

CITY OF SHERWOOD
August 22, 2023
PLANNING COMMISSION STAFF REPORT



YMCA – ZONE CHANGE
PLAN AMENDMENT / CONDITIONAL USE PERMIT
LU 2023-009 PA/CUP

Pre-App Meeting: N/A
App. Submitted: June 26, 2023
App. Complete: June 26, 2023
Hearing Date: August 22, 2023
120-Day Deadline: October 24, 2023

PROPOSAL: This is an application for a Plan Amendment (Zone Change) and concurrent Conditional Use Permit. The subject property is within the City of Sherwood city limits and located at 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100). The site is currently zoned Low Density Residential (LDR) – PUD, approximately ±8.73 acres in size, and envisioned to be changed to Institutional/Public (IP) – PUD. A concurrent conditional use permit is proposed for the existing use and improvements. The scope of the application is limited to the zone change and conditional use and does not include a proposal for physical changes to the site.

I. BACKGROUND

A. Applicant: City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

Owner: City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

B. Location: 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100).

C. Review Type: Type V Plan Amendment, Type III Conditional Use Permit

D. Public Notice: Notice of the application was provided in accordance with § 16.72.020 of the Sherwood Zoning and Development Code (SZDC) as follows: notice was distributed in five locations throughout the City, posted on the property, and mailed to property owners within 1,000 feet of the site on or before July 5, 2023. Notice of the application was also published in a local newspaper (Tigard Times) on July 6, 2023, and July 20, 2023. Consistency with the Public Noticing requirements is further detailed subsequent sections, pursuant to Chapter 16.72.

E. Review Criteria: SZCDC Chapter 16.36 Institutional and Public Land Use Districts; Chapter 16.70 General Provisions; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.80 Plan Amendments; Chapter 16.82 Conditional Uses; Sherwood 2040 Comprehensive Plan themes: Strong Community, Culture, and Heritage & Attractive and Attainable Housing; Metro Code 3.07.120; Statewide Planning Goals 1, 2, 8, 10, and 12

F. History and Background:

- PUD 93-03: An application for a Planned Unit Development of 914 single-family lots, 289 multi-family units, and 65 townhouses on 290 acres between Pacific Highway and Southern Pacific Railroad.
- LU 97-06 SP: A proposal to construct a 43,000 square foot recreational facility to be operated by the YMCA. The development will consist of 150 off-street parking stalls, 67 overflow stalls, a loading area, and associated landscaping. The proposed use is permitted outright in the Low Density Residential (LDR) zone district. Funding for construction of the facility was approved by Sherwood voters in 1996 through Bond Measure 34-51.
- LU 18-02 SP: An application for a Major Modification to develop Skatepark on the northeast side of the site. The facility is approximately 13,000 square feet in size. The proposal indicated that existing utilities will be utilized on site, with an expansion to the water quality facilities required by Clean Water Services.
- 2023-013 MLP (under review): An application for a Minor Land Partition to divide an 8.73-acre property into two parcels equating to approximately 2.47-acre (Parcel #1) and 6.26-acre (Parcel #2) in size. No infrastructure improvements are proposed. Access will be granted from a shared driveway off SW Woodhaven Drive.

G. Existing Conditions: The subject property is located at 23000 SW Pacific Hwy in the City's Woodhaven neighborhood. The site is currently developed and operates under the YMCA, a nonprofit organization operating on the subject parcel since 1997; a Skatepark is located on the eastern portion of the property. No flood plains are recorded on or adjacent to the property. A recorded wetland is located east of the property, and directly abuts the parcels eastern property line.

H. Surrounding Land Uses:

- West: Across from SW Sunset Boulevard, Low Density Residential (LDR) – PUD
- South: Low Density Residential (LDR) – PUD
- East: Office Commercial (OC) – PUD
- North: Across Pacific Highway W., Intuitional and Public (IP) & Low Density Residential (LDR)

I. Current Zoning: Low Density Residential (LDR) – PUD

II. AFFECTED AGENCY AND PUBLIC COMMENTS

A. Notice of the application was sent to affected agencies via email on June 30, 2023. A full list of the agencies/staff receiving the routing email is included as Exhibit B. The following responses were received:

1. The City of Sherwood Engineering Department provided comments included as Exhibit C. The comments address traffic and transportation, public utilities, and other engineering requirements.
2. Oregon Department of Transportation (ODOT) provided comments included as Exhibit D. The comments concur with a trip-cap approach to address Transportation Planning Rule (TPR) requirements.

B. Public Comments

1. None

III. APPLICABLE CODE PROVISIONS

*Note – three asterisks (***) Indicates code has been omitted because it is not applicable.*

Chapter 16.70 - GENERAL PROVISIONS

16.70.010 - Pre-Application Conference

Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals, and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

FINDINGS: A Pre-Application Conference was not conducted prior to submittal. All application materials and information were routed to internal departments for review prior to submittal; therefore, this standard is satisfied.

16.70.020 - Neighborhood Meeting

- A. The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.**
- B. Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Notification of the neighborhood meeting shall be mailed 14 calendar days prior to the meeting date. Affidavits of mailing, sign-in sheets and a summary of the meeting notes must be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.**
 - A. 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.**

FINDINGS: The proposal includes a Plan Amendment and Conditional Use Permit to an existing site, processed under a Type V and Type III application. In compliance with 16.70.020.B., the City of Sherwood planning staff conducted a Neighborhood meeting on June 3rd, 2023, for property owners within 1,000 feet of the subject parcel. Mailed notice of this meeting was sent on May 26, 2023, and the meeting was conducted at the Sherwood YMCA – Teen Center. A copy of the meeting notes is included in Exhibit A, Appendix E; therefore, this standard is met.

Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

16.72.010 - Generally

- A. Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all ministerial, administrative, and quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:**

- 4. The following quasi-judicial actions shall be subject to a Type III review process:**
 - a. Conditional Uses.**
 - b. Site Plan Review — between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per Section 16.72.010.A.**
 - c. Subdivisions between 11—50 lots.**

- 5. Except The following quasi-judicial actions shall be subject to a Type V review process:**
 - a. Plan Map Amendments.**
 - b. Plan Text Amendments.**
 - c. Planned Unit Development — Preliminary Development Plan and Overlay District.**

FINDINGS: The proposal is for a Plan Amendment (Zone Change), which is reviewed under a Type V process, while the associated CUP is categorized and reviewed as Type III application. Both application types were consolidated, and all applicable criteria were reviewed and applied, as further outlined in subsequent sections of this staff report; therefore, this standard is met.

16.72.020 - Public Notice and Hearing

- A. Newspaper Notice. Notices of all public hearings for Type III, IV and V land use actions required by this Code shall be published in a newspaper of general circulation available within the City two (2) calendar weeks prior to the initial scheduled hearing before the Hearing Authority and shall be published one additional time in the Sherwood Archer, Sherwood Gazette or similarly local publication, no less than 5 days prior to the initial scheduled hearing before the hearing authority.**

B. Posted Notice.

- 1. Notices of all Type II, III, IV and V land use actions required by this Code shall be posted by the City in no fewer than five (5) conspicuous locations within the City, not less than fourteen (14) calendar days in advance of the staff decision on Type II applications or twenty (20) calendar days in advance of the initial hearing before the Hearing Authority for Type III, IV and V applications.**
- 2. Signage must be posted on the subject property fourteen (14) calendar days in advance of the staff decision on Type II applications and twenty (20) calendar days in advance of the initial hearing before the Hearing Authority for Type III, IV and V applications.**
 - a. on-site posted notice shall provide a general description of the land use action proposed, the project number and where additional information can be obtained.**
 - b. On-site posted notice shall be designed to be read by motorists passing by; the exact size and font style to be determined by the City.**
 - c. On-site posted notice shall be located on the property in a manner to be visible from the public street. For large sites or sites with multiple street frontages, more than one sign may be required.**

C. Mailed Notice.

- 1. For Type II, III, IV and V actions specific to a property or group of properties, the City shall send written notice by regular mail to owners of record of all real property within one thousand (1,000) feet from the property subject to the land use action. Written notice shall also be sent to Oregon Department of Transportation (ODOT), Metro, the applicable transit service provider and other affected or potentially affected agencies. If the subject property is located adjacent to or split by a railroad crossing ODOT Rail Division shall also be sent public notice.**
- 2. Written notice to property owners shall be mailed at least fourteen (14) calendar days prior to a decision being made on a Type II land use action and at least twenty (20) calendar days in advance of the initial public hearing before the Hearing Authority. If two (2) or more hearings are required on a land use action, notices shall be mailed at least ten (10) calendar days in advance of the initial hearing before the Commission or Council.**
- 3. For the purposes of mailing the written notice, the names and addresses of the property owners of record, as shown on the most recent County Assessor's records in the possession of the City, shall**

be used. Written notice shall also be mailed to homeowners associations when the homeowners association owns common property within the notification area and is listed in the County Assessor's records.

4. For written notices required by this Code, other than written notices to property owners of record, the City shall rely on the address provided by the persons so notified. The City shall not be responsible for verifying addresses so provided.
5. If a zone change application proposes to change the zone of property which includes all or part of a manufactured home park, the City shall give written notice by first class mail to each existing mailing address for tenants of the manufactured home park at least twenty (20) days but not more than forty (40) days before the date of the first hearing on the application. Such notice costs are the responsibility of the applicant.

FINDING: The application is reviewed under a consolidated process, and subject to all Type V Plan Amendment and Type III Conditional Use criteria and procedures. Mailed notice of this application, with information in compliance with 16.72.030, was sent to property owners within 1,000 feet of the subject property on July 5th. Posted notice was placed in five (5) conspicuous locations within the City and posted on the subject property in a manner consistent with the above criteria on July 5th, 2023. Notice of the public hearing was published in the Tigard Times, general circulation, on July 6, 2023, and July 20, 2023, at least two weeks prior to the scheduled hearing. A complete description of the proposal, including accompanying application materials, were provided on the City of Sherwood website; therefore, these standards are met.

16.72.030 - Content of Notice

Public notices shall include the following information:

- A. The nature of the application and proposed use(s).
- B. A list of the applicable Code or Comprehensive Plan criteria to be applied to the review of the proposed land use action.
- C. The location and street address of the property subject to the land use action (if any).
- D. The date, time, place, location of the public hearing.
- E. The name and telephone number of a local government representative to contact for additional information.
- F. The availability of all application materials for inspection at no cost, or copies at reasonable cost.

- G. The availability of the City planning staff report for inspection at no cost, or copies at a reasonable cost, at least seven (7) calendar days in advance of the hearing.
- H. The requirements for the submission of testimony and the procedures for conducting hearings, including notice that failure to raise an issue accompanied by statements or evidence sufficient to offer the City, applicant or other parties to the application the opportunity to respond, will preclude appeal on said issue to the Council or to the State Land Use Board of Appeals (LUBA).

FINDING: Mailed notice of this application, with information in compliance with 16.72.030, was sent to property owners within 1,000 feet of the subject property on July 5th. Copies of the staff report and associated application materials were made available to the public for inspection at least seven days prior to the initial hearing scheduled for August 22, 2023, at no cost to the public; therefore, this standard is met.

16.72.040 - Planning Staff Reports

Recommended findings of fact and conditions of approval for each land use action shall be made in writing in a City planning staff report. Said staff report shall be published seven (7) calendar days in advance of the initial required public hearing before the Hearing Authority. Copies shall be provided to the applicant and the Hearing Authority no later than seven (7) calendar days in advance of the scheduled public hearing. Staff reports shall be available to the public for inspection at no cost. Copies of the staff report shall be provided to the public, upon request, at a cost defined by the City's schedule of miscellaneous fees and charges.

FINDINGS: The above-mentioned information and all corresponding materials were published on August 15, 2023, at least seven days prior to the initial required public hearing. All materials were made available to the public for inspection at no cost, and copies of the materials were provided upon request; therefore, this standard is met.

Chapter 16.36 – Institutional and Public Land Use District

16.36.010 – Purpose

The IP zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

16.36.020 - Permitted Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the Zone Districts. The specific land use categories are described and defined in Chapter 16.88 Use Classifications and Interpretations.
- B. Uses listed in other sections of this code, but not within this specific table are prohibited.
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the commercial zones or contribute to the achievement of the objectives of the commercial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88 Use Classifications and Interpretations.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

Use	IP
Public use buildings, including but not limited to libraries, museums, community centers, and senior centers.	C
Public recreational facilities including parks, trails, playfields and sports and racquet courts on publicly owned property or under power line easements	C

Findings: This project involves a zone change from Low Density Residential (LDR) – PUD to Institutional/Public (IP) – PUD, and does not involve physical improvements to the property. While public recreational facilities are permitted outright in the LDR-PUD zone, recreational facilities in the IP zone are conditionally permitted. A concurrent Type III Conditional Use Permit (CUP) is being processed with the zone change. Approval of the CUP will allow the use to remain lawful with the zone change. Future expansions of the recreational use will require a CUP in accordance with SZCDC 16.82.

16.36.050 Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement existing on or after the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks, or other requirements, except as permitted by Chapter 16.84.

Findings: The scope of this proposal is for a zone change and Conditional Use Permit and does not include any physical alterations to the existing structures or parcel dimensions. Existing structures and associated infrastructure meet the dimensional standards of the IP zone as defined in the table below:

Development Standard	Standard
Lot Dimensions	Except as otherwise provided, no minimum lot areas or dimensions are required.
Front yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Side yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Rear yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Height	Except as otherwise provided, the maximum height of buildings in the IP zone shall be fifty (50) feet, except that structures within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

Any future development or subsequent partition of the site will be subjected to the dimensional standards pursuant to this subsection, 16.36.050; therefore, this standard is met.

16.36.060 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, site design, parks and open space, on-site storage, and signs, see Divisions V, VIII and IX.

Findings: No development is proposed with the zone change. Future development of the parcel will be subject to the Community Design standards pursuant to this subsection, 16.36.060 if applicable; therefore, this standard is met.

16.36.070 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Findings: No FEMA Flood Plains are located directly on the parcel. The site contains no identified significant natural features or protected scenic views. However, existing sensitive lands, with associated wetlands (Cedar Creek) and a vegetated corridor, runs east of the site. Most of the sensitive lands are located off site and protected by an open space tract created with a previous phase of the PUD (93-03). No development is proposed with this zone change, and no natural vegetation or open space is proposed to be altered. Future development will be reviewed for compliance with all applicable criteria of the development code; therefore, this standard is met.

Chapter 16.80 - PLAN AMENDMENTS

16.80.010 - Initiation of Amendments

An amendment to the City Zoning Map, the text of the Comprehensive Plan, or the text of the Zoning and Community Development Code may be initiated by the Council, Commission, or an owner of property within the City.

16.80.020 - Amendment Procedures

Zoning Map or Text Amendment

- A. Application - An application for a Zoning Map or text amendment shall be on forms provided by the City and shall be accompanied by a fee pursuant to Section 16.74.010.**
- B. Public Notice - Public notice shall be given pursuant to Chapter 16.72.**
- C. Commission Review - The Commission shall conduct a public hearing on the proposed amendment and provide a report and recommendation to the Council. The decision of the Commission shall include findings as required in Section 16.80.030.**
- D. Council Review - Upon receipt of a report and recommendation from the Commission, the Council shall conduct a public hearing. The Council's decision shall include findings as required in Section 16.80.030. Approval of the request shall be in the form of an ordinance.**

Findings: The proposal includes a Plan Amendment (Zone Change) to the City's Plan and Zone Map. The City's Land Use Application Form and Checklist are included in Exhibit A, Appendix A. Public noticing was performed by the City of Sherwood pursuant

to the requirements outlined in Chapter 16.72. Future Council review will be conducted in accordance with all applicable criteria; therefore, this standard is met.

16.80.030 - Review Criteria

B. Map Amendment

An amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the adopted Sherwood Comprehensive Plan, the Transportation System Plan and this Code, and that:

- 1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and the Transportation System Plan.**

Findings: The proposed zone change is consistent with the goals and policies of the Comprehensive Plan and Transportation System Plan, as discussed in the subsequent sections below. An amendment to the site would not result in either inconsistent or incompatible zoning in the surrounding area, nor create disjointed uses within the parcel itself, as further highlighted throughout this staff report; therefore, this criterion is met.

- 2. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.**

Findings: The 2021 Parks Master Plan identifies the YMCA as the key indoor recreational facility serving Sherwood residents. While demand for recreational space in Sherwood will grow, the master plan does not identify the need for a full second recreational facility. Instead, expanding the existing facility is the best solution to meet growing demand and by providing new parks and recreation facilities such as a new Field House in the Sherwood West area as the city grows. The existing site has room for an expansion of the existing building or an entirely new building on an undeveloped portion of the site.

Other sites in the city currently zoned IP are either occupied with permanent uses (schools, churches, etc.) or are not appropriate for development of a recreational site. The Sherwood YMCA has operated on the subject site since 1997 and has seen ongoing and growing demand. The site is centrally located in the city at a key intersection that is served by transit. In conjunction with the Sherwood High School

facilities across the highway along Kruger and Elwert Roads, a planned pedestrian/bike bridge connecting this corner of Hwy 99W and Sunset to the school facilities will make this site a publicly oriented part of Sherwood.

Based on these facts and the adopted Parks Master Plan, growing the existing YMCA facility at its current location provides a clear public good, is supported by the community, and is a cost-effective option for meeting the growing demand for recreational services; therefore, this criterion is met.

3. The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.

Findings: The Sherwood Family YMCA has operated on the site since 1997 and has served multiple generations of Sherwood residents. The recreational facility is an integral part of the community and the Woodhaven neighborhood in which it is located. The site is served by public utilities, and future public/institutional uses will create a similar demand as the existing YMCA.

In the near-term, the city is constructing a new pedestrian/bike bridge between Sherwood High School and the subject parcel. This will allow a safe crossing of Hwy 99W / Sunset for students, YMCA members, and the public. This is a community-driven project that addresses the need for safe pedestrian/bike crossing opportunities across Highway 99W as areas both north and south of the highway continue to develop. Given the ongoing investment in the site, and the established use of the site within the community, the proposed amendment is timely and considerate of ongoing development. Additionally, the scope of the proposal does not include additional development to the site and does not require additional utilities and services beyond what has been previously approved; therefore, this criterion is met.

4. Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.

Findings: The site is currently developed with infrastructure designed and suited for its current use as a recreational facility. Public investment in the site has continued, most recently with the development of the Skatepark in 2019. This continued investment points to the ongoing use and benefit of the site as a recreational space. Future development of the site will incorporate a pedestrian/bike bridge that will connect

Sherwood High School and the subject parcel, furthering the use of the site as a public / quasi-public space as opposed to residential.

IP zoned properties existing within the City but are either occupied or would not support development of a new recreational facility or other typical uses in the IP zone. Examples of medium to large IP properties in city limits include the Sherwood School District Administrative Building, Sherwood Middle School, and Stella Olsen Park. Underdeveloped sites zoned IP would require acquisition and development of a recreational facility in order to serve the existing use. The subject property has the distinct benefit of already being developed with a recreational facility and does not require acquisition or full redevelopment to serve growing recreational demand in the community. This standard is met.

C. Transportation Planning Rule Consistency

- 1. The applicant shall demonstrate consistency with the Transportation Planning Rule, specifically by addressing whether the proposed amendment creates a significant effect on the transportation system pursuant to OAR 660-012-0060. If required, a Traffic Impact Analysis (TIA) shall be prepared pursuant to Section 16.106.080.**

Findings: The City hired a Transportation Consultant, DKS Associates, to provide a written memorandum related to the Transportation Planning Rule (TPR) consistency, pursuant to OAR 660-012-0060 (Exhibit A, Appendix I). Traffic count data was collected at the site entrance between July 18, 2023, to July 19, 2023. The results indicated that the site generates an average of 89 trips during the weekday p.m. peak hours (5pm to 6pm). While the both the YMCA and Skatepark share a common driveway, it is assumed that the YMCA contributes to approximately 84 percent of the site trips, or 75 weekday p.m. peak hours trips, while the skatepark contributes the remaining 14 weekday p.m. peak hour site trips. The raw traffic count data is included in the memorandum.

The existing YMCA use has a higher trip potential than existing LDR zoning would typically generate and is the reasonable worst case land use for the proposed IP zoning. Therefore, the proposed IP zoning is not expected to increase the site trip potential. To address TPR requirements, a trip cap of 89 weekday p.m. peak hour trips (75 associated with the YMCA and 14 associated with the Skatepark) is recommended. Future proposed changes or expansions to the site that exceed this trip threshold would need to address TPR requirements.

