007-0598 2007-0599 2007-0600 2007-0601 2007-0602 2007-0603 2007-0604 2007-0605 2007-0606 2007-0607 2007-0608 2007-0609 2007-0610 2007-0611 2007-0612 2007-0613 2007-0614 2007-0615 2007-0616 2007-0617 2007-0618 2007-0619 2007-0620 2007-0621 2007-0622 2007-0623 2007-0624 2007-0625 2007-0626 2007-0627 2007-0628 2007-0629 2007-0630 2007-0631 2007-0632 2007-0633 2007-0634 2007-0635 2007-0636 2007-0637 2007-0638 2007-0639 2007-0640 2007-0641 2007-0642 2007-0643 2007-0644 2007-0645 2007-0646 2007-0647 2007-0648 2007-0649 2007-0650 2007-0651 2007-0652 2007-0653 2007-0654 2007-0655 2007-0656 2007-0657 2007-0658 2007-0659 2007-0660 2007-0661 2007-0662 2007-0663 2007-0664 2007-0665 2007-0666 2007-0667 2007-0668 2007-0669 2007-0670 2007-0671 2007-0672 2007-0673 2007-0674 2007-0675 2007-0676 2007-0677 2007-0678 2007-0679 2007-0680 2007-0681 2007-0682 2007-0683 2007-0684 2007-0685 2007-0686 2007-0687 2007-0688 2007-0689 2007-0690 2007-0691 2007-0692 2007-0693 2007-0694 2007-0695 2007-0696 2007-0697 2007-0698 2007-0699 2007-0700 2007-0701 2007-0702 2007-0703 2007-0704 2007-0705 2007-0706 2007-0707 2007-0708 2007-0709 2007-0710 2007-0711 2007-0712 2007-0713 2007-0714 2007-0715 2007-0716 2007-0717 2007-0718 2007-0719 2007-0720 2007-0721 2007-0722 2007-0723 2007-0724 2007-0725 2007-0726 2007-0727 2007-0728 2007-0729 2007-0730 2007-0731 2007-0732 2007-0733 2007-0734 2007-0735 2007-0736 2007-0737 2007-0738 2007-0739 2007-0740 2007-0741 2007-0742 2007-0743 2007-0744 2007-0745 2007-0746 2007-0747 2007-0748 2007-0749 2007-0750 2007-0751 2007-0752 2007-0753 2007-0754 2007-0755 2007-0756 2007-0757 2007-0758 2007-0759 2007-0760 2007-0761 2007-0762 2007-0763 2007-0764 2007-0765 2007-0766 2007-0767 2007-0768 2007-0769 2007-0770 2007-0771 2007-0772 2007-0773 2007-0774 2007-0775 2007-0776 2007-0777 2007-0778 2007-0779 2007-0780 2007-0781 2007-0782 2007-0783 2007-0784 2007-0785 2007-0786 2007-0787 2007-0788 2007-0789 2007-0790 2007-0791 2007-0792 2007-0793 2007-0794 2007-0795 2007-0796 2007-0797 2007-0798 2007-0799 2007-0800 2007-0801 2007-0802 2007-0803 2007-0804 2007-0805 2007-0806 2007-0807 2007-0808 2007-0809 2007-0810 2007-0811 2007-0812 2007-0813 2007-0814 2007-0815 2007-0816 2007-0817 2007-0818 2007-0819 2007-0820 2007-0821 2007-0822 2007-0823 2007-0824 2007-0825 2007-0826 2007-0827 2007-0828 2007-0829 2007-0830 2007-0831 2007-0832 2007-0833 2007-0834 2007-0835 2007-0836 2007-0837 2007-0838 2007-0839 2007-0840 2007-0841 2007-0842 2007-0843 2007-0844 2007-0845 2007-0846 2007-0847 2007-0848 2007-0849 2007-0850 2007-0851 2007-0852 2007-0853 2007-0854 2007-0855 2007-0856 2007-0857 2007-0858 2007-0859 2007-0860 2007-0861 2007-0862 2007-0863 2007-0864 2007-0865 2007-0866 2007-0867 2007-0868 2007-0869 2007-0870 2007-0871 2007-0872 2007-0873 2007-0874 2007-0875 2007-0876 2007-0877 2007-0878 2007-0879 2007-0880 2007-0881 2007-0882 2007-0883 2007-0884 2007-0885 2007-0886 2007-0887 2007-0888 2007-0889 2007-0890 2007-0891 2007-0892 2007-0893 2007-0894 2007-0895 2007-0896 2007-0897 2007-0898 2007-0899 2007-0900 2007-0901 2007-0902 2007-0903 2007-0904 2007-0905 2007-0906 2007-0907 2007-0908 2007-0909 2007-0910 2007-0911 2007-0912 2007-0913 2007-0914 2007-0915 2007-0916 2007-0917 2007-0918 2007-0919 2007-0920 2007-0921 2007-0922 2007-0923 2007-0924 2007-0925 2007-0926 2007-0927 2007-0928 2007-0929 2007-0930 2007-0931 2007-0932 2007-0933 2007-0934 2007-0935 2007-0936 2007-0937 2007-0938 2007-0939 2007-0940 2007-0941 2007-0942 2007-0943 2007-0944 2007-0945 2007-0946 2007-0947 2007-0948 2007-0949 2007-0950 2007-0951 2007-0952 2007-0953 2007-0954 2007-0955 2007-0956 2007-0957 2007-0958 2007-0959 2007-0960 2007-0961 2007-0962 2007-0963 2007-0964 2007-0965 2007-0966 2007-0967 2007-0968 2007-0969 2007-0970 2007-0971 2007-0972 2007-0973 2007-0974 2007-0975 2007-0976 2007-0977 2007-0978 2007-0979 2007-0980 2007-0981 2007-0982 2007-0983 2007-0984 2007-0985 2007-0986 2007-0987 2007-0988 2007-0989 2007-0990 2007-0991 2007-0992 2007-0993 2007-0994 2007-0995 2007-0996 2007-0997 2007-0998 2007-0999 2007-1000