CONDITION OF APPROVAL B1: To comply with the Transportation Planning Rule (TPR) pursuant to OAR 660-012-0060, a trip cap of 89 weekday pm peak hour trips shall be applied to the site. Future changes of use or expansions to the site that exceed this trip threshold shall address TPR requirements. 75 trips shall be associated with the existing YMCA building and 14 trips shall be associated with the existing skatepark.

Chapter 16.82 - CONDITIONAL USES

16.82.010 – Generally

- A. Authorization. Uses permitted in zoning districts as conditional uses may be established, enlarged, or altered by authorization of the Commission in accordance with the standards and procedures established in this Chapter. If the site or other conditions are found to be inappropriate for the use requested, the Commission or Hearings Officer (cited below as Hearing Authority) may deny the conditional use.**

16.82.020 - Permit Approval

- C. Use Criteria. No conditional use shall be granted unless each of the following is found:**

- 1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the city.**

Findings: The property was developed with the Sherwood Family YMCA in 1997 and has operated on the site ever since. Public facilities including sanitary sewer, water, and transportation currently serve the site. No expansion or extension of public facilities is needed to complete the zone change and grant the CUP; therefore, this criterion is met.

- 2. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.**

Findings: The existing development conforms to the standards of the LDR-PUD zone which were reviewed and approved as part of the original Site Plan approval in 1997. No excess noise would occur than what's already existing, nor would public safety be compromised as a result of this change; the YMCA facility has continuously provided a

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safe and accessible space for all members of the Sherwood community and has maintained continued support base. In addition to recreational services, the YMCA provides event space for the public, coupled with learning opportunities and classes for various social groups (i.e., seniors, new parents, etc.). All activities occur indoors apart from the skatepark, which only occurs within a confined fenced area; the skatepark is setback approximately 300 ft. from SW Woodhaven Dr. and is buffered in all other directions by development or open space. The city is not aware of any noise or public safety complaints stemming from both the skatepark or YMCA; therefore, this criterion is met.

3. The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.

Findings: As Sherwood continues to grow, the demand for recreational services will increase. The 2021 Parks Master Plan recommends the existing YMCA site be expanded to serve this growing demand. Granting this proposal concurrent with the zone change will allow the recreational facility to remain a legal use, as opposed to a legal non-conforming use. Applicable sections of the Comprehensive Plan are addressed in this narrative. No changes are proposed to site access or other transportation facilities as part of this CUP; therefore, this criterion is met.

4. Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.

Findings: The site has been in operation since 1997 and is an integral part of the Woodhaven neighborhood and Sherwood community. The site is located at a high-volume intersection (Hwy 99W / Sunset Blvd.) that creates noise and fume pollution. The building and mature landscaping provide a buffer between this busy intersection and the adjacent residential development, improving the livability of the area. The City is not aware of any existing complaints or code compliance cases against the property or facility. No conditions are proposed to mitigate the existing use; therefore, this criterion is met.

5. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.

Findings: The site is approximately 8.76-acres and includes an approximately 43,000 SF building with associated parking and landscaping. Other uses on the site include the skatepark, open space, and undeveloped grassy area. The site has ample space to

accommodate all existing uses. Future expansions of the building or additions to the site will also be reviewed for compliance with setbacks, natural resource standards, etc; therefore, this standard is met.

6. The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.

Findings: A riparian corridor exists to the north / east of the site. This sensitive area is regulated by Clean Water Services and has been previously delineated and protected. The property is required to maintain compliance with the natural resource regulations on an ongoing basis. New development in the vicinity of the riparian corridor will be reviewed for compliance with natural resource standards; therefore, this criterion is met.

D. Additional Conditions. In permitting a conditional use or modification of an existing conditional use, additional conditions may be applied to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of this Chapter. These conditions may include but are not limited to the following:

- 1. Mitigation of air, land, or water degradation, noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety or welfare in accordance with environmental performance standards.**
- 2. Provisions for improvement of public facilities including sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities.**
- 3. Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.**
- 4. Requirements for the location, number, type, size or area of vehicular access points, signs, lighting, landscaping, fencing or screening, building height and coverage, and building security.**
- 5. Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.**
- 6. Limiting the number, size, location, height and lighting of signs.**
- 7. Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.**
- 8. Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.**

Findings: As discussed above, the site has operated as a YMCA facility since 1997 and is an integral part of the Woodhaven neighborhood and Sherwood community. Other uses on the site include parking, the skatepark, open space, and an undeveloped grassy area. Future expansions of the building or additions to the site will also be reviewed for compliance with setbacks, natural resource standards, and all applicable code standards at the time of submittal of a land use application. The City is not aware of any existing complaints or code compliance cases against the property or facility. No additional conditions are proposed to protect the best interests of the surrounding properties and neighborhoods, and the City as a whole.

IV. SHERWOOD 2040 COMPREHENSIVE PLAN

Theme – Strong Community, Culture, and Heritage

Goal 3 – Foster a culture of collaboration and partnership between residents, community groups, businesses, service providers and government.

Policy 3.1 – Plan, coordinate, and support the development of civic, institutional, arts and cultural spaces.

Findings: The proposed zone change will support the ongoing use of the site as the Sherwood Family YMCA which serves as an important cultural space for the City, bringing together residents from diverse backgrounds who take advantage of the many services provided by the facility. As an example, the facility is home to the “Teen Center” which provides teenagers with a safe place to gather after school and on weekends. The facility also serves as a gathering space for seniors to exercise and socialize in a public setting. With the addition of the pedestrian bridge in 2024/2025, the site will be connected to Sherwood High School creating a civic space that will be used by students, families, and seniors.

Policy 3.2 – Support the evolving role of key facilities such as the Sherwood library, performing arts and senior centers to maintain value and access for all members of the community.

Findings: The Sherwood Family YMCA is a key facility that is a safe and accessible space for all members of the Sherwood community. The facility hosts organized events for all age groups, ranging from toddlers to seniors. The zone change and concurrent CUP will ensure that the site continues to operate as the YMCA and serves as a valuable facility to all community members.

Policy 3.5 – Collaborate with public and private partners to expand and co-locate community gathering spaces and multi-purpose venues across Sherwood to help meet civic, institutional, arts and cultural use needs.

Findings: The YMCA property is owned by the City of Sherwood and operated by the YMCA and is a public-private partnership at its core. The proposed zone change will help ensure that the YMCA continues to serve as a gathering and recreational space for Sherwood residents. The 2021 Parks Master Plan identifies the YMCA as the key indoor recreational facility in the city. While additional space will be needed in the future, the master plan does not identify a need for a full second facility. Instead, an expansion of the existing facility is identified as the best solution to meet growing demand. The existing YMCA property has undeveloped space and opportunity for expansion and is an ideal location to meet the growing demand into the future.

Theme – Attractive and Attainable Housing

Goal 1 Preserve and enhance the character of existing neighborhoods.

Policy 1.1 – Plan for a 20-year supply of suitable land for Sherwood to meet housing needs.

Findings: The subject site is zoned for residential development but has been developed with a recreational facility since 1997. As discussed throughout this report, the Parks Master Plan recommends the YMCA site remain and be expanded on to serve the growing needs of the community.

The City’s Housing Needs Analysis (HNA) was last updated in 2019 and provides a detailed account of projected housing supply and demand through 2039. The HNA identifies a deficit of 608 dwelling units over the planning period if land supply or policy changes are not made to correct the deficiency.

While the subject property is zoned residential, the site has operated as the Sherwood Family YMCA since 1998 and was therefore not identified as a source of future housing supply in the 2019 HNA. The proposed zone change from LDR to IP will have no impact on the existing or future supply of housing in the adopted HNA. To address the identified shortage in housing in the HNA, Sherwood is considering an Urban Growth Boundary expansion for Sherwood West in 2024. As of the date of this report, Sherwood West will accommodate between 3,117 and 5,582 new housing units, far exceeding the identified need over the planning period.

Policy 1.4 - Ensure that the City has enough land to accommodate Sherwood's projected share of regional household growth, through regular monitoring and adjustments of available land through the Housing Needs Analysis.

Findings: The 2019 HNA accounts for Sherwood’s projected share of regional household growth as determined by the coordinated forecast from Metro. As discussed above, the YMCA site was not identified as a property with residential land supply potential and the zone change will not impact Sherwood’s supply of housing per the adopted HNA. The findings below also demonstrate that the zone change will have a negligible impact on the available and needed housing capacity citywide.

V. Metro – Regional Framework Plan

The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity except as provided in section 3.07.120.

Metro code 3.07.120 Housing Capacity

- e. A city or county may reduce the minimum zoned capacity of a single lot or parcel so long as the reduction has a negligible effect on the city’s or county’s overall minimum zoned residential capacity**

Findings: The site is approximately 8.73-acres zoned LDR-PUD which permits a density of up to 5-units per acre. While the subject property is zoned for residential uses, the site has operated as the Sherwood Family YMCA since 1998 and was categorized as “unbuildable” in 2019 Housing Needs Analysis (HNA).

While the proposed zone change from LDR to IP will not reduce the capacity of residential units per the adopted HNA, an estimate is provided of the acreage and number of housing units that could be built on the undeveloped portion of the site. As shown in Exhibit A, Appendix J, an approximately 1.25-acre grassy area along SW Woodhaven Dr. may be suitable for future residential development if the zone change were not to occur. Based on a maximum allowed density of 5-units per acre, this undeveloped portion of the site carries a capacity for 6 dwelling units.

The HNA indicates Sherwood has 175-acres of suitable buildable residential land. The 1.25-acre undeveloped portion of the site that may be suitable for future housing represents less than 1% of the existing supply by area. In terms of housing units, the adopted HNA indicates the City is short 608 dwelling units over the planning period. The 6 dwelling units lost by the zone change also represents less than 1% of the total needed capacity of housing over 20 years. The proposed zone change will therefore have a negligible effect on the City’s overall zoned residential capacity.

It is worth noting that in order to address the existing housing shortage, Sherwood is considering a UGB expansion request in 2024. The Sherwood West Concept Plan estimates a minimum of 3,000 new residential units can be developed in Sherwood West. This new capacity created in Sherwood West will address the City's shortfall in needed housing over the next 20 years including the 6 units lost as a result of the zone change.

Expansion of YMCA

As discussed throughout this report, the YMCA facility was constructed in 1997 to serve the City's growing recreational needs. In 2019 the City received a grant from State of Oregon and constructed the skatepark in an undeveloped portion of the site. The 2021 Parks Master Plan discusses the growing demand for recreational space in Sherwood and recommends the existing facility be expanded at its current location. The YMCA shares this goal and has identified a need for expansion. An expansion is likely to occur to the existing building which is located at the western corner of the site. The parking lot is expected to be able to serve the existing facility, any future expansion, and the skatepark. Based on this information, it is not reasonable to expect that the YMCA or skatepark will be redeveloped with housing in the next 20 years. As discussed above, a small 1.25-acre portion of the site near Woodhaven Dr. may be suitable for residential development if the area is not used by the YMCA.

V. STATE OF OREGON LAND USE PLANNING GOALS

The applicable Statewide Planning Goals include Goals 1, 2, 8, 10, and 12. Statewide Planning Goals 3, 4, 5, 6, 7, 9, 13, 14, 15, 16, 17, 18, and 19 do not specifically apply to this proposed plan amendment.

Goal 1: Citizen Involvement. Calls for "the opportunity for citizens to be involved in all phases of the planning process.

Findings: Staff utilized the public notice requirements of the Code to notify the public of this proposed plan amendment. The City's public notice requirements have been found to comply with Goal 1. A neighborhood meeting was held on June 12, 2023, prior to the applicant's submittal to the city.

The application is being discussed and decided by the City Council after a public hearing and a recommendation from Planning Commission, made after holding a public hearing.

Therefore, this goal is met.

Goal 2: Land Use. requires each local government in Oregon to have and follow a comprehensive land use plan and implement regulations. Cities and counties must build their comprehensive plans on a factual base and follow their plan when making decisions on appropriate zoning.

Findings: The Sherwood Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals and provides goals, policies and strategies, and procedures for reviewing and evaluating land use requests. The proposed map amendment, as demonstrated in this staff report, is processed in compliance with local, regional, and state requirements; therefore, this goal is met.

Goal 8: Recreation Needs. Requires local governments to plan for the recreation needs of their residents and visitors. The goal places priority on non-motorized forms of recreation, and recreation areas that serve high-density populations with limited transportation options and limited financial resources. It also places priority on recreation areas that are free or available at a low cost to the public.

Findings: The City's Parks Master Plan complies with statewide planning goal 8 and was recently updated in 2021. The plan recommends the following approach to recreational needs city-wide and for the YMCA site:

"The Sherwood Regional Family YMCA is a multi-purpose recreation center. It was state-of-the-art at the time it was built but on the smaller side compared to facilities being constructed today. Though a second facility is not needed given the market size, Sherwood's market population and area can support a larger facility. Therefore, the City of Sherwood and the YMCA should continue to explore expanding the existing facility to increase its capacity and add some of the spaces and features found in the state-of-the-art multi-purpose recreation centers being constructed today." (2021 Parks Master Plan, p. 22)"

"Sherwood is projected to grow to about 33,000 people by 2040, a market size that is not large enough to support a second indoor aquatics facility, especially one like the CPRD facility. If an indoor facility is desired and the community is willing to fund it, expanding the existing aquatics facility is the most efficient option for meeting aquatics demand in Sherwood." (2021 Parks Master Plan, p. 21)

The master plan states that a second recreational facility and pool is not required and calls for an expansion at the existing YMCA facility. The proposed zone change to

Institutional Public is aligned with the long-term goals of the parks master plan and statewide planning goal 8; therefore, this goal is met.

Goal 10: Housing. Planning, at a local level, asks that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use.

Findings: Goal 10 requires cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Sherwood has recently adopted a HNA for the 20-year planning period of 2019-2039 and an updated Comprehensive Plan (Sherwood 2040) that meets the intent of Goal 10, Housing. Sherwood's primary obligations under Goal 10 are to: designate land in a way that 50% of new housing could be either multi-family or single-family attached (e.g. townhomes); provide opportunities to achieve an average density of six dwelling units per net acre; and provide opportunities for development of needed housing types: single-family detached, single-family attached, and multi-family housing. Sherwood has designated land through its existing zoning map that allows for 50% of new housing to be either multi-family or single-family attached.

As discussed in this application, the subject site was considered unsuitable for residential development in the City's adopted HNA, and the zone change will have no impact on the existing supply of residential land in Sherwood. To address the existing deficiency identified in the HNA, the City will need to either change its policies to allow for more development on the inventory of vacant land, request a UGB expansion from Metro, or both. Sherwood is considering an Urban Growth Boundary expansion for Sherwood West in 2024 that will include residential designated land that will meet housing needs and plan for a variety of housing types at various price points based on the HNA and the goals and policies within the City's Comprehensive Plan.

As of the date of this application, Sherwood West will accommodate between 3,117 and 5,582 new housing units, far exceeding the identified over the planning period; therefore, this goal is met.

Goal 12: Transportation. Requires cities, counties and the state to create a transportation system plan that takes into account all relevant modes of transportation: mass transit, air, water, rail, highway, bicycle and pedestrian.

Findings: To comply with the Transportation Planning Rule (TPR) pursuant to OAR 660-012-0060, a trip cap of 89 weekday pm peak hour trips is being applied to the site. Future changes of use or expansions to the site that exceed this trip threshold are required to address TPR requirements. 75 trips are to be associated with the existing YMCA building and 14 trips are to be associated with the existing skatepark.

VI. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon review of the applicant's submittal information, review of the code, agency comments and consideration of the applicant's submittal, staff finds that the proposed site plan does not fully comply with the standards but can be conditioned to comply.

Therefore, staff recommends approval of the application subject to the following conditions of approval:

A. General Conditions

1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
2. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code and Municipal Code.
3. This approval does not negate the need to obtain permits for future proposals, as appropriate from other local, state, or federal agencies even if not specifically required by this decision.
4. The site shall conform to all local building and fire code regulations, in addition to any applicable state and federal regulations.

B. Ongoing Conditions:

1. To comply with the Transportation Planning Rule (TPR) pursuant to OAR 660-012-0060, a trip cap of 89 weekday pm peak hour trips shall be applied to the site. Future changes of use or expansions to the site that exceed this trip threshold shall address TPR requirements. 75 trips shall be associated with the existing YMCA building and 14 trips shall be associated with the existing skatepark.

VII. EXHIBITS

A. Applicant Submittal and Narrative*

- Appendix A – Submitted Land Use Application Form with supporting documentation.
- Appendix B – Vicinity Map, prior to Plan Amendment
- Appendix C – Vicinity Map, after Plan Amendment
- Appendix D – Project Narrative Final
- Appendix E – Neighborhood Meeting Documentation
- Appendix F – Public Notice Mailing Labels
- Appendix G – Tax Map

- Appendix H – Title Report
 - Appendix I – DKS Associates Memorandum: Transportation Planning Rule (TPR).
 - Appendix J – Residential Land Capacity
- B.** Public Notice and Agency Routing List.
- C.** City of Sherwood Engineering Comments
- D.** Oregon Department of Transportation (ODOT) Memorandum



Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

**City of Sherwood
Application for Land Use Action**

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone IP)
- Planned Unit Development
- Site Plan (square footage of building and parking area)
- Variance (list standards to be varied in description)
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: City of Sherwood Phone: 503-625-4271
 Applicant Address: 22560 SW Pine St, Sherwood, OR 97140 Email: HamblinAgostoh@SherwoodOregon.gov
 Owner: Same as above Phone: _____
 Owner Address: Same as above Email: _____
 Contact for Additional Information: Email: rutledge@sherwoodoregon.gov
 Phone: (503) 625-4242

Property Information:

Street Location: 23000 SW Pacific Hwy, Sherwood, OR 97140
 Tax Lot and Map No: (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100).
 Existing Structures/Use: YMCA - "Public Recreational Facilities."
 Existing Plan/Zone Designation: Low Density Residential - PUD
 Size of Property(ies) approximately ±8.73-acres.

Proposed Action: REFERENCE PROJECT NARRATIVE

Purpose and Description of Proposed Action:

Proposed Use: Current: "Public Recreational Facilities." Existing Use to Remain after ZC

Proposed No. of Phases (one year each): N/A

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.