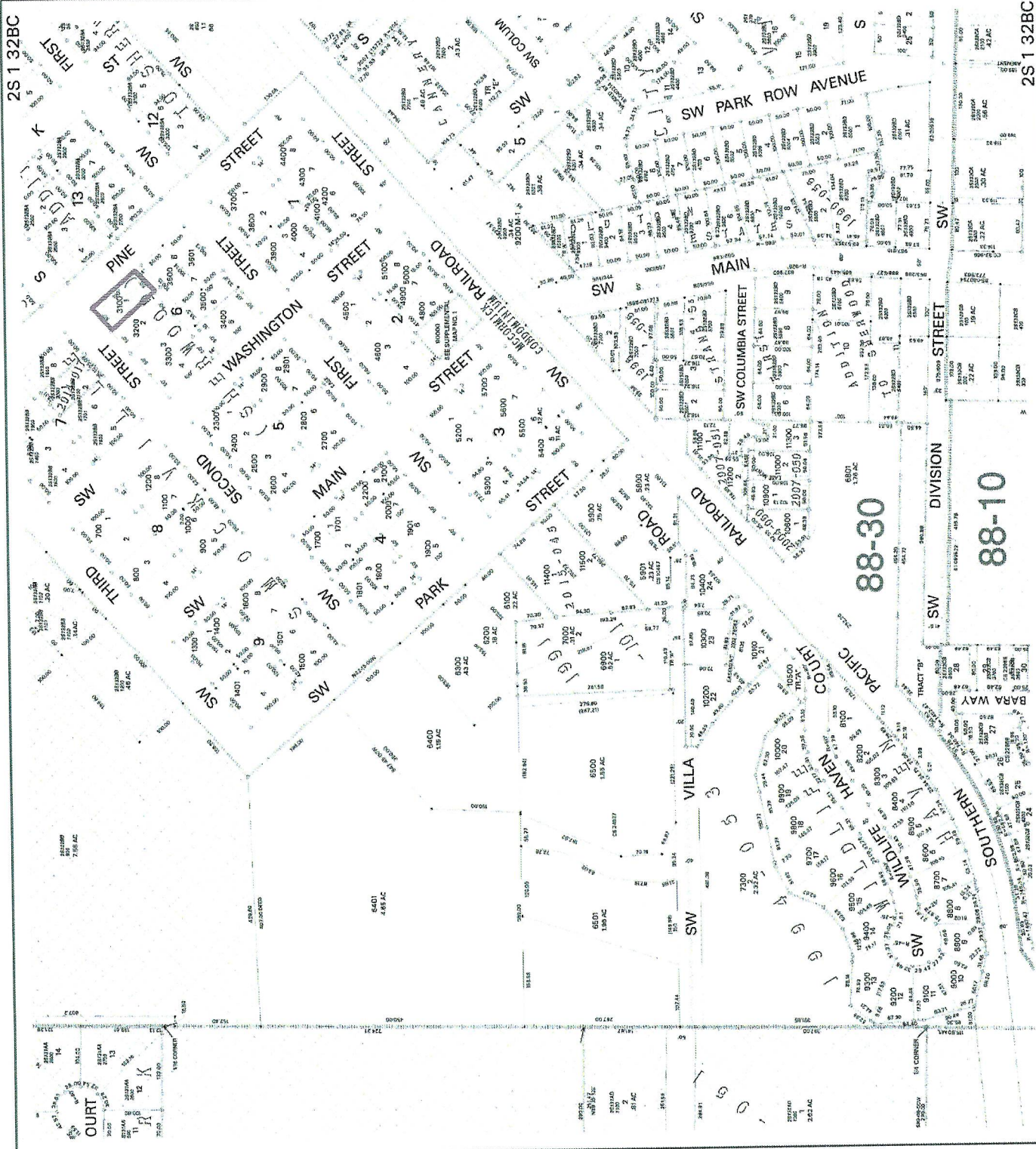
SCALE 1" = 100'



CARTOGRAPHY

PLOT DATE: July 18, 2016
FOR ASSESSMENT PURPOSES
ONLY
NOT FOR OTHER USE

This map is for reference only and may not include the most current property boundaries. Please consult the appropriate map authority for the most current information.