Applicant's Signature

 June 20th 2025
Date



Owner's Signature

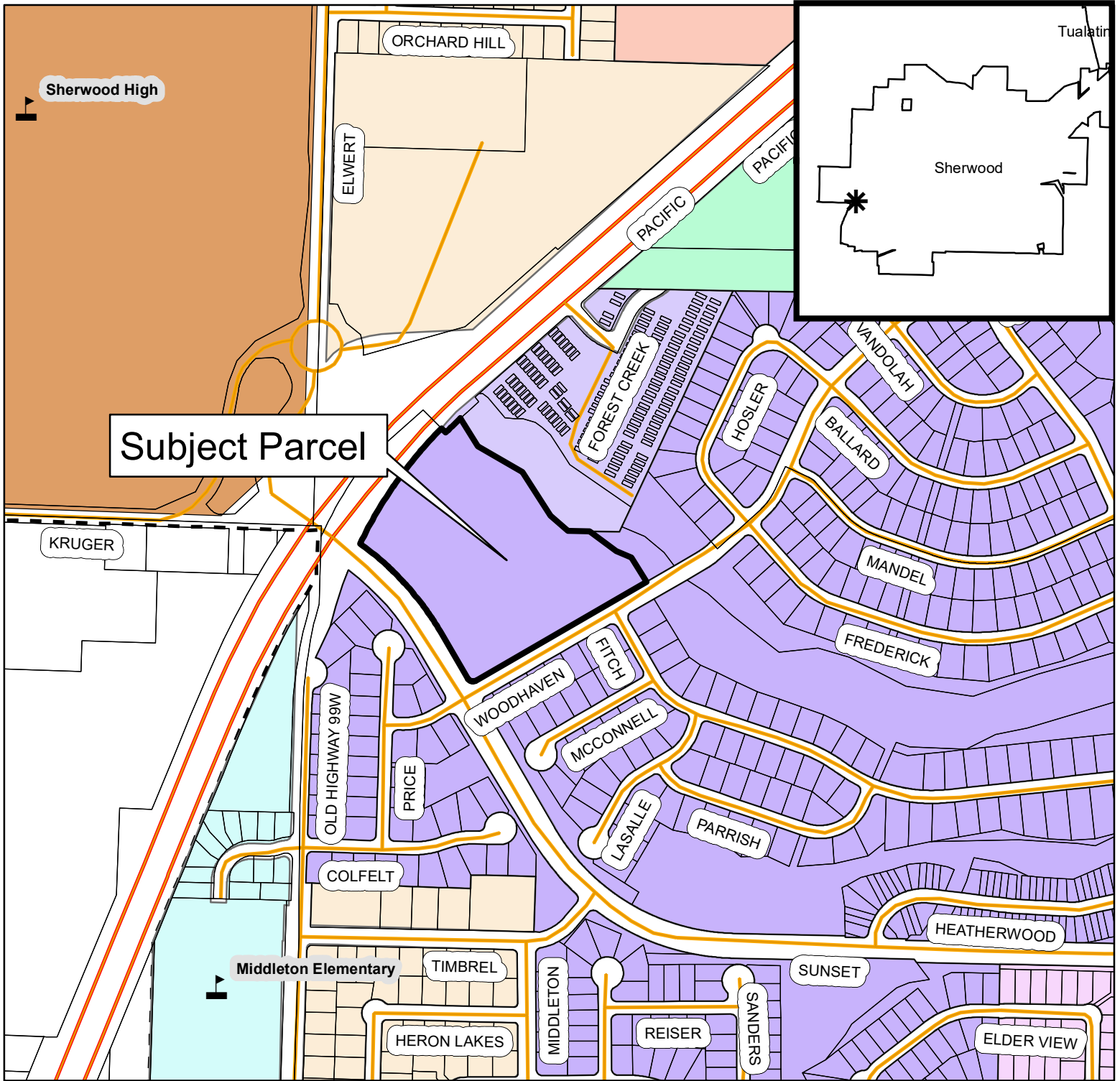
 June 20th 2025
Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 folded** sets of plans*
- At least 3 copies** of narrative addressing application criteria*
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

Existing Zoning Designation: Low Density Residential (LDR) - PUD 23000 SW Pacific Hwy, Sherwood, OR 97140



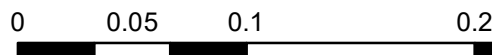
Subject Parcel

Legend

- Subject Property
- taxlots
- schools
- streets
- Major Arterial Highways
- City Limits

ZONING DESIGNATION

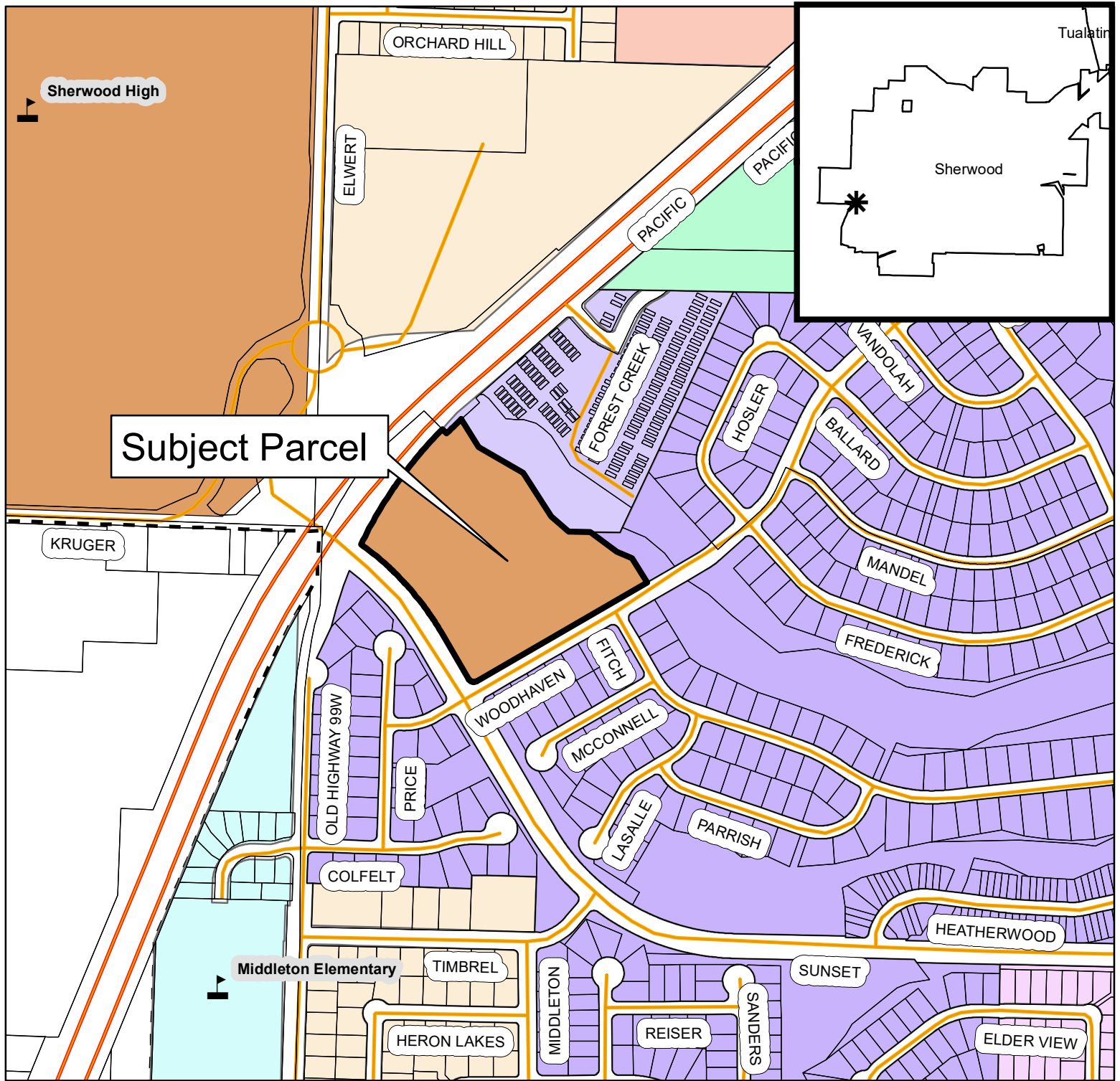
GC	MDRH	LDR_PUD
IP	MDRL	OC_PUD
LDR	OC	



N



Future Zoning Designation: Institutional and Public (IP) - PUD 23000 SW Pacific Hwy, Sherwood, OR 97140



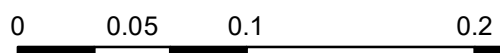
Subject Parcel

Legend

- Subject Property
- taxlots
- schools
- streets
- Major Arterial Highways
- City Limits

ZONING DESIGNATION

GC	MDRH	LDR_PUD
IP	MDRL	OC_PUD
LDR	OC	



LU 2023-009 PA

Project Narrative – Plan Amendment Zone Change
SHERWOOD FAMILY YMCA - 23000 SW Pacific Hwy



Submittal Date: 6/23/22

LU 2023-009

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- Exhibit D. – Acreage and Housing Units Potentiality

Executive Summary

i. Introduction:

This land use application is for zone change on the existing YMCA site in Sherwood, OR. The subject property is approximately 8.73-acres and is located at 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100). The site is currently zoned Low Density Residential (LDR) – PUD is proposed to be rezoned to Institutional/Public (IP) – PUD.

The scope of the application is limited to the zone change and does not include a proposal for physical changes to the site. Under the proposed IP zoning, the allowed uses include public and private schools, recreational facilities, religious institutions, police and fire stations, and other public / institutional uses.

ii. Background Information:

In 1994, the subject lot was created as part of the Woodhaven Planned Unit Development (PUD 93-3). In 1997, the City of Sherwood acquired the site and constructed a 43,000 square foot recreational facility to be owned by the City and operated by the YMCA (SP 97-6). This project was strongly supported by the citizens of Sherwood and was funded by Bond Measure 34-51 in 1996. The YMCA has operated continuously on the site since 1997 and plans to continue operation into the future. The YMCA is currently in contract to purchase the property from the city in order to continue operating the site in the future.

iii. Decision Criteria

The following code sections and other regulatory requirements apply to the proposed Plan Amendment – Zone Change.

Sherwood Zoning and Community Development Code Chapter 16.36 Institutional and Public Land Use Districts; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.80 Plan Amendments; Chapter 16.82 Conditional Uses. Sherwood 2040 Comprehensive Plan themes: Strong Community, Culture, and Heritage; Attractive and Attainable Housing. Metro Code 3.07.120. Statewide Planning Goals 1, 2, 8, 10, and 12.

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Title 16 - Zoning and Community Development Code

Division II. – Land Use and Development

Chapter 16.36 – Institutional and Public Land Use District

16.36.010 – Purpose

The IP zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

16.36.020 - Permitted Uses

- A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the zone districts. The specific land use categories are described and defined in Chapter 16.88 Use Classifications and Interpretations.*
- B. Uses listed in other sections of this code, but not within this specific table are prohibited.*
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the zone or contribute to the achievement of the objectives of the zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88 Use Classifications and Interpretations.*
- D. Additional limitations for specific uses are identified in the footnotes of this table.*

<i>Use</i>	<i>Standard</i>
<i>Public use buildings, including but not limited to libraries, museums, community centers, and senior centers.</i>	<i>C</i>
<i>Public recreational facilities including parks, trails, playfields and sports and racquet courts on publicly owned property or under power line easements</i>	<i>C</i>
<i>Religious institutions</i>	<i>C</i>
<i>Public and private schools providing education at the elementary school level or higher</i>	<i>C</i>

Response: This project involves a zone change from Low Density Residential (LDR) – PUD to Institutional/Public (IP) – PUD, and does not involve physical improvements to the property. While recreational facilities are permitted outright in the LDR-PUD zone, recreational facilities in the IP-PUD zone are conditionally permitted. Upon approval of the zone change, the existing site will become legal non-conforming. The existing improvements including the building and skatepark can remain while any future expansion of the recreational use on the site will be subject to SZCDC 16.48 Non-Conforming Uses and 16.82 Conditional Uses.

16.36.050 Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement existing on or after the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84.

Response: The proposal is for a zone change and does not include any alterations to the building or parcel dimensions. The existing building and lot meet the dimensional standards of the IP zone as defined in the table below:

Dimensional Standards	
-----	Standard
Lot Dimensions	Except as otherwise provided, no minimum lot areas or dimensions are required.
Front yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Side yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Rear yard setback	None, except that when the lot abuts a residential zone or public park property, the setback shall be a minimum of twenty (20) feet.
Height	Except as otherwise provided, the maximum height of buildings in the IP zone shall be fifty (50) feet, except that structures within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

Any future development of the parcel will be subjected to the dimensional standards pursuant to this subsection, 16.36.050; therefore, this standard is met.

16.36.060 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, site design, parks and open space, on-site storage, and signs, see Divisions V, VIII and IX.

Response: No development is proposed with the zone change. Any future development of the parcel will be subject to the Community Design standards pursuant to this subsection, 16.36.060; therefore, this standard is met.

16.36.070 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: No FEMA Flood Plains are located on or adjacent to the parcel. The site does not contain any identified significant natural features or protected scenic view. However, existing sensitive lands, with associated wetlands (Cedar Creek) and a vegetated corridor, runs east of the site. The majority of the sensitive lands are located off site and protected by an open space tract created with a previous phase of the PUD. No development is proposed with this Plan Amendment – Zone Change, therefore no natural vegetation or open space is proposed to be altered. Future development will be reviewed for compliance with all applicable criteria of the development code; therefore, this standard is met.

Division III. – Administrative Procedures

Chapter 16.70 – General Provisions

16.70.010 - Pre-Application Conference

Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

Response: A formal pre-application conference was not conducted with this application since the City of Sherwood is functioning as both the governmental review agency and the property owner. Consistency with all applicable policies, goals, and standards were identified prior to submitting this application internally with relevant departments and will be routed again to each respective party prior to issuance of a decision; therefore, this standard is satisfied.

16.70.020 - Neighborhood Meeting

- A. The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.*
- B. Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Affidavits of mailing, sign-in sheets and a summary of the meeting notes must be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.*

Response: A neighborhood meeting was held on June 12, 2023, and the applicable Neighborhood Meeting Documentation is included as Exhibit B in accordance with the standards above; therefore, this standard is met.

- 1. 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.*

Response: On June 12, 2023, a neighborhood meeting was held, pursuant to 16.72.020. Public Notice of the neighborhood meeting was sent out via mail on May 26, 2023, to property owners within 1,000 feet with a written statement and geographic map of the proposed zone change and has been included with Exhibit B.

Chapter 16.72 – Procedures for Processing Development Permits

16.72.010 – Generally

A. Classification

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all ministerial, administrative, and quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

...

5. Type V

The following legislative actions shall be subject to a Type V review process:

- a. Plan Map Amendments.*
- b. Plan Text Amendments.*
- c. Planned Unit Development — Preliminary Development Plan and Overlay District.*

Response: The application includes a Plan Amendment – Zone Change, and is being processed in conformance with the Type V review procedures.

B. Hearing and Appeal Authority

1. The Hearing and Appeal Authorities shall be as follows:

The Type V Hearing Authority is the City Council, upon recommendation from the Planning Commission and the Appeal Authority is the Land Use Board of Appeals (LUBA).

Response: This will be upheld throughout the review process; therefore, this standard is met.

Division III. – Planning Procedures

Chapter 16.80 – Plan Amendment Procedures

16.80.020 - Amendment Procedures

Zoning Map or Text Amendment

- A. Application - An application for a Zoning Map or text amendment shall be on forms provided by the City and shall be accompanied by a fee pursuant to Section 16.74.010.*
- B. Public Notice - Public notice shall be given pursuant to Chapter 16.72.*
- C. Commission Review - The Commission shall conduct a public hearing on the proposed amendment and provide a report and recommendation to the Council. The decision of the Commission shall include findings as required in Section 16.80.030.*

D. Council Review - Upon receipt of a report and recommendation from the Commission, the Council shall conduct a public hearing. The Council's decision shall include findings as required in Section 16.80.030. Approval of the request shall be in the form of an ordinance.

Response: This application involves a zoning map amendment. The City's Land Use Application Form and Checklist are included within Exhibit C. Public noticing will be performed by the City of Sherwood pursuant to the requirements outlined in Chapter 16.72. Future Council review will be conducted in accordance with all applicable criteria; therefore, this standard is met.

16.80.030 - Review Criteria

...

B. Map Amendment

An amendment to the City Zoning Map may be granted, provided that the proposal satisfies all applicable requirements of the adopted Sherwood Comprehensive Plan, the Transportation System Plan and this Code, and that:

- 1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and the Transportation System Plan.*

Response: The proposed zone change is consistent with the goals and policies of the Comprehensive Plan and Transportation System Plan as discussed in the applicable sections below. An amendment to the site would not result in either inconsistent zoning within the area or create disjointed uses within the parcel itself; therefore, this standard is met.

- 2. There is an existing and demonstrable need for the particular uses and zoning proposed, taking into account the importance of such uses to the economy of the City, the existing market demand for any goods or services which such uses will provide, the presence or absence and location of other such uses or similar uses in the area, and the general public good.*

Response: The 2021 Parks Master Plan identifies the YMCA as the key indoor recreational facility serving Sherwood residents. While demand for recreational space in Sherwood will grow, the master plan does not identify the need for a full second recreational facility. Instead, an expansion of the existing facility is identified as the best solution to meet growing demand. The existing site has room for an expansion of the existing building or an entirely new building on an undeveloped portion of the site.

Other sites in the City currently zoned IP are either occupied with permanent uses (schools, churches, etc.) or are not appropriate for development of a recreational site. The Sherwood YMCA has operated on the subject site since 1997 and has seen ongoing and growing demand. The site is centrally located in the city at a key intersection that is served by transit. In conjunction with the new Sherwood High School across the street, this corner of Hwy 99 at Sunset will become a publicly oriented part of Sherwood.

Based on these facts and the adopted Parks Master Plan, growing the existing YMCA facility at its current location provides clear public good, is supported by the community, and is a cost-effective option for meeting the growing demand for recreational services.

3. *The proposed amendment is timely, considering the pattern of development in the area, surrounding land uses, any changes which may have occurred in the neighborhood or community to warrant the proposed amendment, and the availability of utilities and services to serve all potential uses in the proposed zoning district.*

Response: The Sherwood Family YMCA has operated on the site since 1997 and has served multiple generations of Sherwood residents. The recreational facility is an integral part of the community and the Woodhaven neighborhood in which it is located. The site is served by public utilities and future public / institutional uses will create a similar demand as the existing YMCA.

In the near-term, the City is constructing a new pedestrian bridge between the Sherwood High School and the subject parcel. This will allow a safe crossing of Hwy 99W / Sunset for students, YMCA members, and the public. This is a community-driven project that addressed the need for a convenient and conflict-free pedestrian and bicycle crossing aimed at minimizing geographical divisions between both communities on either side of Hwy 99W. Given the ongoing investment in the site, and the established use of the site within the community, the proposed amendment is timely and considerate of ongoing development. Additionally, the scope of the proposal does not include additional development to the site and does not require additional utilities and services beyond what has been previously approved; therefore, this criterion is met.

4. *Other lands in the City already zoned for the proposed uses are either unavailable or unsuitable for immediate development due to location, size or other factors.*

Response: The site is currently developed with infrastructure designed and suited for its current use as a recreational facility. Public investment in the site has continued, most recently with development of the Skatepark in 2019. This continued investment points to the ongoing use and benefit of the site as a recreational space. Future development of the site will incorporate a pedestrian bridge that will connect the Sherwood High School and subject parcel, furthering the use of the site as a public / quasi-public space as opposed to residential.

IP zoned properties existing within the City but are either occupied or would not support development of a new recreational facility or other typical uses in the IP zone. Examples of medium to large IP properties in city limits include the Sherwood School District Administrative Building, Sherwood Middle School, and Stella Olsen Park. Underdeveloped sites zoned IP would require acquisition and development of a recreational facility in order to serve the existing use. The subject property has the distinct benefit of already being developed with a recreational facility and does not require acquisition or full redevelopment to serve growing recreational demand in the community. This standard is met.

C. Transportation Planning Rule Consistency

1. *The applicant shall demonstrate consistency with the Transportation Planning Rule, specifically by addressing whether the proposed amendment creates a significant effect on the transportation system pursuant to OAR 660-012-0060. If required, a Traffic Impact Analysis (TIA) shall be prepared pursuant to Section 16.106.080.*

Response: The City's Transportation Consultant, DKS Associates, has provided a memo with findings for the Transportation Planning Rule (TPR) (Exhibit A). To address TPR requirements, a trip cap of 117 weekday PM Peak Hour trips is recommended to be recorded with the IP zoning to limit additional trip potential. 117 PM Peak Hour trips represents the trips generated by the existing YMCA use and the reasonable worst case scenario of future land uses allowed in the Institutional Public zone. After the zone change occurs, changes in use or expansions to the existing site that exceed this trip threshold would need to address TPR requirements.

Chapter 16.82 Conditional Uses

C. Use Criteria

No conditional use shall be granted unless each of the following is found:

1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.

Response: The property was developed with the Sherwood Family YMCA in 1997 and has operated on the site ever since. Public facilities including sanitary sewer, water, and transportation currently serve the site. No expansion or extension of public facilities is needed to complete the zone change and grant the CUP.

2. Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.

Response: The existing development conforms to the standards of the LDR-PUD zone which were reviewed and approved as part of the original Site Plan approval. Regarding noise generation and public safety, the YMCA facility provides a safe and accessible space for all members of the Sherwood community. In addition to recreational services, the YMCA provides event space for the general public and learning opportunities and classes for groups like seniors and new parents. All activities occur indoors with the exception of the skatepark. The skatepark is setback approximately 300 ft. from SW Woodhaven Dr. and is buffered in all other directions by development or open space. The City is not aware of any noise complaints stemming from the skatepark.

3. The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.

Response: As Sherwood continues to grow, the demand for recreational services will increase. The 2021 Parks Master Plan recommends the existing YMCA site be expanded to serve this growing demand. Granting this proposal concurrent with the zone change will allow the recreational facility to remain a legal use, as opposed to a legal non-conforming use. Applicable sections of the Comprehensive Plan are addressed in this narrative. No changes are proposed to site access or other transportation facilities as part of this CUP.

4. Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.

Response: The site has been in operation since 1997 and is an integral part of the Woodhaven neighborhood and Sherwood community. The site is located at a high volume intersection (Hwy 99W / Sunset Blvd.) that creates noise and fume pollution. The building and mature landscaping provide a buffer between this busy intersection and the adjacent residential development, improving the livability of the area. The City is not aware of any existing complaints or code compliance cases against the property or facility. No conditions are proposed to mitigate the existing use.

5. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.

Response: The site is approximately 8.76-acres and includes an approximately 43,000 SF building with associated parking and landscaping. Other uses on the site include the skatepark, open space, and undeveloped grassy area. The site has ample space to accommodate all existing uses. Future expansions of the building or additions to the site will also be reviewed for compliance with setbacks, natural resource standards, etc.

6. The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.

Response: A riparian corridor exists to the north / east of the site. This sensitive area is regulated by Clean Water Services and has been previously delineated and protected. The property is required to maintain compliance with the natural resource regulations on an ongoing basis. New development in the vicinity of the riparian corridor will be reviewed for compliance with natural resource standards.

SHERWOOD 2040 COMPREHENSIVE PLAN

Theme – Strong Community, Culture, and Heritage

Goal 3 – Foster a culture of collaboration and partnership between residents, community groups, businesses, service providers and government.

Policy 3.1 - Plan, coordinate, and support the development of civic, institutional, arts and cultural spaces.

Response: The proposed zone change will support the ongoing use of the site as the Sherwood Family YMCA which serves as an important cultural space for the City, bringing together residents from diverse backgrounds who take advantage of the many services provided by the facility. As an example, the facility is home to the “Teen Center” which provides teenagers a safe place to gather after school and on weekends. The facility also serves as a gathering space for seniors to exercise and socialize in a public setting. With the addition of the pedestrian bridge in 2024/2025, the site will be connected to the Sherwood High School creating a civic space that will be used by students, families, and seniors.

Policy 3.2 - Support the evolving role of key facilities such as the Sherwood library, performing arts and senior centers to maintain value and access for all members of the community.

Response: The Sherwood Family YMCA is a key facility that is a safe and accessible space for all members of the Sherwood community. The facility hosts organized events for all age groups, ranging from toddlers to seniors. The zone change and concurrent CUP will ensure that the site continues to operate as the YMCA and serves as a valuable facility to all community members.

Policy 3.5 - Collaborate with public and private partners to expand and co-locate community gathering spaces and multi-purpose venues across Sherwood to help meet civic, institutional, arts and cultural use needs.

Response: The YMCA property is owned by the City of Sherwood and operated by the YMCA and is a public-private partnership at its core. The proposed zone change will help ensure that the YMCA continues to serve as a gathering and recreational space for Sherwood residents. The 2021 Parks Master Plan identifies the YMCA as the key indoor recreational facility in the City. While additional space will be needed in the future, the master plan does not identify a need for a full second facility. Instead, an expansion of the existing facility is identified as the best solution to meet growing demand. The existing YMCA property has undeveloped space and opportunity for expansion and is an ideal location to meet the growing demand into the future.

Theme – Attractive and Attainable Housing

Goal 1 Preserve and enhance the character of existing neighborhoods.

Policy 1.1 - Plan for a 20-year supply of suitable land for Sherwood to meet housing needs.

Response: The subject site is zoned for residential but has been developed with a recreational facility since 1997. As discussed throughout this report, the Parks Master Plan recommends the YMCA site remain and be expanded on to serve the growing needs of the community.

The City’s Housing Needs Analysis (HNA) was last updated in 2019 and provides a detailed account of projected housing supply and demand through 2039. The HNA identifies a deficit of 608 dwelling units over the planning period if land supply or policy changes are not made to correct the deficiency.

While the subject property is zoned residential, the site has operated as the Sherwood Family YMCA since 1998 and was therefore not identified as a source of future housing supply in the 2019 HNA. The proposed zone change from LDR to IP will have no impact on the existing or future supply of housing in the adopted HNA. To address the identified shortage in housing in the HNA, Sherwood is considering an Urban Growth Boundary expansion for Sherwood West in 2024. As of the date of this report, Sherwood West will accommodate between 3,117 and 5,582 new housing units, far exceeding the identified need over the planning period.

Policy 1.4 - Ensure that the City has enough land to accommodate Sherwood's projected share of regional household growth, through regular monitoring and adjustments of available land through the Housing Needs Analysis.

Response: The 2019 HNA accounts for Sherwood's projected share of regional household growth as determined by the coordinated forecast from Metro. As discussed above, the YMCA site was not identified as a property with residential land supply potential and the zone change will not impact Sherwood's supply of housing per the adopted HNA. The findings below also demonstrate that the zone change will have a negligible impact on the available and needed housing capacity citywide.

METRO CODE

The Regional Framework Plan calls for a compact urban form and a "fair-share" approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity except as provided in section 3.07.120.

Metro code 3.07.120 Housing Capacity

(e) A city or county may reduce the minimum zoned capacity of a single lot or parcel so long as the reduction has a negligible effect on the city's or county's overall minimum zoned residential capacity.

Response: The site is approximately 8.73-acres zoned LDR-PUD which permits a density of up to 5-units per acre. While the subject property is zoned for residential uses, the site has operated as the Sherwood Family YMCA since 1998 and was categorized as "unbuildable" in 2019 Housing Needs Analysis (HNA).

While the proposed zone change from LDR to IP will not reduce the capacity of residential units per the adopted HNA, an estimate is provided of the acreage and number of housing units that could be built on the undeveloped portion of the site. As shown in Exhibit D, an approximately 1.25-acre grassy area along SW Woodhaven Dr. may be suitable for future residential development if the zone change were not to occur. Based on a maximum allowed density of 5-units per acre, this undeveloped portion of the site carries a capacity for 6 dwelling units.

The HNA indicates Sherwood has 175-acres of suitable buildable residential land. The 1.25-acre undeveloped portion of the site that may be suitable for future housing represents less than 1% of the existing supply by size. In terms of housing units, the adopted HNA indicates the City is short 608 dwelling units over the planning period. The 6 dwelling units lost by the zone change also represents

less than 1% of the total needed capacity of housing over 20 years. The proposed zone change will therefore have a negligible effect on the City's overall zoned residential capacity.

It is worth noting that in order to address the existing housing shortage, Sherwood is considering a UGB expansion request in 2024. The Sherwood West Concept Plan estimates a minimum of 3,000 new residential units can be developed in Sherwood West. This new capacity created in Sherwood West will address the City's shortfall in needed housing over the next 20 years including the 6 units lost as a result of the zone change.

Expansion of YMCA

As discussed throughout this report, the YMCA facility was constructed in 1997 to serve the City's growing recreational needs. In 2019 the City received a grant from State of Oregon and constructed the skatepark in an undeveloped portion of the site. The 2021 Parks Master Plan discusses the growing demand for recreational space in Sherwood and recommends the existing facility be expanded at its current location. The YMCA shares this goal and has identified a need for an expansion. An expansion is likely to occur to the existing building which is located at the western corner of the site. The parking lot is expected to be able to serve the existing facility, any future expansion, and the skatepark. Based on this information, it is not reasonable to expect that the YMCA or skatepark will be redeveloped with housing in the next 20 years. As small 1.25-acre portion of the site near Woodhaven Dr. may be suitable for residential development if the area is not used by the YMCA.

STATE OF OREGON LAND USE PLANNING GOALS

The applicable Statewide Planning Goals include Goals 1, 2, 8, 10, and 12. Statewide Planning Goals 3, 4, 5, 6, 7, 9, 13, 14, 15, 16, 17, 18, and 19 do not specifically apply to this proposed plan amendment.

Goal 1: Citizen Involvement. Calls for "the opportunity for citizens to be involved in all phases of the planning process."

Response: Staff utilized the public notice requirements of the Code to notify the public of this proposed plan amendment. The City's public notice requirements have been found to comply with Goal 1 and therefore, this meets Goal 1. A neighborhood meeting was held on June 12, 2023, prior to the applicant's submittal to the City.

The application is being discussed and decided by the City Council after a public hearing and recommendation from Planning Commission, made after holding a public hearing.

Therefore, this goal is met.

Goal 2: Land Use. requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. Cities and counties must build their comprehensive plans on a factual base, and follow their plan when making decisions on appropriate zoning.

Response: The Sherwood Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals and provides goals, polices and strategies, and procedures for reviewing and evaluating land use requests. The proposed map amendment, as demonstrated in this staff report, is processed in compliance with local, regional and state requirements; therefore, this goal is met.

Goal 8: Recreation Needs. Requires local governments to plan for the recreation needs of their residents and visitors. The goal places priority on non-motorized forms of recreation, and recreation areas that serve high-density populations with limited transportation options and limited financial resources. It also places priority on recreation areas that are free or available at a low cost to the public.

Response: The City's Parks Master Plan complies with statewide planning goal 8 and was recently updated in 2021. The plan recommends the following approach to recreational needs city-wide and for the YMCA site:

"The Sherwood Regional Family YMCA is a multi-purpose recreation center. It was state-of-the-art at the time it was built but on the smaller side compared to facilities being constructed today. Though a second facility is not needed given the market size, Sherwood's market population and area can support a larger facility. Therefore, the City of Sherwood and the YMCA should continue to explore expanding the existing facility to increase its capacity and add some of the spaces and features found in the state-of-the-art multi-purpose recreation centers being constructed today." (2021 Parks Master Plan, p. 22)

"Sherwood is projected to grow to about 33,000 people by 2040, a market size that is not large enough to support a second indoor aquatics facility, especially one like the CPRD facility. If an indoor facility is desired and the community is willing to fund it, expanding the existing aquatics facility is the most efficient option for meeting aquatics demand in Sherwood." (2021 Parks Master Plan, p. 21)

The master plan states that a second recreational facility and pool is not required and calls for an expansion at the existing YMCA facility. The proposed zone change to Institutional Public is aligned with the long-term goals of the parks master plan and statewide planning goal 8; therefore, this goal is met.

Goal 10: Housing. Planning, at a local level, asks that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use.

Response: Goal 10 requires cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Sherwood has recently adopted a HNA for the 20-year planning period of 2019-2039. Sherwood's primary obligations under Goal 10 are to: designate land in a way that 50% of new housing could be either multi-family or single-family attached (e.g. townhomes); provide opportunities to achieve an average density of six dwelling units per net acre; and provide opportunities for development of needed housing types: single-family detached, single-family attached, and multi-family housing. Sherwood has designated land through its existing zoning map that allows for 50% of new housing to be either multi-family or single-family attached.

As discussed in this application, the subject site was considered unsuitable for residential development in the City's adopted HNA and the zone change will have no impact on the existing supply of residential

land in Sherwood. To address the existing deficiency identified in the HNA, the City will need to either change its policies to allow for more development on the inventory of vacant land, request a UGB expansion from Metro, or both. Sherwood is considering an Urban Growth Boundary expansion for Sherwood West in 2024. As of the date of this application, Sherwood West will accommodate between 3,117 and 5,582 new housing units, far exceeding the identified over the planning period; therefore, this goal is met.

Goal 12: Transportation. Requires cities, counties and the state to create a transportation system plan that takes into account all relevant modes of transportation: mass transit, air, water, rail, highway, bicycle and pedestrian.

Response: The City's Transportation Consultant, DKS Associates, has provided a memo with findings for the Transportation Planning Rule (TPR) (Exhibit A). To address TPR requirements, a trip cap of 117 weekday PM Peak Hour trips is recommended to be recorded with the IP zoning to limit additional trip potential. 117 PM Peak Hour trips represents the trips generated by the existing YMCA use and the reasonable worst case scenario of future land uses allowed in the Institutional Public zone. After the zone change occurs, changes in use or expansions to the existing site that exceed this trip threshold would need to address TPR requirements; therefore, this goal is met.

EXHIBITS

Exhibit A. – DKS Associates: Transportation Planning Rule (TPR) Memo

Exhibit B. – Neighborhood Meeting Packet

Exhibit C. – Submitted Land Use Application Form with supporting documentation.

Exhibit D. – Acreage and Housing Units Potentiality



**City of Sherwood
Neighborhood Meeting Agenda
June 12, 2023 at 6pm
Sherwood Family YMCA**

TOPIC:

Proposed zone change for YMCA site from Low Density Residential PUD to Institutional Public PUD.

AGENDA:

6:00pm Introductions

6:05pm Presentation by City staff

6:15pm Questions / Discussion

7:00pm Adjourn

PACKET:

- Project Description and Map
- Approval Criteria

ZONE CHANGE APPROVAL CRITERIA

A. Sherwood Zoning and Community Development Code

- Chapter 16.36 Institutional and Public Land Use District
- Chapter 16.80 Plan Amendments

B. Sherwood 2040 Comprehensive Plan

Strong Community Culture and Heritage

- Goal 3 Foster Goal 3 Foster a culture of collaboration and partnership between residents, community groups, businesses, service providers and government
 - o Policy 3.1 - Plan, coordinate, and support the development of civic, institutional, arts and cultural spaces.
 - o Policy 3.2 - Support the evolving role of key facilities such as the Sherwood library, performing arts
 - o and senior centers to maintain value and access for all members of the community.
 - o Policy 3.5 - Collaborate with public and private partners to expand and co-locate community gathering spaces and multi-purpose venues across Sherwood to help meet civic, institutional, arts and cultural use needs.

Attractive and Attainable Housing

- Goal 1 Preserve and enhance the character of existing neighborhoods
 - o Policy 1.1 - Plan for a 20-year supply of suitable land for Sherwood to meet housing needs.
 - o Policy 1.4 - Ensure that the City has enough land to accommodate Sherwood's projected share of regional household growth, through regular monitoring and adjustments of available land through the Housing Needs Analysis.

C. Metro Title 1 Housing Capacity

D. Oregon Statewide Planning Goals 1 Citizen Involvement, 2 Land Use Planning, 8 Recreation Needs, 10 Housing, 12 Transportation

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: YMCA - Plan Amendment / Zone Change

Proposed Project Location: _____

Project Contact: Hugo Agosto

Meeting Location: YMCA - Teen Room

Meeting Date: 6/12/23

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Martin Bakers	22990 SW Hester Way	martin.bakers@gmail.com	✓			
Carol Strop	23520 SW Voss Place	carolstrop@hotmail.com		✓		
Brent C	18264 SW WOODVIEW	wcraabe@gmail.com		✓		
Low Ann Brennock	18200 Woodhaven		✓			



**CITY OF SHERWOOD
NEIGHBORHOOD MEETING
23000 SW Pacific Hwy, Sherwood, Oregon
June 12, 2023 from 6-7 pm**

TOPIC:

Proposed zone change for YMCA site from Low Density Residential – PUD to Institutional Public – PUD.

ATTENDEES:

- Martin Rakers
- Carol Stroup
- Brent C.
- Lou Ann Brennecke

CITY OF SHERWOOD REPRESENTATIVES:

- Eric Rutledge, Community Development Director
- Hugo Agosto, Associate Planner

MEETING OVERVIEW:

The meeting began at 6:10PM. Eric Rutledge shared the project proposal with neighbors and said this site, 23000 SW Pacific Hwy, is currently zoned Low Density Residential (LDR) PUD, approximately 8.73 acres in size, and envisioned to be changed to Institutional Public (IP) PUD. This zone change will occur prior to the City sale of the property to the YMCA and will not impact the planned sale. He noted the scope of the application is limited to the proposed zone change and does not include a proposal for physical changes to the site and does not limit access to current or future members of the club. He stated the site's physical appearance will remain the same.

QUESTION & ANSWERS:

Q: What was the plans for the future of the YMCA?

A: There are no immediate plans to develop.

Q: Can a restaurant go in?

A: There is, as mentioned, no plans.

Q: Does the pedestrian bridge have anything to do with this proposal?

A: No, this is not related.

Q: Why is Middleton MDRH?

A: This shows the potential need for code cleanup.

Q: How does the skate park relate?

A: Mr. Rutledge described the partition after.

Q: Is this divided land buildable?

A: Nothing is planned and may not be very buildable.

Q: Would this change the Woodhaven HOA?

A: No.

Q: Would they be noticed again?

A: If you got this notice, you would likely get noticed for any development.

Q: Would this devalue my property?

A: It should not.

Q: Would it impact my taxes?

A: It would not.

Q: Would this expand on openness/access?

A: Discussion followed regarding the future of the YMCA and potentially adding more hours.

Q: What will happen to the side in the partition?

A: It will remain open space.

The meeting ended at approximately 7 pm.



RE: NEIGHBORHOOD MEETING NOTICE
City of Sherwood Land Use APPLICATION FOR A Zone Change
Sherwood Family YMCA

Dear Property Owner/Neighbor:

The City of Sherwood is holding an in-person neighborhood meeting regarding the submittal of a Plan Amendment to the City Zoning Map, pursuant to the regulations and requirements outlined within SZCDC § Chapter 16.80. The property is commonly known as the Sherwood Family YMCA and is located at 23000 SW Pacific Hwy, Sherwood, OR 97140, south of Highway 99W, along SW Sunset Blvd (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100). The subject parcel is approximately ±8.73-acres.

The proposed amendment would change the zone from Low Density Residential PUD to Institutional / Public PUD. This Zone Change will occur prior to the City sale of the property to the YMCA and will not impact the planned sale. The scope of the application is limited to the zone change and does not include a proposal for physical changes to the site and does not limit access to current or future members of the club.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/neighbors to review the proposed amendment and to provide feedback, so that it may be considered prior to a formal land use application submittal. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Sherwood Zoning and Community Development Code.