88-10

88-30



Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants
From: Wayne Hayson
Pioneer Design Group, Inc.
Project: Proposed 5 Unit Live/Work Townhome Development
Date: January 19, 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:

February 2nd, 2021 at 6:00 pm

Online at: <https://bit.ly/382001meeting>; or

Phone at: 971-358-1930, Conference ID: 828 320 827#

A copy of these materials can also be found online at: <https://bit.ly/382001materials>

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 February 2nd, 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.

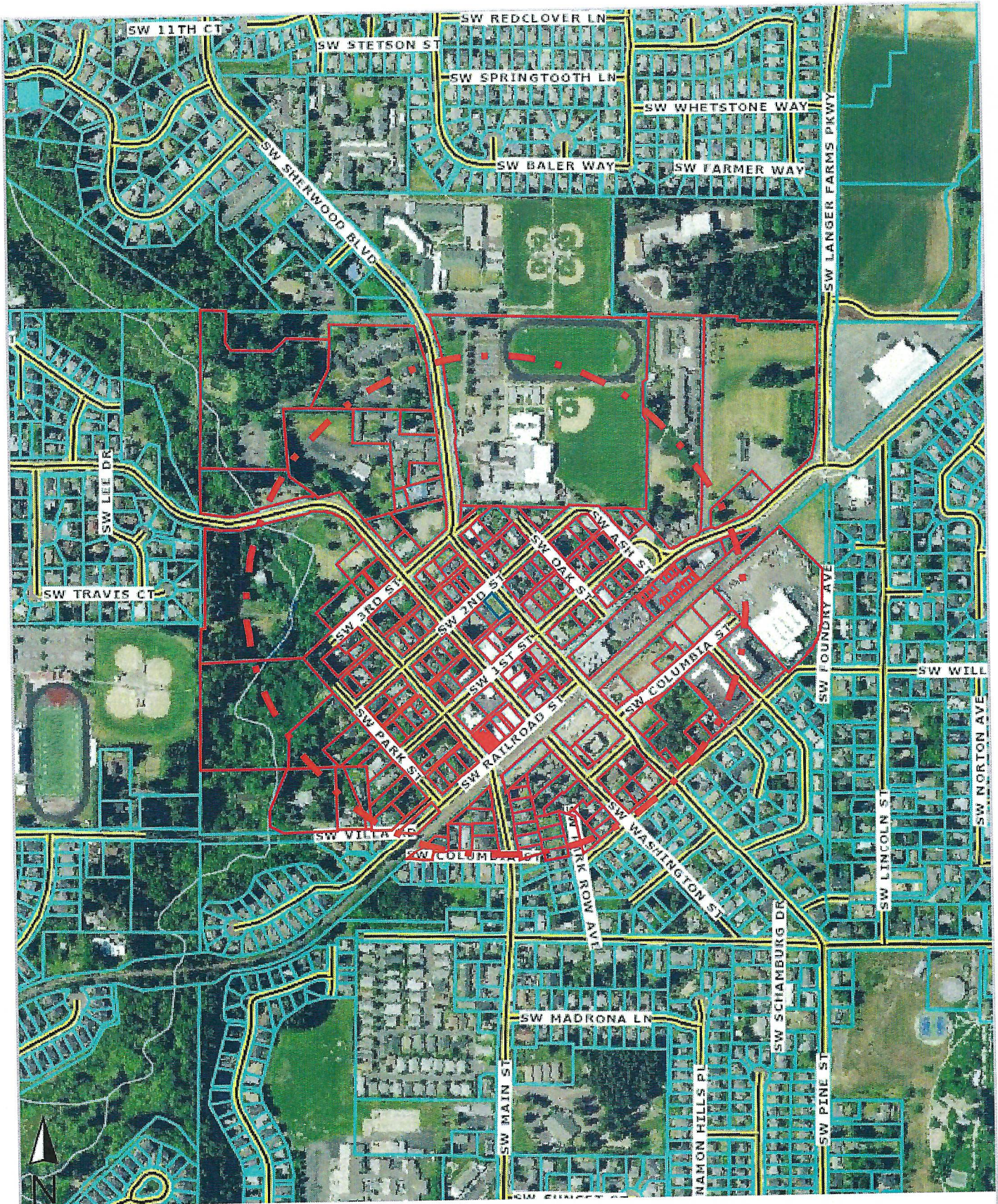
Pioneer Design Group Inc.

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

EXPERIENCED

INNOVATIVE

COMMITTED



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Karen Mccolm
16101 SW 3Rd St
Sherwood OR 97140

Ellen Dalingen
29149 SW Costa Cir E
Wilsonville OR 97070

New Life Assembly Of God
PO Box 878
Sherwood OR 97140

James Kluser
22441 SW Main St
Sherwood OR 97140

Jon Braden
15623 SW Willamette St
Sherwood OR 97140

Michael Kies
Janice Chambers
16241 SW Villa Rd
Sherwood OR 97140

Best, Adam J & Meghan M Living
Trust
16233 SW Villa Rd
Sherwood OR 97140

Mark Green
Janet Green
16057 SW 2Nd St
Sherwood OR 97140

Sherwood, City Of
22560 SW Pine St
Sherwood OR 97140

John Kandik
Julie Kandik
16045 SW Columbia St
Sherwood OR 97140

Jill Bland
22825 SW Main St
Sherwood OR 97140

Russell Griffin
Delyn Griffin
15717 SW 1St St
Sherwood OR 97140

Theodore Hilliard
Sandra Garsele
22813 SW Main St #A
Sherwood OR 97140

Amy Schlapper
22809 SW Main St
Sherwood OR 97140

Mountain High Apartments LLC & Tsl
Sherwood Tic LLC
401 NE Evans St
Mcmminville OR 97128

Trevor Peniuk
Jennifer Peniuk
22831 SW Park Row Ave
Sherwood OR 97140

Mccormick Condo Owners Of All
Units
OR

Richard Hanson
22582 SW Main St #2
Sherwood OR 97140

Emma Utti
22582 SW Main St #203
Sherwood OR 97140

Gerald Voelker
Patricia Voelker
22582 SW Main St #4
Sherwood OR 97140

Jeffrey Kramer
Rebecca Kramer
22582 SW Main St Apt 305
Sherwood OR 97140

Childs, John & Carol Rev Trust
238 E Jefferson St
Madison GA 30650

Bradley Harrison
22582 SW Main St #307
Sherwood OR 97140

Jlo Investment LLC
16869 SW 65Th Ave
Lake Oswego OR 97035

Sherwood, City Of
8051 Congress Ave
Boca Raton FL 33487

Megan E K Crane
Casey J Crane
16165 SW Columbia St
Sherwood OR 97140

Legacy Homes Inc
18025 SW Brookman Rd
Sherwood OR 97140

Us Bank
PO Box 460169
Houston TX 77056

Jason L Ludwig
Paulette Greenough
13025 SW Herman Rd
Tualatin OR 97062

Union Pacific Railroad Co
1400 Douglas St Ms 1640
Omaha NE 68179

Eduardo Contreras
Rosary Contreras
PO Box 1013
Sherwood OR 97140

Eleanor Simon
Jeffrey Simon
16027 SW 2Nd St
Sherwood OR 97140

Martha Ihuri
Stanley Ihuri
16033 SW 2Nd St
Sherwood OR 97140

Hpa Borrower 2016 MI LLC
180 N Stetson Ave Ste 3650
Chicago IL 60601

William Burris
22843 SW Park Row Ave
Sherwood OR 97140

Ciaran Canning
Tanya Canning
22810 SW Main St
Sherwood OR 97140

Theodore Flatt
Rebecca Flatt
22812 SW Main St
Sherwood OR 97140

Constantin Predoaica
22824 SW Main St
Sherwood OR 97140

Paul Thayer
Lauren Thayer
22836 SW Main St
Sherwood OR 97140

Bradly Hays
Jessica Hays
22848 SW Main St
Sherwood OR 97140

Tram Tran
22850 SW Main St
Sherwood OR 97140

Voxia Community Lh LLC
22461 SW Pine St
Sherwood OR 97140

Ann Brucker
22545 SW Park St
Sherwood OR 97140

Jb Custom Homes LLC
22464 SW Pine St
Sherwood OR 97140

Michelson Heritage LLC
15607 SW Highpoint Dr
Sherwood OR 97140

Jdr LLC
23225 NE Dillon Rd
Newberg OR 97132

St Francis Catholic Church
15651 SW Oregon St
Sherwood OR 97140

Sherwood School Dist #88J
23295 SW Main St
Sherwood OR 97140

T's Beautiful Sherwood Homes LLC
PO Box 641
Sherwood OR 97140

William King
15900 SW 3Rd St
Sherwood OR 97140

Frontier Communications Northwest
Inc
PO Box 619015
Dallas TX 75261

Jeffrey Ruble
PO Box 4354
Sunriver OR 97707

Amg Properties LLC
23649 SW Heron Lakes Dr
Sherwood OR 97140

Violet Kimber
Cindy Parish
22248 SW Lincoln St
Sherwood OR 97140

Moller Joint Trust
13980 SW Tooze Rd
Sherwood OR 97140

Cavanaugh, Kern M & Sharon D Joint
Real Estate Trust
3350 SW Hazelbrush Ct
Wilsonville OR 97070