You are invited to attend the in-person only meeting on:

June 12, 2023, at 6:00 PM
YMCA – Teen Center
23000 SW Pacific Hwy, Sherwood, OR 97140

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at 503-625-4271 or via email at HamblinAgostoh@SherwoodOregon.gov

Sincerely,



Hugo Agosto (He/Him/El)
Associate Planner
503-625-4271
Hamblin-Agostoh@SherwoodOregon.gov
www.sherwoodoregon.gov
22560 SW Pine Street, Sherwood, OR 97140

Attached:

- Existing & Proposed Zone Change Map

SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140	22895 SW ELWERT RD	SHERWOOD	97140
SHERW	SHERWOOD SCHOOL DISTRICT 8&J	16956 SW MEINECKE RD	SHERWOOD	OR	97140	18800 SW HAIDE RD	SHERWOOD	97140
SHERW	SHERWOOD SCHOOL DIST #8&J	23295 SW MAIN ST	SHERWOOD	OR	97140	23505 SW OLD HIGHWAY 99W	SHERWOOD	97140
SHELBY	SHELBY JACK & WEDIN ABRIANA	22947 SW HOSLER WAY	SHERWOOD	OR	97140	22947 SW HOSLER WAY	SHERWOOD	97140
SHARP	SHARP KARIN H & SHARP THOMAS JR	23354 SW LASALLE LN	SHERWOOD	OR	97140	23354 SW LASALLE LN	SHERWOOD	97140
SERVI	SERVIGNAT JOCELYN PIERRE	29113 SW GENEVA LOOP	WILSONVILLE	OR	97070	22842 SW FOREST CREEK DR	SHERWOOD	97140
SCOTT	SCOTT SUSAN LEE	22848 SW FOREST CRK DR #203	SHERWOOD	OR	97140	22848 SW FOREST CREEK DR	SHERWOOD	97140
SCOTT	SCOTT DEBBIE A	22866 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
SCHWI	SCHWICHTENBERG EMILY JOY MAVRAKIS &	22914 SW HOSLER WAY	SHERWOOD	OR	97140	22914 SW HOSLER WAY	SHERWOOD	97140
SCHWE	SCHWEITZER LELANI & SCHWEITZER JAMES	22858 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22858 SW FOREST CREEK DR	SHERWOOD	97140
SCHUL	SCHULZE GLEN & SCHULZ JENNIFER R	2708 NE 14TH CIR	SHERWOOD	OR	97140	1810 SW FITCH DR	SHERWOOD	97140
SCHIL	SCHILDAN PAUL R & SCHILDAN JENNIFER R	23559 SW VOSS PL	SHERWOOD	OR	97140	23559 SW VOSS PL	SHERWOOD	97140
SCHAP	SCHAPER ERIK D	22848 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22848 SW FOREST CREEK DR	SHERWOOD	97140
SCHAE	SCHAEFER MATTHEW RYAN	22830 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
SAWYE	SAWYER AARON & SAWYER ELISE	17909 SW FITCH DR	SHERWOOD	OR	97140	17909 SW FITCH DR	SHERWOOD	97140
SANCH	SANCHEZ KASEY & SANCHEZ MIKAYLA	22860 SW FOREST CREEK DR UNIT 202	SHERWOOD	OR	97140	22860 SW FOREST CREEK DR	SHERWOOD	97140
SAMPE	SAMPERA MARIA LUISA	22806 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
SALTS	SALTS THOMAS M & SALTS LINDSEY D	22935 SW HOSLER WAY	SHERWOOD	OR	97140	22935 SW HOSLER WAY	SHERWOOD	97140
SALTN	SALTNESSE JEFF	23180 SW PRICE TER	SHERWOOD	OR	97140	23180 SW PRICE TER	SHERWOOD	97140
SALSBS	SALSBERY REVOCABLE TRUST	18283 SW TIMBREL LN	SHERWOOD	OR	97140	18283 SW TIMBREL LN	SHERWOOD	97140
SALAS	SALAS ELIZABETH J	18432 SW TIMBREL LN	SHERWOOD	OR	97140	18432 SW TIMBREL LN	SHERWOOD	97140
SAECH	SAECHAO SARAH C & SAECHAO MICHAEL	18207 SW MCCONNELL CT	SHERWOOD	OR	97140	18207 SW MCCONNELL CT	SHERWOOD	97140
RYGSH	RYGH JEFFREY BRYAN & RYGH SALINA TRIANA	18167 SW FITCH DR	SHERWOOD	OR	97140	18167 SW FITCH DR	SHERWOOD	97140
RYAN	RYAN WILLIAM A & DEBRA S RYAN FAMILY TRUST	16411 SW CORNUS CT	SHERWOOD	OR	97140	22846 SW FOREST CREEK DR	SHERWOOD	97140
RUDOLF	RUDOLPH HOLLY	22810 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
ROGER	ROGERS ANDREW & ROGERS ANGELA	18444 SW COLFELT LN	SHERWOOD	OR	97140	18444 SW COLFELT LN	SHERWOOD	97140
ROE	ROE MICHAEL A & ROE AMANDA M	17938 SW FITCH DR	SHERWOOD	OR	97140	17938 SW FITCH DR	SHERWOOD	97140
ROBIN	ROBINSON LAURA J	22834 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
RITCH	RITCHE WAYNE	17874 SW BALLARD LN	SHERWOOD	OR	97140	17874 SW BALLARD LN	SHERWOOD	97140
RITCHE	RITCHE WAYNE	22836 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22836 SW FOREST CREEK DR	SHERWOOD	97140
RIGER	RIGERT EUGENE H & RIGERT LINDA R	17786 SW FREDERICK LN	SHERWOOD	OR	97140	17786 SW FREDERICK LN	SHERWOOD	97140
RENSI	RENSING RAYMOND J & RENSING BONNIE M	10390 S KRAEXBERGER RD	CANBY	OR	97013	22802 SW FOREST CREEK DR	SHERWOOD	97140
RENOU	RENOUF CODY N	22804 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
REINH	REINHOLTZ THOMAS & BOYINGTON JEFFREY S	22814 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22814 SW FOREST CREEK DR	SHERWOOD	97140
REED	REED TRAVIS DONALD & EBERS JOHANNA M	18030 SW PARRISH LN	SHERWOOD	OR	97140	18030 SW PARRISH LN	SHERWOOD	97140
RAYBA	RAYBACK MARK STEVEN & RAYBACK CAROLYN R	17933 SW FREDERICK LN	SHERWOOD	OR	97140	17933 SW FREDERICK LN	SHERWOOD	97140
RASBE	RASBERRY JOHN DEE & RASBERRY KATHRYN ALICE	27450 SW LADD HILL RD	SHERWOOD	OR	97140	23160 SW OLD HIGHWAY 99W	SHERWOOD	97140
RAMIR	RAMIREZ CLAUDIA & RAMIREZ SERGIO & TURCIOS M	23543 SW VOSS PL	SHERWOOD	OR	97140	23543 SW VOSS PL	SHERWOOD	97140
RAKER	RAKERS ADRIAN E & RAKERS MARTIN R	22990 SW HOSLER WAY	SHERWOOD	OR	97140	22990 SW HOSLER WAY	SHERWOOD	97140
RAINE	RAINER JOHN & ANNA TRUST	28519 SW CASCADE LOOP	WILSONVILLE	OR	97070	23326 SW PRICE TER	SHERWOOD	97140
QUILL	QUILLIN KRISTIN DOUGE REV LIV TRUST	23306 SW LASALLE LN	SHERWOOD	OR	97140	23306 SW LASALLE LN	SHERWOOD	97140
PURSI	PURSING BRANDEN M & PURSING BRANDEN L	17793 SW MANDEL LN	SHERWOOD	OR	97140	17793 SW MANDEL LN	SHERWOOD	97140
PLUTT	PLUTTE SUSAN REVOC TRUST	23255 SW PRICE TER	SHERWOOD	OR	97140	23255 SW PRICE TER	SHERWOOD	97140
PETRI	PETRILLO TIMOTHY SR & PETRILLO SONJA M	22810 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
PETER	PETERSON CAROLEE	17914 SW FITCH DR	SHERWOOD	OR	97140	17914 SW FITCH DR	SHERWOOD	97140
PEREZ	PEREZ CRUZ & PEREZ NEREIDA	22802 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22802 SW FOREST CREEK DR	SHERWOOD	97140
PERAL	PERALTA VINCENT K & PERALTA MICHELLE R	17865 SW BALLARD LN	SHERWOOD	OR	97140	17865 SW BALLARD LN	SHERWOOD	97140
PEERE	PEERENSON BRIAN ALAN	14225 SW TODD ST	BEAVERTON	OR	97008	22862 SW FOREST CREEK DR	SHERWOOD	97140
PEDER	PEDERSEN JONAH R & PEDERSEN MELISSA K	18504 SW COLFELT LN	SHERWOOD	OR	97140	18504 SW COLFELT LN	SHERWOOD	97140
PATAR	PATAROQUE BENITO & PATAROQUE PAMELA	2304 OSWEGO GLEN CT	LAKE OSWEGO	OR	97034	22832 SW FOREST CREEK DR	SHERWOOD	97140
PARRO	PARROTT PAULA	17819 SW MANDEL LN	SHERWOOD	OR	97140	17819 SW MANDEL LN	SHERWOOD	97140
PARNI	PARNIN KIMBERLY	22834 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
PARK	PARK DANIEL NEAL & CATHERINE ANN PARK LIV TRUST	17994 SW PARRISH LN	SHERWOOD	OR	97140	17994 SW PARRISH LN	SHERWOOD	97140
PALME	PALMER MICHAEL P & PALMER AMY	22836 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22836 SW FOREST CREEK DR	SHERWOOD	97140
ORTH	ORTH DOROTHY ANN REV LIV TRUST	23525 SW VOSS PL	SHERWOOD	OR	97140	23525 SW VOSS PL	SHERWOOD	97140
OLSON	OLSON JUDITH A	22838 FOREST CREEK DR #101	SHERWOOD	OR	97140	22838 SW FOREST CREEK DR	SHERWOOD	97140
OCHS	OCHS AMY	10610 SW TUALATIN DR	TIGARD	OR	97224	22814 SW FOREST CREEK DR	SHERWOOD	97140
NOYOL	NOYOLA FRANCISCO J	22806 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
NORTH	NORTHY ANDREW THOMAS	18340 SW COLFELT LN	SHERWOOD	OR	97140	18340 SW COLFELT LN	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	22831 SW FOREST CREEK DR	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	22831 SW FOREST CREEK DR	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	22831 SW FOREST CREEK DR	SHERWOOD	97140
NIKKE	NIKKEL DOUGLAS N & NIKKEL SHANDA M	22856 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22856 SW FOREST CREEK DR	SHERWOOD	97140
NIEMI	NIEMI ELSA IRMELI	22875 SW HOSLER WAY	SHERWOOD	OR	97140	22875 SW HOSLER WAY	SHERWOOD	97140
NEWBU	NEWBURY ANDREW P & NEWBURY KACO L	17808 SW FREDERICK LN	SHERWOOD	OR	97140	17808 SW FREDERICK LN	SHERWOOD	97140
NEVIL	NEVILL BENJAMIN D & NEVILL S TIFFANY A	22814 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22814 SW FOREST CREEK DR	SHERWOOD	97140
NESSO	NESSON AUDRIANNA ALICIA-MARIE & GARCIA GREGG	22804 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
NEAL	NEAL LYNETTE LIV TRUST & NEAL TERRY LIV TRUST	18389 SW COLFELT LN	SHERWOOD	OR	97140	18389 SW COLFELT LN	SHERWOOD	97140
MOZO	MOZO ANGELA C & MOZO WALTER JR	18380 SW HANDLEY ST	SHERWOOD	OR	97140	22838 SW FOREST CREEK DR	SHERWOOD	97140
MOYO	MOYO NICOLE	22828 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
MORIT	MORITA PETER W & MORITA KANDIS L	17936 SW FREDERICK LN	SHERWOOD	OR	97140	17936 SW FREDERICK LN	SHERWOOD	97140
MORGA	MORGAN CHRISTOPHER JOSEPH & MORGAN MARY	23350 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23350 SW OLD HIGHWAY 99W	SHERWOOD	97140
MOORE	MOORE TIMOTHY M & MOORE LINDSEY R	22963 SW HOSLER WAY	SHERWOOD	OR	97140	22963 SW HOSLER WAY	SHERWOOD	97140
MOORE	MOORE MATTHEW & TUMA BEN	22802 SW FOREST CREEK DR #102	SHERWOOD	OR	97140	22802 SW FOREST CREEK DR	SHERWOOD	97140
MONTG	MONTGOMERY TERESA	22808 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
MONTA	MONTALVO MARTIN & MONTALVO TERESA A	23677 SW HERON LAKES DR	SHERWOOD	OR	97140	23677 SW HERON LAKES DR	SHERWOOD	97140
MOLER	MOLERO-VILLALOBOS EDWARD & VILLALOBOS-MONT	22850 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	22850 SW FOREST CREEK DR	SHERWOOD	97140
MOGGI	MOGGIA EUGENE A REV TRUST	4980 EL CARRO LN	CARPINTERIA	CA	93013	22838 SW FOREST CREEK DR	SHERWOOD	97140
MITCHE	MITCHELL REBECCA A	22840 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	22840 SW FOREST CREEK DR	SHERWOOD	97140
MITCH	MITCHELL STEVEN R & MITCHELL RITA ERICA	18517 SW COLFELT LN	SHERWOOD	OR	97140	18517 SW COLFELT LN	SHERWOOD	97140
MIRPD	MIRPDX INC	22810 SW FOREST CREEK DR UNIT 102	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
MILLE	MILLER DAVID & MILLER TERRI & MILLER RUTH ANN	E 147 HANUI ST	LAHAINA	HI	96761	18277 SW MCCONNELL CT	SHERWOOD	97140
MICKE	MICKELSON STEPHEN A & MICKELSON MELINDA K	22911 SW HOSLER WAY	SHERWOOD	OR	97140	22911 SW HOSLER WAY	SHERWOOD	97140
MICHA	MICHAEL CATLIN LOUISE & MICHAEL JEREMY HOWARD	22940 SW HOSLER WAY	SHERWOOD	OR	97140	22940 SW HOSLER WAY	SHERWOOD	97140
MAYER	MAYER RACHEL	22844 SW FOREST CREEK DR UNIT 202	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	SHERWOOD	97140
MENCH	MENCHACA RICARDO J & MENCHACA NICOLE R	22802 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22802 SW FOREST CREEK DR	SHERWOOD	97140
MELIU	MELIUS CONRAD C & MELIUS DIANA M	17960 SW FREDERICK LN	SHERWOOD	OR	97140	17960 SW FREDERICK LN	SHERWOOD	97140
MCLAC	MCLACHLAN JOHN P	17976 SW WOODHAVEN DR	SHERWOOD	OR	97140	17976 SW WOODHAVEN DR	SHERWOOD	97140
MCGAN	MCGANN ANDREW & MCGANN KATHERINE	22200 SW SCHALTENBRAND LN	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
MAYES	MAYES MEGAN SUZANNE & MAYES ANTONIO ORLANDO	22806 SW FOREST CREEK DR #UNIT 201	SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
MATHE	MATHEW GREGG & KOSCHNICK-MATHEWS S	17963 SW WOODHAVEN DR	SHERWOOD	OR	97140	17963 SW WOODHAVEN DR	SHERWOOD	97140
MATLO	MATLOCK THOMAS S & MATLOCK SHARON M	17828 SW MANDEL LN	SHERWOOD	OR	97140	17828 SW MANDEL LN	SHERWOOD	97140
MARTI	MARTIN MICHAEL L TRUST	6188 SW DELKER ST	TUALATIN	OR	97062	22846 SW FOREST CREEK DR	SHERWOOD	97140
MARIM	MARIMAN CHRISTOPHER J & MARIMAN JONI	17864 SW VANDOLAH LN	SHERWOOD	OR	97140	17864 SW VANDOLAH LN	SHERWOOD	97140
MADDO	MADDOX PAUL R & MADDOX JANELLE D	17932 SW MANDEL LN	SHERWOOD	OR	97140	17932 SW MANDEL LN	SHERWOOD	97140
MADDE	MADDERIAN P	22864 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
MACLEO	MACLEOD ROBERT B & MACLEOD KELLY L & WESTFA	16041 SW PARRISH LN	SHERWOOD	OR	97140	16041 SW PARRISH LN	SHERWOOD	97140
LUTON	LUTON ROBERT C & DE BONI PAUL	520 SE COLUMBIA RIVER DR APT 121	WANCANUCU	WA	86661		SHERWOOD	97140
LUSHE	LUSHENKO HELEN L & LUSHENKO MITCHELL J	17952 SW PARRISH LN	SHERWOOD	OR	97140	17952 SW PARRISH LN	SHERWOOD	97140
LOWRE	LOWREY BRANDON M & LOWREY HEIDI	17863 SW WOODHAVEN DR	SHERWOOD	OR	97140	17863 SW WOODHAVEN DR	SHERWOOD	97140
LOWE	LOWE KEITH W & LOWE JANET L	18189 SW FITCH DR	SHERWOOD	OR	97140	18189 SW FITCH DR	SHERWOOD	97140
LORNT	LORNTSON CHRISTINA & LORNTSON ERIK JON	17959 SW PARRISH LN	SHERWOOD	OR	97140	17959 SW PARRISH LN	SHERWOOD	97140
LOPEZ	LOPEZ HOPE M	22804 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
LOPEZ	LOPEZ ELEAZAR	22860 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22860 SW FOREST CREEK DR	SHERWOOD	97140
LEVIN	LEVINE FAMILY HOLDINGS LLC	17692 SW BALLARD LN	SHERWOOD	OR	97140	23262 SW OLD HIGHWAY 99W	SHERWOOD	97140