Charles Harbick
Peggy Harbick
10350 SW Amanda Ct
Tigard OR 97224

Matthew Fisher
Geneva Fisher
15818 SW 2Nd St
Sherwood OR 97140

Casa Dei Bambini Montessori School
22444 SW Oak St
Sherwood OR 97140

Kenneth Bastian
15859 SW 1St St
Sherwood OR 97140

Diane Brown
15783 SW Bowmen Ct
Sherwood OR 97140

Robert Zobrist
Shauna Zobrist
21595 SW 110Th Pl
Tualatin OR 97062

Jsj Investments LLC
14919 SE Brooke Ct
Sherwood OR 97140

Timothy Hackett
Stephanie Bell
15908 SW 2Nd St
Sherwood OR 97140

Sj Rentals LLC
18075 SW Pearl St
Sherwood OR 97140

Sherwood Hall LLC
PO Box 1698
Beaverton OR 97075

Jb1 LLC
PO Box 220
Sherwood OR 97140

Jennifer L Kelley
22455 SW Oak St
Sherwood OR 97140

Argonne Post No.56 Of The American
Legion
PO Box 532
Sherwood OR 97140

Jennifer Kuiper
15804 SW 1St St
Sherwood OR 97140

Brian Amer
Andrea Reinkemeyer
15824 SW 1St St
Sherwood OR 97140

Joyce Marshall
15850 SW 1St St
Sherwood OR 97140

Ned Sands
PO Box 265
Sherwood OR 97140

Eaton Properties
PO Box 230287
Tigard OR 97223

Methodist Church Of Sherwood
PO Box 127
Sherwood OR 97140

Tinh Bui
Tiffany Bui
22009 SW Sherwood Blvd
Sherwood OR 97140

Teancum LLC
22021 SW Sherwood Blvd
Sherwood OR 97140

Billings, Jered D & Nicole A Living
Trust
16041 SW 3Rd St
Sherwood OR 97140

Epic Hse Ch Inc
PO Box 1449
Sherwood OR 97140

Clay Christie
Amy Christie
16125 SW 3Rd St
Sherwood OR 97140

Shane Goodwin
Christine Goodwin
16157 SW 3Rd St
Sherwood OR 97140

Corrado, Christopher W & Kimra S
Rev Living Trust
14331 SW Fair Oaks Dr
Sherwood OR 97140

Donald Balsiger
16040 SW 3Rd St
Sherwood OR 97140

Jose Dorado
16058 SW 3Rd St
Sherwood OR 97140

D & C Investment Properties LLC
PO Box 3768
Wilsonville OR 97070

Mat Dang
Thao Dang
22331 SW Pine St
Sherwood OR 97140

Versteegh, Cheryl Rev Living Trust
22335 SW Washington St
Sherwood OR 97140

Acqueline Head
Eugene Head
22344 SW Main St
Sherwood OR 97140

Mccready Retirement Trust
6500 SW Macadam Ave Ste 300
Portland OR 97239

Karl Weichold
Emily Stearns
16137 SW 2Nd St
Sherwood OR 97140

Eric Kneifel
Brenda Kneifel
16125 SW 2Nd St
Sherwood OR 97140

Amanda Stanaway
16103 SW 2Nd St
Sherwood OR 97140

Stephen Waldroup
Cora Waldroup
403 N Main St
Newberg OR 97132

Barbara Ashcroft
22349 SW Main St
Sherwood OR 97140

Michelle Sieving
9780 Stablegate Rd
Wilton CA 95693

Pettijohn Mary D Trust
16239 SW 2Nd St
Sherwood OR 97140

Brian Richardson
Shelly Richardson
22377 SW Main St
Sherwood OR 97140

Rosa Tofte
15532 SW Willamette St
Sherwood OR 97140

Scott Donnelly
Vicki Poppen
22430 SW Park St
Sherwood OR 97140

Jason Gardner
PO Box 279
Sherwood OR 97140

Gardner Team Inc
16227 SW 1St St
Sherwood OR 97140

Ralph Gregg
8221 Quail Arroyo Ave
Las Vegas NV 89131

Johnson, Nancy A Living Trust
22463 SW Main St
Sherwood OR 97140

Douglas Tollen
22427 SW Washington St
Sherwood OR 97140

Darci Vandenhoeck
Kirk Vandenhoeck
16114 SW 2Nd St
Sherwood OR 97140

Steven Munsterman
Pamela Munsterman
23371 SW Sherk Pl
Sherwood OR 97140

Oregon Care Group LLC
302 9Th St
Wenatchee WA 98801

Pilothouse 60 LLC & Jensen, Robert
25705 SW Labroussee Rd
Sherwood OR 97140

Tim Allred
Laurie Allred
21180 SW Eastview Rd
Sherwood OR 97140

190 Washington LLC & Cach, Joan L
& Sherwood Old Town Properties
LLC
6003 4Th Ave NE
Seattle WA 98115

Hyde Living Trust
17949 SW Kelok Rd
Lake Oswego OR 97034

Betty Helenius
Beverly Hall
7581 SW Applegate Dr
Beaverton OR 97007

Sherwood Masonic Temple Assoc
22536 SW Washington St
Sherwood OR 97140

Sherwood Lodge I 0 0 F 222
22556 SW Washington St
Sherwood OR 97140

1023 LLC & Cooper Properties LLC
19430 SW Lebeau Rd
Sherwood OR 97140

Golden Boar Investments LLC
16043 SW Railroad St
Sherwood OR 97140

Stewart-Maplethorpe Properties LLC
22595 SW Pine St
Sherwood OR 97140

Conley 1998 Trust
14750 NE Richard Ln
Newberg OR 97132

Walter Korb Enterprises LLC
15043 SW Division St
Sherwood OR 97140

Csk Sherwood LLC
11013 SW 111Th Pl
Tigard OR 97223

Lundy, Daniel Wayne & Barbara Jo
Rev Living Trust
874 NW 22Nd Ave
Sherwood OR 97013

Christopher Kish
Kelley Kish
16255 SW Railroad St
Sherwood OR 97140

Olive Gribble
16237 SW Railroad St
Sherwood OR 97140

Don Washington
Charlotte Washington
15774 SW Thrasher Way
Sherwood OR 97140

Stacey Kramer-Keating
22583 SW Park St
Sherwood OR 97140

Thomas Reynolds
Barbara Reynolds
PO Box 362
Sherwood OR 97140

Kelsey Lamb
Jesse N Rorvig
22531 SW Park St
Sherwood OR 97140

John Lamb
Shelly Lamb
22463 SW Park St
Sherwood OR 97140

Rick Brattain
Beth Brattain
22435 SW Park St
Sherwood OR 97140

Sharon Bigham
Eugene Bigham
PO Box 42
Sherwood OR 97140

Johnson, Jack R Living Trust
PO Box 241
Sherwood OR 97140

Kay Elton
856 E Hawks Rest Dr
Mapleton UT 84664

Matthew Schiewe
Marilyn Mays
7630 SW 89Th Ave
Portland OR 97223

Kathy Cole
22870 SW Washington St
Sherwood OR 97140

Paula Connolly
PO Box 953
Sherwood OR 97140

Krzani Azjuura
15753 SW Willamette St
Sherwood OR 97140

Christopher Fladwood
Rebecca Fladwood
15715 SW Willamette St
Sherwood OR 97140

Kerry Fitch
PO Box 701
Sherwood OR 97140

Erik Olson
Sarah Olson
15845 SW Willamette St
Sherwood OR 97140

Clark, Harvey E & Edith M Rev Living
Trust
22897 SW Washington St
Sherwood OR 97140

Andrew J Ryan
Laure Ryan
22855 SW Park Row Ave
Sherwood OR 97140

Theresa Kies
22865 SW Washington St
Sherwood OR 97140

Taylor, Richard L & Kristin W Rev
Living Trust & Mccord Family Trust
86 Encinal Pl
Ventura CA 93001

Thomas Harris
Judy Harris
16031 SW Columbia St
Sherwood OR 97140

Windsor Properties Ltd
2245 NE Cornell Rd
Hillsboro OR 97124

Pacific Park Apartments LLC
PO Box 490
Enterprise OR 97828

Neighborhood Meeting (Virtual)
Pine Street Live/Work – 22415 SW Pine Street
Tax Lot 3100, Map 2S1 32BC
February 2, 2021
Beginning at 6:00 PM

Wayne Hayson, Pioneer Design Group, went live with the meeting information posted on screen at 5:50 PM.

At 6:00 PM Wayne opened the meeting and introduced himself. He asked that all participants enter their contact information, particularly emails using the Q&A button at the bottom of the screen, noting that no contact information will be published or shared in any way. He noted that questions or comments can also be entered, and will be addressed during the Q&A portion later, or by email within 7 days.

Wayne then outlined the virtual meeting process and how to submit questions. All slides shown on screen will be available at the web link listed in the mailed notice, and will also be attached with the meeting notes. He mentioned that notes are being taken and the notes will be included with our application. The process outline was posted on-screen.

Wayne then provided an overview of the land use review process, noting this would be a Type IV Review, with notice to the same property owners who received notice of this neighborhood meeting. The slides shown on screen will be attached with the meeting notes, and will be available at the web link listed in the meeting notice.

He went on to explain that after this meeting, we will complete preparation of the application. Once the City accepts the application as “complete” they will provide mailed notice to those who received the notice for this meeting. That notice will provide you with an opportunity to formally comment on the application and provide information on how to review the file.

Wayne then provided a summary of the proposed Live/Work project. Again, all slides shown on screen will be included with the meeting notes

After summarizing the project, the meeting moved on to Questions and Answers.

Question and Answers

There were no emailed questions prior to the meeting.

Posted Questions:

1. Are these going to be owned units?

Response: It is our understanding that these will be owned units.

2. How much will the units be?

Response: We don't know. Market conditions and availability may vary between now and then.

3. Are there any additional parking arrangements?

Response: No. In garage parking will address city requirements and other parking is available on improved streets in the area.

4. When will they be available for purchase?

Response: Probably not until late 2021 or early 2022.