LEON	LEON JUAN E	23214 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23214 SW OLD HIGHWAY 99W	SHERWOOD	97140
LEINI	LEININGER AARON & LEININGER ERICA	23266 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23266 SW OLD HIGHWAY 99W	SHERWOOD	97140
LEE	LEE JOSEPH & ANNA FAMILY TRUST	22958 SW HOSLER WAY	SHERWOOD	OR	97140	22958 SW HOSLER WAY	SHERWOOD	97140
LEAVI	LEAVITT SHELLEY KAY & ALBINO RICHARD D	22834 SW FOREST CREEK DR UNIT #203	SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
LEAHY	LEAHY TERRANCE W & LEAHY JULIA A	18286 SW MCCONNELL CT	SHERWOOD	OR	97140	18286 SW MCCONNELL CT	SHERWOOD	97140
LAVOI	LAVOIE ALLYSTON & LAVOIE JOAO	22812 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22812 SW FOREST CREEK DR	SHERWOOD	97140
LAKEY	LAKEY FAMILY TRUST	17822 SW BALLARD LN	SHERWOOD	OR	97140	17822 SW BALLARD LN	SHERWOOD	97140
LACEY	LACEY JASON ALAN & LACEY AMY LOUISE	18329 SW TIMBRE LN	SHERWOOD	OR	97140	18329 SW TIMBRE LN	SHERWOOD	97140
KUNER	KUNERT PETER C	22844 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	SHERWOOD	97140
KONOP	KONOPASKI KAYLEE NICOLE & KONOPASKI KRAMER	118549 SW COLFELT LN	SHERWOOD	OR	97140	18549 SW COLFELT LN	SHERWOOD	97140
KNIGHT	KNIGHT NICHOLAS D & KNIGHT REBEKAH J	22562 SW SAUNDERS DR	SHERWOOD	OR	97140	17990 SW MANDEL LN	SHERWOOD	97140
KITTO	KITTO CHRISTOPHER & HEATHER A	18244 SW MCCONNELL CT	SHERWOOD	OR	97140	18244 SW MCCONNELL CT	SHERWOOD	97140
KINNE	KINNEY KENNETH VINCE & KINNEY XANTHIA VIDAMAE	22828 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
KESTE	KESTER LEIGH J	22830 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
KENT	KENT JED L & KENT JUNKO	22800 SW HOSLER WAY	SHERWOOD	OR	97140	22800 SW HOSLER WAY	SHERWOOD	97140
KELLY	KELLY EMMA ELISE	22860 SW FOREST CREEK DR #UNIT 201	SHERWOOD	OR	97140	22860 SW FOREST CREEK DR	SHERWOOD	97140
KELLY	KELLY SHAWN M & KELLY SERENA P	17950 SW WOODHAVEN DR	SHERWOOD	OR	97140	17950 SW WOODHAVEN DR	SHERWOOD	97140
KELLY	KELLY DARRELL EDWARD & KELLY MARCIA L	17981 SW MANDEL LN	SHERWOOD	OR	97140	17981 SW MANDEL LN	SHERWOOD	97140
KAVKA	KAVKA TOMAS & ROBERTSON TAWN Y	22806 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
KAUFM	KAUFMAN HEIDI N & JOHNSON LEWIS A	22866 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
KAUBL	KAUBLE JUNITA	18330 CREDITLINE DR	LAKE OSWEGO	OR	97034	23285 SW PRICE TER	SHERWOOD	97140
KARCE	KARCESKI JOSEPH G & KARCESKI LINDA M	18400 SW TIMBRE LN	SHERWOOD	OR	97140	18400 SW TIMBRE LN	SHERWOOD	97140
KALAF	KALAFUT JAMES J & TAN IM CHOO	23199 SW PRICE TER	SHERWOOD	OR	97140	23199 SW PRICE TER	SHERWOOD	97140
KAWISE	KAWISE RAYMOND E & KAISER CATHY J	18356 SW WOODHAVEN DR	SHERWOOD	OR	97140	18356 SW WOODHAVEN DR	SHERWOOD	97140
JUNE	JUNE MARK	22862 SW FOREST CREEK DR UNIT 203	SHERWOOD	OR	97140	22862 SW FOREST CREEK DR	SHERWOOD	97140
JPDL	JPDL 1931 LLC	1301 FULTON ST	NEWBERG	OR	97132	18015 SW WOODHAVEN DR	SHERWOOD	97140
JONES	JONES JAMIE MARIE	22808 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
JOHNS	JOHNSON JARED J & JOHNSON JENNIFER S	8840 SW ASH MEADOWS CIR UNIT # 828	WILSONVILLE	OR	97070	22802 SW FOREST CREEK DR	SHERWOOD	97140
JOHNS	JOHNSON STEVEN R & JOHNSON JENNIFER L	22842 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
JOHNS	JOHNSON KRISTEN R	2345 NW OVERTON ST	PORTLAND	OR	97210	22808 SW HOSLER WAY	SHERWOOD	97140
JOHNS	JOHNSON ANDREW L & JOHNSON JESSICA L	17919 SW FREDERICK LN	SHERWOOD	OR	97140	17919 SW FREDERICK LN	SHERWOOD	97140
JENSE	JENSEN FAMILY TRUST	22812 SW FOREST CREEK DR	SHERWOOD	OR	97140	22812 SW FOREST CREEK DR	SHERWOOD	97140
HUNT	HUNT ALLISON A & BLACKWELL TROY A	18270 SW TIMBRE LN	SHERWOOD	OR	97140	18270 SW TIMBRE LN	SHERWOOD	97140
HUME	HUME JOSEPH L & SUSAN ANN TRUST	18066 SW PARRISH LN	SHERWOOD	OR	97140	18066 SW PARRISH LN	SHERWOOD	97140
HUBBA	HUBBARD DENNIS & NURSE-HUBBARD CAROL	1 SKYVIEW CIR #223	POMONA	CA	91766	22832 SW FOREST CREEK DR	SHERWOOD	97140
HOSLE	HOSLER MARIAN J TRUST & ROBERTS JANET D LIV TR	1000 SW BROADWAY #100	PORTLAND	OR	97205	22832 SW FOREST CREEK DR	SHERWOOD	97140
HORNE	HORNER VICTORIA N	22804 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
HORAB	HORAB BRIAN W & HORAB BONNIE J	18536 SW COLFELT LN	SHERWOOD	OR	97140	18536 SW COLFELT LN	SHERWOOD	97140
HOLME	HOLMES JOHN M & HOLMES CAROL A	22838 SW FOREST CREEK DR UNIT 100	SHERWOOD	OR	97140	22838 SW FOREST CREEK DR	SHERWOOD	97140
HOLLA	HOLLADAY SAILOR	2029 SE HAROLD ST	PORTLAND	OR	97202	22832 SW FOREST CREEK DR	SHERWOOD	97140
HOLDE	HOLDEN ARTHUR L JR & HOLDEN KIMBERLY K	22827 SW HOSLER WAY	SHERWOOD	OR	97140	22827 SW HOSLER WAY	SHERWOOD	97140
HODNE	HODNEY JORDAN	22838 SW FOREST CREEK DR UNIT #202	SHERWOOD	OR	97140	22838 SW FOREST CREEK DR	SHERWOOD	97140
HILL	HILL RONEY & HILL SHERRY	23396 SW LASALLE LN	SHERWOOD	OR	97140	23396 SW LASALLE LN	SHERWOOD	97140
HIGBI	HIGBIE EMILY GRUBER & HIGBIE WESLEY RICH JR	17895 SW BALLARD LN	SHERWOOD	OR	97140	17895 SW BALLARD LN	SHERWOOD	97140
HIBER	HIBERNIA PROPERTY GROUP LLC	22852 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	22852 SW FOREST CREEK DR	SHERWOOD	97140
HETRI	HETRICK CONNIE	22866 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
HESTE	HESTER FAMILY TRUST	18048 SW PARRISH LN	SHERWOOD	OR	97140	18048 SW PARRISH LN	SHERWOOD	97140
HERZO	HERZOG STEPHEN	22812 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22812 SW FOREST CREEK DR	SHERWOOD	97140
HENRI	HENRIKSEN JILL M	22842 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
HENRI	HENRIOD DAQY & HENRIOD DANIEL D	17961 SW WOODHAVEN DR	SHERWOOD	OR	97140	17961 SW WOODHAVEN DR	SHERWOOD	97140
HELFR	HELFRICH JOSEPH P & CARROLL-HELFRICH CARRIE	K18474 SW COLFELT LN	SHERWOOD	OR	97140	18474 SW COLFELT LN	SHERWOOD	97140
HAYS	HAYS ROBERT J & HAYS JILL M	18525 SW COLFELT LN	SHERWOOD	OR	97140	18525 SW COLFELT LN	SHERWOOD	97140
HAYES	HAYES BRADLEY W REV LIV TRUST	17682 SW WAPATO ST	SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
HAYES	HAYES PROPERTIES LLC	706 MADISON ST	COPPELL	TX	75019	22848 SW FOREST CREEK DR	SHERWOOD	97140
HAWKI	HAWKINS NATHANIEL EDUARDO & HAWKINS LAUREN	17939 SW WOODHAVEN DR	SHERWOOD	OR	97140	17939 SW WOODHAVEN DR	SHERWOOD	97140
HAUSE	HAUSEMAN JOSEPH H & HAUSEMAN BONNIE M	18029 SW FITCH DR	SHERWOOD	OR	97140	18029 SW FITCH DR	SHERWOOD	97140
HARWE	HARWELL JAY CURTIS & HARWELL KRISTY BAKER	18012 SW PARRISH LN	SHERWOOD	OR	97140	18012 SW PARRISH LN	SHERWOOD	97140
HART	HART TERRI M	18541 SW COLFELT LN	SHERWOOD	OR	97140	18541 SW COLFELT LN	SHERWOOD	97140
HARRI	HARRIS GREGORY D & HARRIS LISA L	23359 LASALLE LN	SHERWOOD	OR	97140	23359 SW LASALLE LN	SHERWOOD	97140
HARMA	HARMAN FAMILY TRUST	22844 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	SHERWOOD	97140
HANSO	HANSON GREGORY JAMES & HANSON SIVHONG	22863 SW HOSLER WAY	SHERWOOD	OR	97140	22863 SW HOSLER WAY	SHERWOOD	97140
HANSON	HANSON KRISK & HANSON CHERYL	17950 SW FREDERICK LN	SHERWOOD	OR	97140	17950 SW FREDERICK LN	SHERWOOD	97140
HAMM	HAMM CHRISTOPHER L & HAMM DIANE	18007 SW PARRISH LN	SHERWOOD	OR	97140	18007 SW PARRISH LN	SHERWOOD	97140
HAMIL	HAMILTON ANGELA D & HAMILTON BRYAN K	18509 SW COLFELT LN	SHERWOOD	OR	97140	18509 SW COLFELT LN	SHERWOOD	97140
HALE	HALE WILLIAM E & HALE KAREN M	17804 MANDEL LN	SHERWOOD	OR	97140	17804 SW MANDEL LN	SHERWOOD	97140
HAGEN	HAGEN BRIAN & HAGEN KELLY	18568 SW COLFELT LN	SHERWOOD	OR	97140	18568 SW COLFELT LN	SHERWOOD	97140
GURNE	GURNEY EDMUND REED & GURNEY SANDRA ANN	17965 SW MANDEL LN	SHERWOOD	OR	97140	17965 SW MANDEL LN	SHERWOOD	97140
GREGORY	GREGORY CHARLES & GREGORY KRISTI	18363 SW TIMBRE LN	SHERWOOD	OR	97140	18363 SW TIMBRE LN	SHERWOOD	97140
GRANQ	GRANQUIST DAVID W & GRANQUIST TRICIA D	22830 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
GRAHA	GRAHAM CONNIE L REV TRUST	17500 SW 11TH AVE	TUALATIN	OR	97062	18326 SW COLFELT LN	SHERWOOD	97140
GOLDA	GOLDA MATTHEW A & GOLDA LAURA E	22846 SW FOREST CREEK DR UNIT 100	SHERWOOD	OR	97140	22846 SW FOREST CREEK DR	SHERWOOD	97140
GIROD	GIROD ANDREW & GIROD HANNAH	17906 SW VANDOLAH LN	SHERWOOD	OR	97140	17906 SW VANDOLAH LN	SHERWOOD	97140
GILES	GILES STEPHEN G	18202 SW MCCONNELL CT	SHERWOOD	OR	97140	18202 SW MCCONNELL CT	SHERWOOD	97140
GIESL	GIESLER JENNIFER P & DAVIS JOHN S IV	22828 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
GIEL	GIEL LISA M	22812 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22812 SW FOREST CREEK DR	SHERWOOD	97140
GHISE	GHISELLINE MANUEL EDWARD	22832 SW FOREST CREEK DR UNIT 203	SHERWOOD	OR	97140	22832 SW FOREST CREEK DR	SHERWOOD	97140
GERSC	GERSCH STEVEN MICHAEL LIV TRUST	23649 SW HERON LAKES DR	SHERWOOD	OR	97140	23649 SW HERON LAKES DR	SHERWOOD	97140
GEISZ	GEISZLER VINCENT C & GEISZLER CORINNE A	18368 SW TIMBRE LN	SHERWOOD	OR	97140	18368 SW TIMBRE LN	SHERWOOD	97140
GAMBI	GAMBINO HOLDINGS LLC	11412 CORLEY CT	SAN DIEGO	CA	92126	22856 SW FOREST CREEK DR	SHERWOOD	97140
GALGA	GALGAND CARLOS	22852 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22852 SW FOREST CREEK DR	SHERWOOD	97140
GAGNO	GAGNON LUCILLE L & KELLEY KENNETH T	17954 SW MANDEL LN	SHERWOOD	OR	97140	17954 SW MANDEL LN	SHERWOOD	97140
FULWI	FULWILER & BRASKET PROPERTY MGMT LLC	22814 SW FOREST CREEK RD DR UNIT 102	SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
FULWI	FULWILER PROPERTY MANAGEMENT LLC	22814 SW FOREST CREEK DR #102	SHERWOOD	OR	97140	22814 SW FOREST CREEK DR	SHERWOOD	97140
FU G	FU GEORGE & JUDY FAMILY TRUST	2301 LAKE TERRACE DR	CHINO HILLS	CA	91709	23339 SW PRICE TER	SHERWOOD	97140
FRYE	FRYE MICHAEL J & FRYE KERRY K	18349 SW COLFELT LN	SHERWOOD	OR	97140	18349 SW COLFELT LN	SHERWOOD	97140
FROHM	FROHMAN DAVID E & FROHMAN ALYSANDRA M	22834 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
FRIS	FRISINGER THOMAS P & FRISINGER CONNIE S	17800 SW BALLARD LN	SHERWOOD	OR	97140	17800 SW BALLARD LN	SHERWOOD	97140
FREGA	FREGA TRAVIS J & FREGA MARIANNE N	22923 SW HOSLER WAY	SHERWOOD	OR	97140	22923 SW HOSLER WAY	SHERWOOD	97140
FRATI	FRATIKH ABDULLA & FRATIKH ROLA J	22832 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22832 SW FOREST CREEK DR	SHERWOOD	97140
FOSTE	FOSTER RUSSELL	22858 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22858 SW FOREST CREEK DR	SHERWOOD	97140
FLOWE	FLOWERS JEFFREY ALLAN & FLOWERS CARMINA LUC	22899 SW HOSLER WAY	SHERWOOD	OR	97140	22899 SW HOSLER WAY	SHERWOOD	97140
FLINT	FLINT MORGAN & FLINT SARA	17985 SW PARRISH LN	SHERWOOD	OR	97140	17985 SW PARRISH LN	SHERWOOD	97140
FLAHER	FLAHERTY JASON L & FLAHERTY DYLONA T	18464 SW TIMBRE LN	SHERWOOD	OR	97140	18464 SW TIMBRE LN	SHERWOOD	97140
FJG P	FJG PROPERTIES LLC	15102 SW SAPPHIRE DR	BEAVERTON	OR	97007	22812 SW FOREST CREEK DR	SHERWOOD	97140
FITZG	FITZGERALD RYAN L	22808 SW FOREST CREEK DR UNI	SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
FISHE	FISHER ROBERT EDWIN & FISHER PAMELA OLIVIA	23383 SW LASALLE LN	SHERWOOD	OR	97140	23383 SW LASALLE LN	SHERWOOD	97140
FIGG	FIGG SCOTT & FIGG ERICA	17801 SW FREDERICK LN	SHERWOOD	OR	97140	17801 SW FREDERICK LN	SHERWOOD	97140
FIELD	FIELDS DAVID & FIELDS PATRICIA	18073 SW PARRISH LN	SHERWOOD	OR	97140	18073 SW PARRISH LN	SHERWOOD	97140
FAST	FAST FORE F	22959 SW FOREST CRK DR #100	SHERWOOD	OR	97140	22850 SW FOREST CREEK DR	SHERWOOD	97140
FARVE	FARVER MATTHEW B & SHONKWILER ADAM H	23227 SW PRICE TER	SHERWOOD	OR	97140	23227 SW PRICE TER	SHERWOOD	97140
FAROO	FAROOQI MUHAMMAD & FAROOQI FARKHUNDA	23796 SW PINECONE AVE	SHERWOOD	OR	97140	18396 SW COLFELT LN	SHERWOOD	97140
FALOT	FALOTICO ROCCO	22814 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22814 SW FOREST CREEK DR	SHERWOOD	97140
FAITH	FAITH NINETTE E	7008 STRAWBERRY WAY	FORT WORTH	TX	76137	22852 SW FOREST CREEK DR	SHERWOOD	97140
ETHER	ETHERINGTON ADAM C & ETHERINGTON CHELSEA A	22955 SW HOSLER WAY	SHERWOOD	OR	97140	22955 SW HOSLER WAY	SHERWOOD	97140
ERNIE	ERNIE BRIAN	22842 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
ELLIOTT	ELLIOTT FAMILY TRUST	17886 SW VANDOLAH LN	SHERWOOD	OR	97140	17886 SW VANDOLAH LN	SHERWOOD	97140
EDMON	EDMONDSON ALONZO K	362 E 137TH ST	LOS ANGELES	CA	90061	22836 SW FOREST CREEK DR	SHERWOOD	97140