Participant Id	Full Name	UTC Event Timestamp	Action	Role
whayson@pd-grp.com	Wayne Hayson	2/3/2021 1:56:15 AM	Joined	Event Team Member
Mark.Green@stonexamerica.com	Mark Green	2/3/2021 1:57:57 AM	Joined	Attendee
MSprague@pd-grp.com	Matt Sprague	2/3/2021 2:01:03 AM	Joined	Event Team Member
		2/3/2021 2:02:16 AM	Joined	Attendee
		2/3/2021 2:14:32 AM	Joined	Attendee
		2/3/2021 2:03:01 AM	Left	Attendee
		2/3/2021 2:15:25 AM	Left	Attendee
Mark.Green@stonexamerica.com	Mark Green	2/3/2021 2:45:41 AM	Left	Attendee
whayson@pd-grp.com	Wayne Hayson	2/3/2021 2:45:57 AM	Left	Event Team Member
MSprague@pd-grp.com	Matt Sprague	2/3/2021 5:44:25 PM	Left	Event Team Member

Source	Type	Identity	Timestamp	Content
Attendee	Question	Anonymous (Unverified)	2/3/2021 2:04	Is the meeting still happening tonight?
Attendee	Question	Mark (Unverified)	2/3/2021 2:12	Anyone there?
Moderator	Announcement	Matt Sprague (MSprague@pd-grp.com)	2/3/2021 2:12	I hear you fine.
Attendee	Question	Mark (Unverified)	2/3/2021 2:35	They are owned units, correct?
Attendee	Question	Mark (Unverified)	2/3/2021 2:36	How much?
Attendee	Question	Mark (Unverified)	2/3/2021 2:37	Are there any additional parking arrangements?
Attendee	Question	Mark (Unverified)	2/3/2021 2:37	When do you think they will be available for purchase?
Moderator	Response	Wayne Hayson (whayson@pd-grp.com)	2/3/2021 2:41	The intention is that they will be individually owned units.(Mark (Unverified) asked "They are owned units, correct? ")
Attendee	Question	Mark (Unverified)	2/3/2021 2:40	Are there any additional parking arrangements?
Moderator	Response	Wayne Hayson (whayson@pd-grp.com)	2/3/2021 2:41	Parking per City Code requirements is located weithin the garage, with on-street parking located on the improved public street frontages(Mark (Unverified) asked "Are there any additional parking arrangements? ")
Attendee	Question	Mark (Unverified)	2/3/2021 2:40	How much?
Moderator	Response	Wayne Hayson (whayson@pd-grp.com)	2/3/2021 2:42	I do not know the expected sale prices at this time, as market conditions and availability may vary between now and the time the units are occupied(Mark (Unverified) asked "How much? ")
Attendee	Question	Mark (Unverified)	2/3/2021 2:40	When do you think they will be available for purchase?
Moderator	Response	Wayne Hayson (whayson@pd-grp.com)	2/3/2021 2:43	Construction is anticipated for late summer/early fall of 2021, meaning the units would be available late 2021/early 2022(Mark (Unverified) asked "When do you think they will be available for purchase? ")

Neighborhood Meeting for a Proposed 5–Unit Live/Work Development “Pine Street Mixed Use”

The meeting will begin at 6pm.

Per City requirements, and to be recognized as attending the meeting, please virtually sign in using the Live Event Q&A feature (🗨️) on the right-hand side of your screen. Please include your name, address, email, and phone number.

No questions were received prior to 4pm today. Following the project presentation, there will be an opportunity to submit questions using the Live Event Q&A feature. You may also email questions to whayson@pd-grp.com



Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT

- Site Plan review in the Old Town Overlay District is a quasi-judicial action subject to a Type IV review process.
- The Type IV Hearing Authority is the Planning Commission and the Appeal Authority is the City Council.
- Key application Activities
 - Pre-application conference
 - Neighborhood Meeting
 - Application submittal and completeness review
 - Hearing Notice
 - Notices of Type IV public hearings shall be published in a newspaper of general circulation
 - Notices of Type IV land use actions shall be posted by the City in no fewer than five (5) conspicuous locations within the City
 - Signage must be posted on the subject property
 - The City will send notice to owners of record of property within 1,000 feet of the site
- Recommended findings of fact and conditions of approval shall be made in writing in a City planning staff report published 7 calendar days in advance of the hearing
- The City shall issue the decision within 7 calendar days of the Hearing.
- final action on the application shall be taken within 120 days of the application submittal.

Location Plan



Zoning Plan



Building Facades



North Elevation

1/8" = 1'-0"

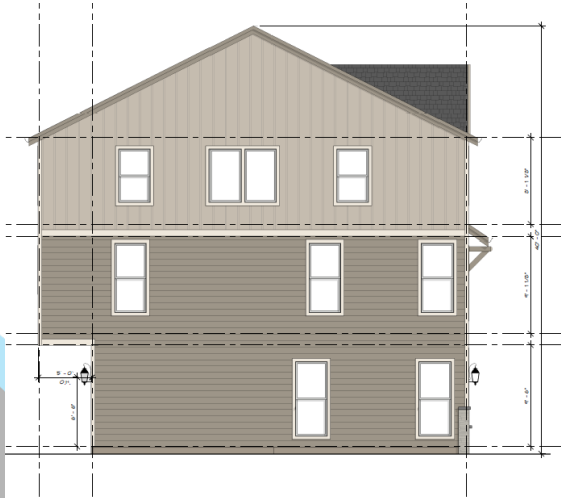


South Elevation

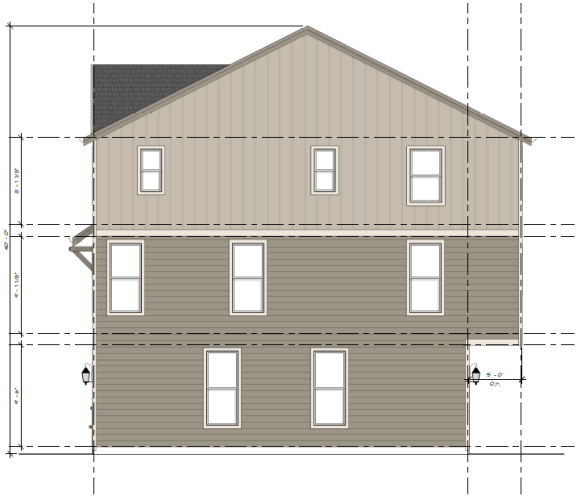
1/8" = 1'-0"