EDDY	EDDY AARON J & EDDY JENNIFER R	23335 SW LASALLE LN	SHERWOOD	OR	97140	23335 SW LASALLE LN	SHERWOOD	97140
DWYER	DWYER CHRISTY J TRUST	17957 SW FITCH DR	SHERWOOD	OR	97140	17957 SW FITCH DR	SHERWOOD	97140
DUVAL	DUVAL REBECCA & DUVAL DIDIER	22866 SW FOREST CREEK DR UNIT #203	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
DURAN	DURAN LOUIS	22842 SW FOREST CREEK DR UNIT #203	SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
DURANT	DURANT JAMES A & DURANT KATHLEEN D	18258 SW MCCONNELL CT	SHERWOOD	OR	97140	18258 SW MCCONNELL CT	SHERWOOD	97140
DUNN	DUNN ELISABETH RE LIV TRUST	13215 NE SALMON CREEK AVE #67	SHERWOOD	OR	98886	22866 SW FOREST CREEK DR	SHERWOOD	97140
DUNKL	DUNKLEY RYAN & MUSSELMAN JESSICA	17995 SW FREDERICK LN	SHERWOOD	OR	97140	17995 SW FREDERICK LN	SHERWOOD	97140
DUNHA	DUNHAM FAMILY TRUST	18325 SW WOODHAVEN DR	SHERWOOD	OR	97140	18325 SW WOODHAVEN DR	SHERWOOD	97140
DRUEP	DRUEPPEL NATALIE	23663 SW HERON LAKES DR	SHERWOOD	OR	97140	23663 SW HERON LAKES DR	SHERWOOD	97140
DOROS	DOROSTKAR MAJID & MAHJOURI ROSHANAK	23143 SW PRICE TER	SHERWOOD	OR	97140	23143 SW PRICE TER	SHERWOOD	97140
DIERS	DIERS STEPHEN W & DIERS BERNAIDINE M	17943 SW MANDEL LN	SHERWOOD	OR	97140	17943 SW MANDEL LN	SHERWOOD	97140
DICKS	DICKSON DOUGLAS B & DICKSON LAURA K	17977 SW FREDERICK LN	SHERWOOD	OR	97140	17977 SW FREDERICK LN	SHERWOOD	97140
DHAS	DHAS ARUL N & DHAS JASMIN M	12088 SW NURSERY WAY	SHERWOOD	OR	97140	17890 SW BALLARD LN	SHERWOOD	97140
DESMO	DESMOND MADELINE	22852 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	22852 SW FOREST CREEK DR	SHERWOOD	97140
DERUM	DERUM ARDIS V	23224 SW LASALLE LN	SHERWOOD	OR	97140	23224 SW LASALLE LN	SHERWOOD	97140
DEMIN	DEMINGS BRIAN W & DEMINGS BARBARA A	17933 SW FITCH DR	SHERWOOD	OR	97140	17933 SW FITCH DR	SHERWOOD	97140
DEGNE	DEGNER ERICH M	3850 SW MARGOLD ST	PORTLAND	OR	97219	22838 SW FOREST CREEK DR	SHERWOOD	97140
DECKM	DECKMAN IGOR IGAL & GILDISCH MARIA	17986 SW FITCH DR	SHERWOOD	OR	97140	17986 SW FITCH DR	SHERWOOD	97140
DAVEN	DAVENPORT PATRICK TAYLOR & BENSON JACQUELIN	22858 SW FOREST CREEK DR UNIT 203	SHERWOOD	OR	97140	22858 SW FOREST CREEK DR	SHERWOOD	97140
DALE	DALE AARON JOSHUA	22830 SW FOREST CREEK DR UNIT 202	SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
DAILY	DAILY LIV TRUST	18236 SW WOODHAVEN DR	SHERWOOD	OR	97140	18236 SW WOODHAVEN DR	SHERWOOD	97140
DAHL	DAHL STEVEN REV TRUST	18740 SW KRUGER RD	SHERWOOD	OR	97140	18740 SW KRUGER RD	SHERWOOD	97140
DAHL	DAHL STEVEN REV TRUST	18740 SW KRUGER RD	SHERWOOD	OR	97140	18740 SW KRUGER RD	SHERWOOD	97140
CUTSF	CUTSFORTH DANIEL & CUTSFORTH KIERSTEN	17782 SW MANDEL LN	SHERWOOD	OR	97140	17782 SW MANDEL LN	SHERWOOD	97140
CULBE	CULBERTSON MARK R & KARABINUS-CULBERTSON AN	23487 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23487 SW OLD HIGHWAY 99W	SHERWOOD	97140
CRUTC	CRUTCHFIELD DANIEL C & CRUTCHFIELD TIFFANY A	22828 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
CRABB	CRABB BRENT WOODRUFF & CRABB ASHLEY COWAN	18264 SW WOODHAVEN DR	SHERWOOD	OR	97140	18264 SW WOODHAVEN DR	SHERWOOD	97140
COX	COX DANIEL R	22846 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22846 SW FOREST CREEK DR	SHERWOOD	97140
COWAN	COWAN MARK H & COWAN MARA M	17914 SW MANDEL LN	SHERWOOD	OR	97140	17914 SW MANDEL LN	SHERWOOD	97140
COWAN	COWAN FAMILY REV LIV TRUST	PO BOX 460	SHERWOOD	OR	97140	18291 SW MCCONNELL CT	SHERWOOD	97140
COUNT	COUNTRYMAN KATHRYN M	22850 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22850 SW FOREST CREEK DR	SHERWOOD	97140
COUNT	COUNTRYSIDE COMMUNITY CHURCH	PO BOX 985	SHERWOOD	OR	97140	18810 SW KRUGER RD	SHERWOOD	97140
COUNT	COUNTRYSIDE COMMUNITY CHURCH	15025 SW TUALATIN-SHERWOOD RD	SHERWOOD	OR	97140	18810 SW KRUGER RD	SHERWOOD	97140
COSTL	COSTLEY ROBERT A TRUST & COSTLEY SHIRLEY L	TF 23140 SW STARLIGHT DR	SHERWOOD	OR	97140	23182 SW OLD HIGHWAY 99W	SHERWOOD	97140
CORNO	CORNO RUSSELL J & CORNO TRINA L	17874 SW FREDERICK LN	SHERWOOD	OR	97140	17874 SW FREDERICK LN	SHERWOOD	97140
COND	CONDREAY JULIE	22844 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	SHERWOOD	97140
COLUM	COLUMBIA PROPERTY SOLUTIONS LLC	8599 HAVEN AVE STE 303	RANCHO CUCAMONGA	CA	91730	22700 SW PACIFIC HWY	SHERWOOD	97140
COLLI	COLLINS GARY KEITH & COLLINS JILL	17867 SW FREDERICK LN	SHERWOOD	OR	97140	17867 SW FREDERICK LN	SHERWOOD	97140
CLUKE	CLUKEY LEE & CLUKEY DEBORAH	17881 SW BALLARD LN	SHERWOOD	OR	97140	17881 SW BALLARD LN	SHERWOOD	97140
CLIFF	CLIFFORD JOHN F & MAUREEN P FAM TRUST	17870 SW MANDEL LN	SHERWOOD	OR	97140	17870 SW MANDEL LN	SHERWOOD	97140
CLARK	CLARK JASON & CLARK AMBER	17791 SW BALLARD LN	SHERWOOD	OR	97140	17791 SW BALLARD LN	SHERWOOD	97140
CLARE	CLAREY JOHN L & CLAREY JANET	18354 SW COLFELT LN	SHERWOOD	OR	97140	18354 SW COLFELT LN	SHERWOOD	97140
CLISCO	CLISCO BILLY & CLISCO MARIA	18123 SW FITCH DR	SHERWOOD	OR	97140	18123 SW FITCH DR	SHERWOOD	97140
CICER	CICERONE MATTHEW & CICERONE TERI	22866 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
CIARK	CIARKOWSKI TIMOTHY & CIARKOWSKI RENEE C	18058 SW FITCH DR	SHERWOOD	OR	97140	18058 SW FITCH DR	SHERWOOD	97140
CHUMB	CHUMBLEY TAYLER	22844 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	SHERWOOD	97140
CHO	CHO E-JUNG	13898 MELROSE PL	LAKE OSWEGO	OR	97035	18222 SW WOODHAVEN DR	SHERWOOD	97140
CHILD	CHILDERS RUSTY & CORNWELL JESSICA	22810 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
CHANDL	CHANDLER PAMELA	PO BOX 907	SHERWOOD	OR	97140	17955 SW FREDERICK LN	SHERWOOD	97140
CERO	CERO JEFFREY C & CERO CARISSA & WORTHY CHAR	22804 SW FOREST CREEK DR UNIT 100	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
CEDIL	CEDILLO LISA MARIE & CEDILLO ROGELIO LEE JR	17840 SW BALLARD LN	SHERWOOD	OR	97140	17840 SW BALLARD LN	SHERWOOD	97140
CAZAR	CAZARES BENITO & CAZARES LESLEY	22902 SW HOSLER WAY	SHERWOOD	OR	97140	22902 SW HOSLER WAY	SHERWOOD	97140
CASTA	CASTANEDA JIM MANUEL & CASTANEDA JO RODRIGO	23263 SW LASALLE LN	SHERWOOD	OR	97140	23263 SW LASALLE LN	SHERWOOD	97140
CARUS	CARUSO CHRISTOPHER S & CARUSO DONNA M	17891 SW WOODHAVEN DR	SHERWOOD	OR	97140	17891 SW WOODHAVEN DR	SHERWOOD	97140
CARRO	CARROLL JASON & CARROLL KATIE	17911 SW FREDERICK LN	SHERWOOD	OR	97140	17911 SW FREDERICK LN	SHERWOOD	97140
CANEPE	CANEPA FRANK A & CANEPA DEBORAH K	22815 SW HOSLER WAY	SHERWOOD	OR	97140	22815 SW HOSLER WAY	SHERWOOD	97140
CAMPB	CAMPBELL KELLI ANN	18010 SW FITCH DR	SHERWOOD	OR	97140	18010 SW FITCH DR	SHERWOOD	97140
CAMER	CAMERON DUNCAN DALE & CAMERON DEBORAH K	17984 SW FREDERICK LN	SHERWOOD	OR	97140	17984 SW FREDERICK LN	SHERWOOD	97140
BYERS	BYERS BRETT JEREMY	22806 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
BUSSA	BUSSANICH TROY M & BUSSANICH CARYN A	22887 SW HOSLER WAY	SHERWOOD	OR	97140	22887 SW HOSLER WAY	SHERWOOD	97140
BURTO	BURTON JEANNE TRUST	22987 SW HOSLER WAY	SHERWOOD	OR	97140	22987 SW HOSLER WAY	SHERWOOD	97140
BURTON	BURTON JEANNE TRUST	22987 SW HOSLER WAY	SHERWOOD	OR	97140	22987 SW HOSLER WAY	SHERWOOD	97140
BURNS	BURNS KELSEY	22836 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22836 SW FOREST CREEK DR	SHERWOOD	97140
BUGHE	BUGHER JOSEPH A & BUGHER NYA C	18077 SW FITCH DR	SHERWOOD	OR	97140	18077 SW FITCH DR	SHERWOOD	97140
BRUUN	BRUUN ERIC T & BRUUN ISABEL P	5740 SW 53RD AVE	PORTLAND	OR	97221	22848 SW FOREST CREEK DR	SHERWOOD	97140
BROWN	BROWN NANCY H TRUST	22808 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
BROWN	BROWN JOY L	22810 SW FOREST CREEK DR UNIT 202	SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
BROWN	BROWN BROCK E	22836 FOREST CREEK BLGD 13 #101B	SHERWOOD	OR	97140	22836 SW FOREST CREEK DR	SHERWOOD	97140
BROWN	BROWN DANIEL LEE	18053 SW FITCH DR	SHERWOOD	OR	97140	18053 SW FITCH DR	SHERWOOD	97140
BROCK	BROCK MEGHAN E	18223 SW MCCONNELL CT	SHERWOOD	OR	97140	18223 SW MCCONNELL CT	SHERWOOD	97140
BRITT	BRITTON KRISTA & CALDWELL DAVID	22421 SW SEQUOIA TER	SHERWOOD	OR	97140	22804 SW FOREST CREEK DR	SHERWOOD	97140
BRIGG	BRIGGS SCOTTLYNN	22802 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	22802 SW FOREST CREEK DR	SHERWOOD	97140
BRENN	BRENNOCK WILLIAM D & BRENNOCK LOU ANN	18208 SW WOODHAVEN DR	SHERWOOD	OR	97140	18208 SW WOODHAVEN DR	SHERWOOD	97140
BRANN	BRANNEN MITCHELL T & BRANNEN LAUREN R	22864 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
BRANN	BRANNER RICKY O & BRANNER VALERIE	18314 SW TIMBRE LN	SHERWOOD	OR	97140	18314 SW TIMBRE LN	SHERWOOD	97140
BOYD	BOYD ADAM D & BOYD CASSANDRA R	17829 SW BALLARD LN	SHERWOOD	OR	97140	17829 SW BALLARD LN	SHERWOOD	97140
BORLA	BORLA COLLIN J & BORLA ELIZABETH GOMEZ	23348 SW PRICE TER	SHERWOOD	OR	97140	23348 SW PRICE TER	SHERWOOD	97140
BOHNE	BOHNET TYLER MARC & JOCELYN ERICA BOHNET RE	23311 SW LASALLE LN	SHERWOOD	OR	97140	23311 SW LASALLE LN	SHERWOOD	97140
BLANK	BLANKENSHIP MARISSA	22862 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	22862 SW FOREST CREEK DR	SHERWOOD	97140
BLACK	BLACKBURN KEVIN ERIC & BLACKBURN APRIL	21136 SW NURSERY WAY	SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
BLACK	BLACK MICHAEL B & BLACK LISA L	23378 SW LASALLE LN	SHERWOOD	OR	97140	23378 SW LASALLE LN	SHERWOOD	97140
BISHO	BISHOP EDMUND JAMES & BISHOP SHARON LYNN	22850 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22850 SW FOREST CREEK DR	SHERWOOD	97140
BINKL	BINKLEY JOSHUA & DUTRA JAIME	23115 SW PRICE TER	SHERWOOD	OR	97140	23115 SW PRICE TER	SHERWOOD	97140
BEWER	BEWERSDORFF MICHAEL R & BEWERSDORFF JAMIE	23635 SW HERON LAKES DR	SHERWOOD	OR	97140	23635 SW HERON LAKES DR	SHERWOOD	97140
BERRY	BERRY FRANK J & BERRY CATHY I	18335 SW COLFELT LN	SHERWOOD	OR	97140	18335 SW COLFELT LN	SHERWOOD	97140
BERGS	BERGSTROM DARCI E	22894 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22894 SW FOREST CREEK DR	SHERWOOD	97140
BENNETT	BENNETT RICHARD S JR & BENNETT JENNIFER A	23214 SW PRICE TER	SHERWOOD	OR	97140	23214 SW PRICE TER	SHERWOOD	97140
BELZE	BELZER MARVIN G	23357 SW PRICE TER	SHERWOOD	OR	97140	23357 SW PRICE TER	SHERWOOD	97140
BECEC	BECCERRA LEAH S & BECCERRA RICARDO A	1726 W 10 S	PLEASANT GROVE	UT	84062	22860 SW FOREST CREEK DR	SHERWOOD	97140
BAYSI	BAYSINGER COREY L & BAYSINGER HEIDI M	23171 SW PRICE TER	SHERWOOD	OR	97140	23171 SW PRICE TER	SHERWOOD	97140
BAYHA	BAYHA DERRILYN LIV TRUST	18429 SW COLFELT LN	SHERWOOD	OR	97140	18429 SW COLFELT LN	SHERWOOD	97140
BASA	BASA EDWARD SABLAN	23318 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23318 SW OLD HIGHWAY 99W	SHERWOOD	97140
BARTH	BARTHOLMEW CHARLES T & GRAY ANNETTE L	23235 SW LASALLE LN	SHERWOOD	OR	97140	23235 SW LASALLE LN	SHERWOOD	97140
BARSU	BARSUGLIA DAMON M & BARSUGLIA ERIN B	18250 SW WOODHAVEN DR	SHERWOOD	OR	97140	18250 SW WOODHAVEN DR	SHERWOOD	97140
BARNA	BARNARD RYAN J & BARNARD JENNIFER J	18292 SW TIMBRE LN	SHERWOOD	OR	97140	18292 SW TIMBRE LN	SHERWOOD	97140
BARBU	BARBU ADINA	22812 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22812 SW FOREST CREEK DR	SHERWOOD	97140
BANKO	BANKOVITCH CHRISTOPHER M & STEFANI CATHERIN	22868 GREENWICH ST	SAN FRANCISCO	CA	94123	22862 SW FOREST CREEK DR	SHERWOOD	97140
BALES	BALES KATHLEEN E LIV TRUST	18263 SW MCCONNELL CT	SHERWOOD	OR	97140	18263 SW MCCONNELL CT	SHERWOOD	97140
BAKER	BAKER LARRY C & BAKER SANDRA P	18533 SW COLFELT LN	SHERWOOD	OR	97140	18533 SW COLFELT LN	SHERWOOD	97140
BAILE	BAILES HEIDI	22836 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	22836 SW FOREST CREEK DR	SHERWOOD	97140
AYRES	AYRES FAMILY REV TRUST	22971 SW HOSLER WAY	SHERWOOD	OR	97140	22971 SW HOSLER WAY	SHERWOOD	97140
ATHEY	ATHEY DONALD K & ATHEY PATRICIA A	18368 SW COLFELT LN	SHERWOOD	OR	97140	18368 SW COLFELT LN	SHERWOOD	97140
ASSN	ASSN OF UNIT OWNERS OF WOODHAVEN CROSSING	15350 SW SEQUOIA PKWY #200	PORTLAND	OR	97224	22812 SW FOREST CREEK DR	SHERWOOD	97140
ANGEL	ANGELL LAND DEVELOPMENT LLC	732 NW 19TH AVE	PORTLAND	OR	97209			
ANDRE	ANDREWS FRANK	23528 SW MIDDLETON RD	SHERWOOD	OR	97140	23528 SW MIDDLETON RD	SHERWOOD	97140
ANCHI	ANCHINGA PETER	18336 SW TIMBRE LN	SHERWOOD	OR	97140	18336 SW TIMBRE LN	SHERWOOD	97140
ALLEN	ALLEN MATTHEW R	18512 SW COLFELT LN	SHERWOOD	OR	97140	18512 SW COLFELT LN	SHERWOOD	97140