Building Facades



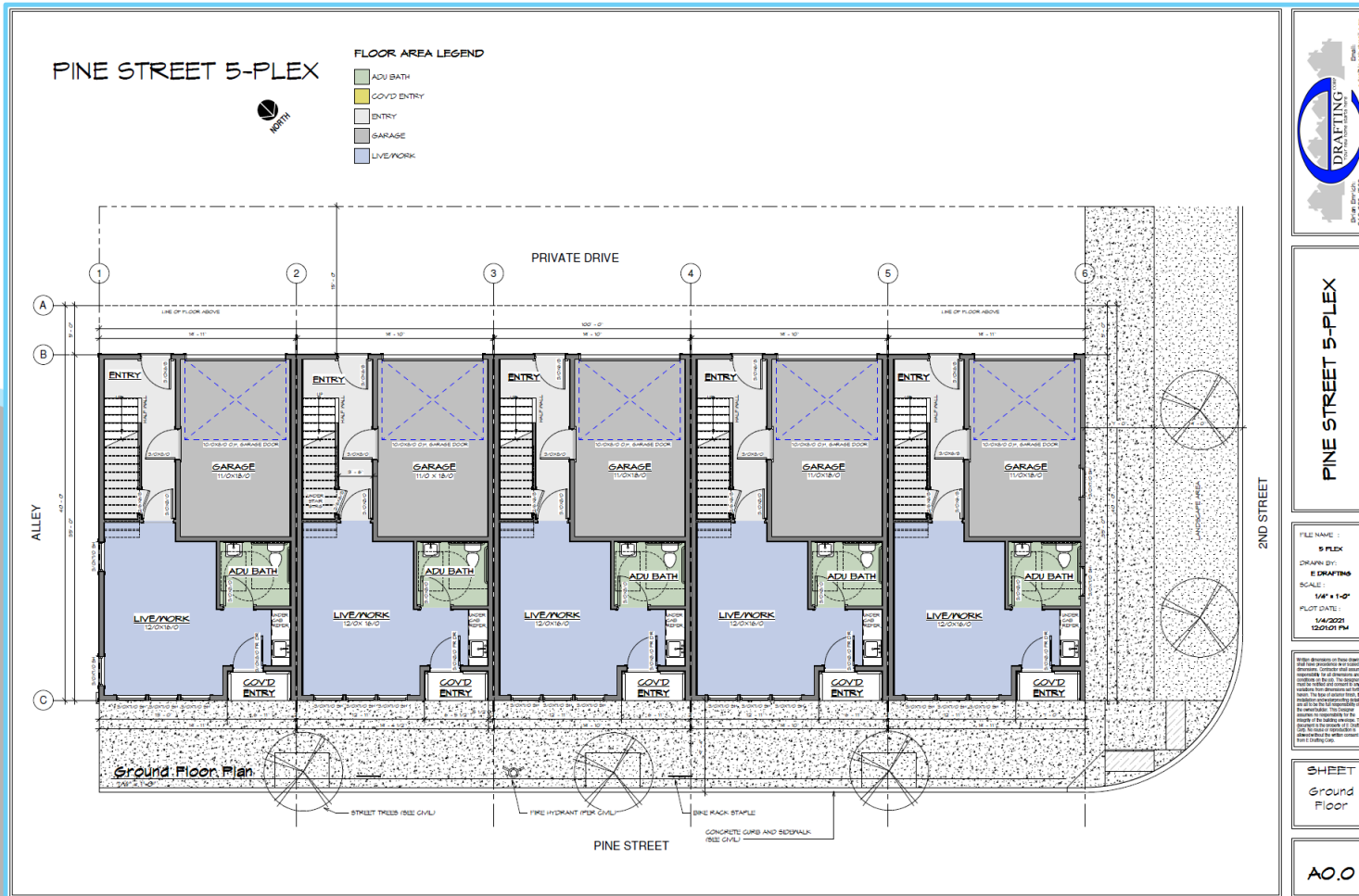
East Elevation
1/4" = 1'-0"




West Elevation
1/4" = 1'-0"



Proposed Live/Work Area



Questions?

To submit questions at this time, use the Live Event Q&A feature () on the right-hand side of your screen. Depending on the number and complexity of the questions received, responses to live questions may occur via email within 7 days following the meeting. You may also email questions to whayson@pd-grp.com. Notes from the meeting will be available at www.bit.ly.131027materials within 7 days of the meeting.

Thank you for attending.