ALHOT	ALHOTY MOHAMMED & ALHOTY RAWA	19033 SW SALMONBERRY DR	SHERWOOD	OR	97140	22858 SW FOREST CREEK DR	SHERWOOD	97140
ALBRE	ALBRECHT JULIE A	22866 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	22866 SW FOREST CREEK DR	SHERWOOD	97140
AGUIL	AGUILAR MIGUEL AYALA & AYALA MARY	17962 SW FITCH DR	SHERWOOD	OR	97140	17962 SW FITCH DR	SHERWOOD	97140
AFFIN	AFFINITY PROPERTIES LLC	2707 S EAST AVE	FRESNO	CA	93725	22856 SW FOREST CREEK DR	SHERWOOD	97140
ADJEI	ADJEI EDMUND & ADJEI MARTI	18272 SW MCCONNELL CT	SHERWOOD	OR	97140	18272 SW MCCONNELL CT	SHERWOOD	97140
AOCA	AOCA JEANINE S	22862 SW FOREST CREEK DR UNIT #100	SHERWOOD	OR	97140	22862 SW FOREST CREEK DR	SHERWOOD	97140
ABED	ABED GHAYTH & ALBAADR MARY	18310 SW COLFELT LN	SHERWOOD	OR	97140	18310 SW COLFELT LN	SHERWOOD	97140
ABDIL	ABDILL KAREN	22864 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
WOODH	WOODHAVEN CROSSING CONDO OWNERS OF ALL UN			OR	00000		SHERWOOD	97140
WILSO	WILSON JEFFREY B & WILSON KELLY A	18373 SW COLFELT LN	SHERWOOD	OR	97140	18373 SW COLFELT LN	SHERWOOD	97140
VOSS	VOSS PATRICK & VOSS SARAH	23520 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23520 SW OLD HIGHWAY 99W	SHERWOOD	97140
VONDR	VONDRAHER JOSEPH C & VONDRACHACK DEBORAH	22854 SW HOSLER WAY	SHERWOOD	OR	97140	22854 SW HOSLER WAY	SHERWOOD	97140
VODRU	VODRUP JOHN & VODRUP MONICA	17907 SW MANDEL LN	SHERWOOD	OR	97140	17907 SW MANDEL LN	SHERWOOD	97140
VARGA	VARGASON ANNETTE & VARGASON JEFFREY	17823 SW FREDERICK LN	SHERWOOD	OR	97140	17823 SW FREDERICK LN	SHERWOOD	97140
VALET	VALETSKI BRIAN D	18318 SW WOODHAVEN DR	SHERWOOD	OR	97140	18318 SW WOODHAVEN DR	SHERWOOD	97140
TOFTE	TOFTE ROSA	18501 SW COLFELT LN	SHERWOOD	OR	97140	18501 SW COLFELT LN	SHERWOOD	97140
TIPTO	TIPTON JANE E	17779 SW FREDERICK LN	SHERWOOD	OR	97140	17779 SW FREDERICK LN	SHERWOOD	97140
TILSO	TILSON DANIEL M & TILSON JENEE E	22962 SW HOSLER WAY	SHERWOOD	OR	97140	22962 SW HOSLER WAY	SHERWOOD	97140
SWART	SWARTOUT TERRY & SWARTOUT MELODEE	17981 SW FITCH DR	SHERWOOD	OR	97140	17981 SW FITCH DR	SHERWOOD	97140
STROU	STROUP CAROL T	23520 SW VOSS PL	SHERWOOD	OR	97140	23520 SW VOSS PL	SHERWOOD	97140
STONE	STONE RYAN L	22839 SW HOSLER WAY	SHERWOOD	OR	97140	22839 SW HOSLER WAY	SHERWOOD	97140
STARL	STARLING MATTHEW & STARLING MARIE	22851 SW HOSLER WAY	SHERWOOD	OR	97140	22851 SW HOSLER WAY	SHERWOOD	97140
SPARK	SPARKS DAVID L & SPARKS DIANE C	17857 SW FITCH DR	SHERWOOD	OR	97140	17857 SW FITCH DR	SHERWOOD	97140
SHRIF	SHRIFTER STEVE RUST	2835 FRONT ST	KLAMATH FALLS	OR	97601	23374 SW OLD HIGHWAY 99W	SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SHERW	SHERWOOD CITY OF	22560 SW PINE ST	SHERWOOD	OR	97140		SHERWOOD	97140
SCHUL	SCHULZE GLENN & JAN TRUST	2708 NE 145TH CIR	VANCOUVER	WA	98686	22895 SW ELWERT RD	SHERWOOD	97140
SAWYE	SAWYER AARON & SAWYER ELISE	17909 SW FITCH DR	SHERWOOD	OR	97140	17909 SW FITCH DR	SHERWOOD	97140
SALTN	SALTNESSE JEFF	23180 SW PRICE TER	SHERWOOD	OR	97140	23180 SW PRICE TER	SHERWOOD	97140
SAECH	SAECHAO SARAH C & SAECHAO MICHAEL	18207 SW MCCONNELL CT	SHERWOOD	OR	97140	18207 SW MCCONNELL CT	SHERWOOD	97140
ROE	ROE MICHAEL A & ROE AMANDA M	17938 SW FITCH DR	SHERWOOD	OR	97140	17938 SW FITCH DR	SHERWOOD	97140
RAYBA	RAYBACK MARK STEVEN & RAYBACK CAROLYN R	17933 SW FREDERICK LN	SHERWOOD	OR	97140	17933 SW FREDERICK LN	SHERWOOD	97140
RASBE	RASBERRY JOHN DEE & RASBERRY KATHRYN ALICE	27450 SW LADD HILL RD	SHERWOOD	OR	97140	23160 SW OLD HIGHWAY 99W	SHERWOOD	97140
RAMIR	RAMIREZ GLORIA & RAMIREZ SERGIO & TURCIOS M	23543 SW VOSS PL	SHERWOOD	OR	97140	23543 SW VOSS PL	SHERWOOD	97140
RAKER	RAKERS ADRIAN E & RAKERS MARTIN R	22990 SW HOSLER WAY	SHERWOOD	OR	97140	22990 SW HOSLER WAY	SHERWOOD	97140
QUILL	QUILLIN KRISTIN DODGE REV LIV TRUST	23306 SW LASALLE LN	SHERWOOD	OR	97140	23306 SW LASALLE LN	SHERWOOD	97140
PURSI	PURSINGER CAROLYN M & PURSINGER BRANDEN L	17793 SW MANDEL LN	SHERWOOD	OR	97140	17793 SW MANDEL LN	SHERWOOD	97140
PETER	PETERSON CAROLEE	17914 SW FITCH DR	SHERWOOD	OR	97140	17914 SW FITCH DR	SHERWOOD	97140
PEDER	PEDERSEN JONAH R & PEDERSEN MELISSA K	18504 SW COLFELT LN	SHERWOOD	OR	97140	18504 SW COLFELT LN	SHERWOOD	97140
PARRO	PARROTT PAULA A	17819 SW MANDEL LN	SHERWOOD	OR	97140	17819 SW MANDEL LN	SHERWOOD	97140
ORTH	ORTH DOROTHY ANN REV LIV TRUST	23525 SW VOSS PL	SHERWOOD	OR	97140	23525 SW VOSS PL	SHERWOOD	97140
NORTH	NORTHY ANDREW THOMAS	18340 SW COLFELT LN	SHERWOOD	OR	97140	18340 SW COLFELT LN	SHERWOOD	97140
NIEMI	NIEMI ELSA IREMELI	22875 SW HOSLER WAY	SHERWOOD	OR	97140	22875 SW HOSLER WAY	SHERWOOD	97140
NEAL	NEAL LYNETTE LIV TRUST & NEAL TERRY LIV TRUST	18389 SW COLFELT LN	SHERWOOD	OR	97140	18389 SW COLFELT LN	SHERWOOD	97140
MORIT	MORITA PETER W & MORITA KANDIS L	17936 SW FREDERICK LN	SHERWOOD	OR	97140	17936 SW FREDERICK LN	SHERWOOD	97140
MOORE	MOORE TIMOTHY M & MOORE LINDSEY R	22963 SW HOSLER WAY	SHERWOOD	OR	97140	22963 SW HOSLER WAY	SHERWOOD	97140
MCLAC	MCLAHLAN JOHN P	17979 SW WOODHAVEN DR	SHERWOOD	OR	97140	17979 SW WOODHAVEN DR	SHERWOOD	97140
MATLO	MATLOCK THOMAS S & MATLOCK SHARON M	17826 SW MANDEL LN	SHERWOOD	OR	97140	17826 SW MANDEL LN	SHERWOOD	97140
MADDO	MADDOX PAUL R & MADDOX JANELLE D	17932 SW MANDEL LN	SHERWOOD	OR	97140	17932 SW MANDEL LN	SHERWOOD	97140
LUSHE	LUSHENKO HELEN L & LUSHENKO MITCHELL J	17952 SW PARRISH LN	SHERWOOD	OR	97140	17952 SW PARRISH LN	SHERWOOD	97140
LORNT	LORNTSON CHRISTINA & LORNTSON ERIK JON	17959 SW PARRISH LN	SHERWOOD	OR	97140	17959 SW PARRISH LN	SHERWOOD	97140
LEE	LEE JOSEPH & ANNA FAMILY TRUST	22958 SW HOSLER WAY	SHERWOOD	OR	97140	22958 SW HOSLER WAY	SHERWOOD	97140
LEAHY	LEAHY TERRANCE L & LEAHY JULIA A	18286 SW MCCONNELL CT	SHERWOOD	OR	97140	18286 SW MCCONNELL CT	SHERWOOD	97140
LAKEY	LAKEY FAMILY TRUST	17822 SW BALLARD LN	SHERWOOD	OR	97140	17822 SW BALLARD LN	SHERWOOD	97140
KONOP	KONOPASKI KAYLEE NICOLE & KONOPASKI KRAMER	18549 SW COLFELT LN	SHERWOOD	OR	97140	18549 SW COLFELT LN	SHERWOOD	97140
KNIGH	KNIGHT NICHOLAS D & KNIGHT REBEKAH J	22562 SW SAUNDERS DR	SHERWOOD	OR	97140	17990 SW HOSLER WAY	SHERWOOD	97140
KENT	KENT JED L & KENT JUNKO	22800 SW HOSLER WAY	SHERWOOD	OR	97140	22800 SW HOSLER WAY	SHERWOOD	97140
KELLY	KELLY SHAWN M & KELLY SERENA P	17950 SW WOODHAVEN DR	SHERWOOD	OR	97140	17950 SW WOODHAVEN DR	SHERWOOD	97140
KAUBE	KAUBE JUNITA	18330 CREWLINE DR	SHERWOOD	OR	97140	18330 CREWLINE DR	SHERWOOD	97140
KAISE	KAISER RAYMOND E & KAISER CATHY J	18356 SW WOODHAVEN DR	SHERWOOD	OR	97140	18356 SW WOODHAVEN DR	SHERWOOD	97140
JOHNS	JOHNSON ANDREW L & JOHNSON JESSICA L	17918 SW FREDERICK LN	SHERWOOD	OR	97140	17918 SW FREDERICK LN	SHERWOOD	97140
HUNT	HUNT ALLISON A & BLACKWELL TROY A	18270 SW TIMBRE LN	SHERWOOD	OR	97140	18270 SW TIMBRE LN	SHERWOOD	97140
HUME	HUME JOSEPH L & SUSAN ANN TRUST	18066 SW PARRISH LN	SHERWOOD	OR	97140	18066 SW PARRISH LN	SHERWOOD	97140
HORAB	HORAB BRIAN W & HORAB BONNIE J	18536 SW COLFELT LN	SHERWOOD	OR	97140	18536 SW COLFELT LN	SHERWOOD	97140
HOLDE	HOLDEN ARTHUR L JR & HOLDEN KIMBERLY K	22827 SW HOSLER WAY	SHERWOOD	OR	97140	22827 SW HOSLER WAY	SHERWOOD	97140
HILL	HILL RODNEY & HILL SHERRY	23396 SW LASALLE LN	SHERWOOD	OR	97140	23396 SW LASALLE LN	SHERWOOD	97140
HIGBI	HIGBIE EMILY GRUBER & HIGBIE WESLEY RICH JR	17895 SW BALLARD LN	SHERWOOD	OR	97140	17895 SW BALLARD LN	SHERWOOD	97140
HAYS	HAYS ROBERT J & HAYS JILL M	18525 SW COLFELT LN	SHERWOOD	OR	97140	18525 SW COLFELT LN	SHERWOOD	97140
HAWKI	HAWKINS NATHANIEL EDUARDO & HAWKINS LAUREN	17939 SW WOODHAVEN DR	SHERWOOD	OR	97140	17939 SW WOODHAVEN DR	SHERWOOD	97140
HART	HART TERRI M	18541 SW COLFELT LN	SHERWOOD	OR	97140	18541 SW COLFELT LN	SHERWOOD	97140
HANSO	HANSON GREGORY JAMES & HANSON SIYHONG	22863 SW HOSLER WAY	SHERWOOD	OR	97140	22863 SW HOSLER WAY	SHERWOOD	97140
HAMIL	HAMILTON ANGELA D & HAMILTON BRYAN K	18509 SW COLFELT LN	SHERWOOD	OR	97140	18509 SW COLFELT LN	SHERWOOD	97140
HALE	HALE WILLIAM E & HALE KAREN M	17804 MANDEL LN	SHERWOOD	OR	97140	17804 SW MANDEL LN	SHERWOOD	97140
GRAHA	GRAHAM CONNIE L REV TRUST	17500 SW 11TH AVE	TUALATIN	OR	97062	18326 SW COLFELT LN	SHERWOOD	97140
GILES	GILES STEPHEN G	18202 SW MCCONNELL CT	SHERWOOD	OR	97140	18202 SW MCCONNELL CT	SHERWOOD	97140
FRYE	FRYE MICHAEL J & FRYE KERRY K	18349 SW COLFELT LN	SHERWOOD	OR	97140	18349 SW COLFELT LN	SHERWOOD	97140
FISHE	FISHER ROBERT EDWIN & FISHER PAMELA OLIVIA	23383 SW LASALLE LN	SHERWOOD	OR	97140	23383 SW LASALLE LN	SHERWOOD	97140
FISG	FISG SCOTT & FISG ERICA	17801 SW FREDERICK LN	SHERWOOD	OR	97140	17801 SW FREDERICK LN	SHERWOOD	97140
FIELD	FIELDS DAVID & FIELDS PATRICIA	18073 SW PARRISH LN	SHERWOOD	OR	97140	18073 SW PARRISH LN	SHERWOOD	97140
ETHER	ETHERINGTON ADAM C & ETHERINGTON CHELSEA A	22955 SW HOSLER WAY	SHERWOOD	OR	97140	22955 SW HOSLER WAY	SHERWOOD	97140
EDDY	EDDY AARON J & EDDY JENNIFER R	23335 SW LASALLE LN	SHERWOOD	OR	97140	23335 SW LASALLE LN	SHERWOOD	97140
DWYER	DWYER CHRISTY J TRUST	17957 SW FITCH DR	SHERWOOD	OR	97140	17957 SW FITCH DR	SHERWOOD	97140
DUNHA	DUNHAM FAMILY TRUST	18325 SW WOODHAVEN DR	SHERWOOD	OR	97140	18325 SW WOODHAVEN DR	SHERWOOD	97140
DOROS	DOROSTAR MAJID & MAHJOUBI ROSHANAK	23143 SW PRICE TER	SHERWOOD	OR	97140	23143 SW PRICE TER	SHERWOOD	97140
DIERS	DIERS STEPHEN W & DIERS BERNADINE M	17943 SW MANDEL LN	SHERWOOD	OR	97140	17943 SW MANDEL LN	SHERWOOD	97140
DHAS	DHAS ARUL N & DHAS JASMIN M	21088 SW NURSERY WAY	SHERWOOD	OR	97140	17890 SW BALLARD LN	SHERWOOD	97140
DERUM	DERUM ARDIS V	23224 SW LASALLE LN	SHERWOOD	OR	97140	23224 SW LASALLE LN	SHERWOOD	97140
DEMIN	DEMINGS BRIAN W & DEMINGS BARBARA A	17933 SW FITCH DR	SHERWOOD	OR	97140	17933 SW FITCH DR	SHERWOOD	97140
DECHM	DECHMAN IGOR IGAL & GILDISCH MARIA	17966 SW FITCH DR	SHERWOOD	OR	97140	17966 SW FITCH DR	SHERWOOD	97140
COWAN	COWAN MARK H & COWAN MARA M	17914 SW MANDEL LN	SHERWOOD	OR	97140	17914 SW MANDEL LN	SHERWOOD	97140
COWAN	COWAN FAMILY REV LIV TRUST	PO BOX 460	SHERWOOD	OR	97140	18291 SW MCCONNELL CT	SHERWOOD	97140
COSTL	COSTLEY ROBERT A TRUST & COSTLEY SHIRLEY L TR	23140 SW STARLIGHT DR	SHERWOOD	OR	97140	23182 SW OLD HIGHWAY 99W	SHERWOOD	97140
CLARK	CLARK JASON & CLARK AMBER	17791 SW BALLARD LN	SHERWOOD	OR	97140	17791 SW BALLARD LN	SHERWOOD	97140
CLARE	CLAREY JOHN L & CLAREY JANET	18354 SW COLFELT LN	SHERWOOD	OR	97140	18354 SW COLFELT LN	SHERWOOD	97140
CISCO	CISCO BILLY & CISCO MARIA	18123 SW FITCH DR	SHERWOOD	OR	97140	18123 SW FITCH DR	SHERWOOD	97140
CASTA	CASTANEDA JIM MANUEL & CASTANEDA JO RODRIGO	23263 SW LASALLE LN	SHERWOOD	OR	97140	23263 SW LASALLE LN	SHERWOOD	97140
CARRO	CARROLL JASON & CARROLL KATIE	17911 SW FREDERICK LN	SHERWOOD	OR	97140	17911 SW FREDERICK LN	SHERWOOD	97140
CANEP	CANEPA FRANK A & CANEPA DEBORAH K	22815 SW HOSLER WAY	SHERWOOD	OR	97140	22815 SW HOSLER WAY	SHERWOOD	97140

BUSSA	BUSSANICH TROY M & BUSSANICH CARYN A	22887 SW HOSLER WAY	SHERWOOD	OR	97140	22887 SW HOSLER WAY	SHERWOOD	97140
BOYD	BOYD ADAM D & BOYD CASSANDRA R	17829 SW BALLARD LN	SHERWOOD	OR	97140	17829 SW BALLARD LN	SHERWOOD	97140
BLACK	BLACK MICHAEL B & BLACK LISA L	23378 SW LASALLE LN	SHERWOOD	OR	97140	23378 SW LASALLE LN	SHERWOOD	97140
BINKL	BINKLEY JOSHUA & DUTRA JAIME	23115 SW PRICE TER	SHERWOOD	OR	97140	23115 SW PRICE TER	SHERWOOD	97140
BERRY	BERRY FRANK J & BERRY CATHY I	18335 SW COLFELT LN	SHERWOOD	OR	97140	18335 SW COLFELT LN	SHERWOOD	97140
BENNE	BENNETT RICHARD S JR & BENNETT JENNIFER A	23214 SW PRICE TER	SHERWOOD	OR	97140	23214 SW PRICE TER	SHERWOOD	97140
BAYSI	BAYSINGER COREY L & BAYSINGER HEIDI M	23171 SW PRICE TER	SHERWOOD	OR	97140	23171 SW PRICE TER	SHERWOOD	97140
BAYHA	BAYHA DERRILYN LIV TRUST	18429 SW COLFELT LN	SHERWOOD	OR	97140	18429 SW COLFELT LN	SHERWOOD	97140
BARTH	BARTHOLOMEW CHARLES T & GRAY ANNETTE L	23235 SW LASALLE LN	SHERWOOD	OR	97140	23235 SW LASALLE LN	SHERWOOD	97140
AYRES	AYRES FAMILY REV TRUST	22971 SW HOSLER WAY	SHERWOOD	OR	97140	22971 SW HOSLER WAY	SHERWOOD	97140
ATHEY	ATHEY DONALD K & ATHEY PATRICIA A	18368 SW COLFELT LN	SHERWOOD	OR	97140	18368 SW COLFELT LN	SHERWOOD	97140
ALLEN	ALLEN MATTHEW R	18512 SW COLFELT LN	SHERWOOD	OR	97140	18512 SW COLFELT LN	SHERWOOD	97140
AGUIL	AGUILAR MIGUEL AYALA & AYALA MARY	17962 SW FITCH DR	SHERWOOD	OR	97140	17962 SW FITCH DR	SHERWOOD	97140
ADJEI	ADJEI EDMUND & ADJEI MARIT	18272 SW MCCONNELL CT	SHERWOOD	OR	97140	18272 SW MCCONNELL CT	SHERWOOD	97140



AFFIDAVIT OF POSTING

CITY FILE # / DESCRIPTION: LU 2023-009 PA/CUP YMCA Zone Change

I, Hugo Hamblin-Agosto do hereby certify the following action took place:

A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and US Post Office on July 5, 2023.

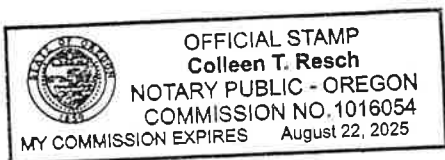
A sign identifying the proposed land use action was placed on the subject property on July 5, 2023.


Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle on July 5, 2023.

Published notice was sent to local daily or weekly newspaper (published in Tigard Times on July 6 and July 20, 2023).

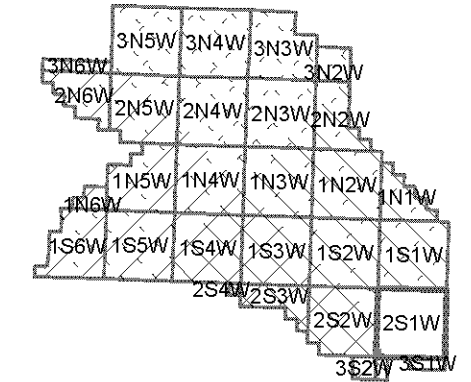
Signed: 
 Planning Department

STATE OF OREGON
 COUNTY OF WASHINGTON




 NOTARY PUBLIC
 My Commission Expires: 8/22/25

WASHINGTON COUNTY OREGON
NW 1/4 SW 1/4 SECTION 31 T2S R1W
SCALE 1"= 100'

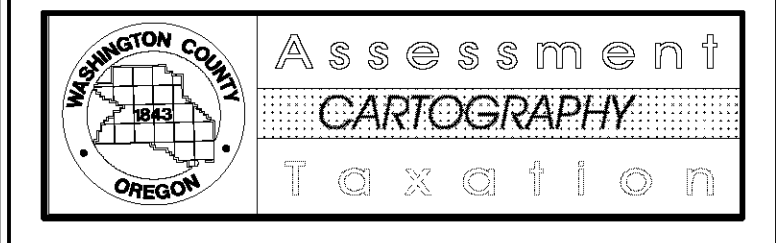
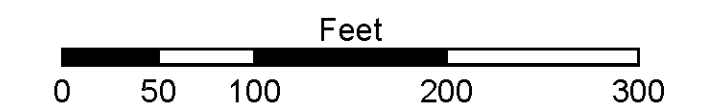


36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6

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

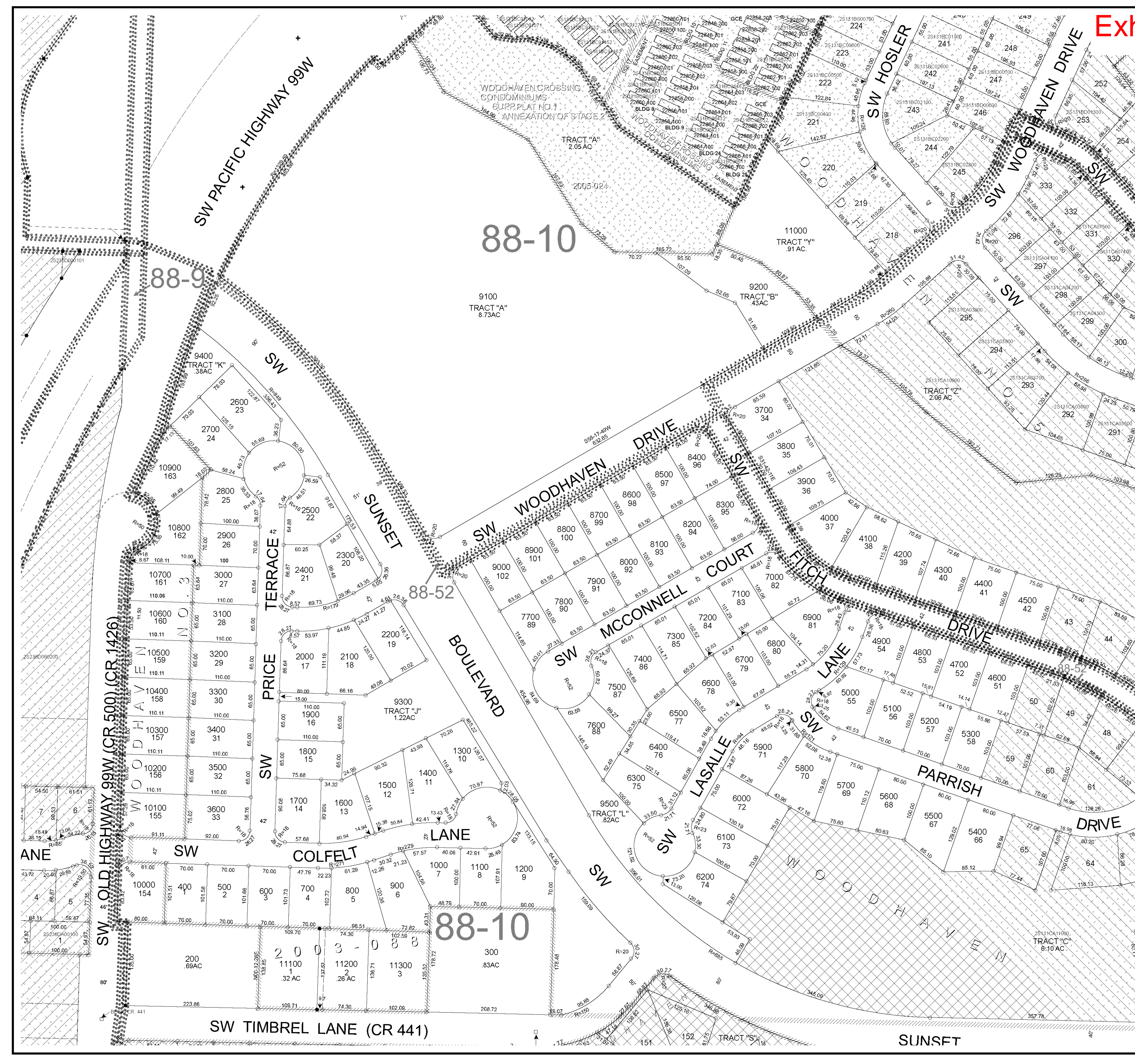
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

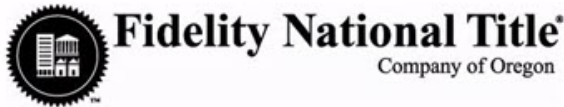
Cancelled Taxlots For: 2S131CB
100



PLOT DATE: 4/18/2022
Relation: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.





**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

City of Sherwood
Phone No.: (503)625-4237

Date Prepared: June 6, 2023
Effective Date: May 23, 2023 / 08:00 AM
Charge: \$350.00
Order No.: 45142304250
Reference: 45142304250-1

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142304250

EXHIBIT "A"
(Land Description)

Tract "A", WOODHAVEN, in the City of Sherwood, County of Washington and State of Oregon.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142304250

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) R2046270 as well as Tax/Map ID(s) 2S131CB09100

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142304250

EXHIBIT "C"
(Vesting)

City of Sherwood, a municipal corporation which acquired title as City of Sherwood

EXHIBIT "D"
(Liens and Encumbrances)

SPECIFIC ITEMS AND EXCEPTIONS:

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: R2046270
Map No.: 2S131CB09100
2. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: Leased to Charitable Organization (ORS 307.130) Expiration Year: 2024
Tax Account No.: R2046270
3. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Water Line Relocation Agreement including the terms and provisions thereof

Recording Date: March 7, 1994
Recording No.: 94-021953
4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Woodhaven

Which restrictions include, but are not limited to, access restriction to SW Sunset Boulevard as set forth in the plat.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utility
Affects: 8 feet in width along all lots and tracts public street frontage
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Sanitary sewer
Affects: As delineated on plat

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Sidewalk
Recording Date: October 4, 1995
Recording No: 95-071581
Affects: 1 foot in width as described therein

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 14, 1999
Recording No: 99-004854

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2022
Recording No: 2022-065851

9. Liens and assessments, if any, by the Woodhaven Homeowners' Association.

10. Statement of Association Information for Woodhaven Homeowners Association, Inc.

Recording Date: April 20, 2006
Recording No: 2006-046876

11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

****End of Liens & Encumbrances****

13. NOTE: Boundary Deeds:
Partition Plat No. 2005-024, 2005-068484
Plat of Woodhaven, Plat book 94, Page 34

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

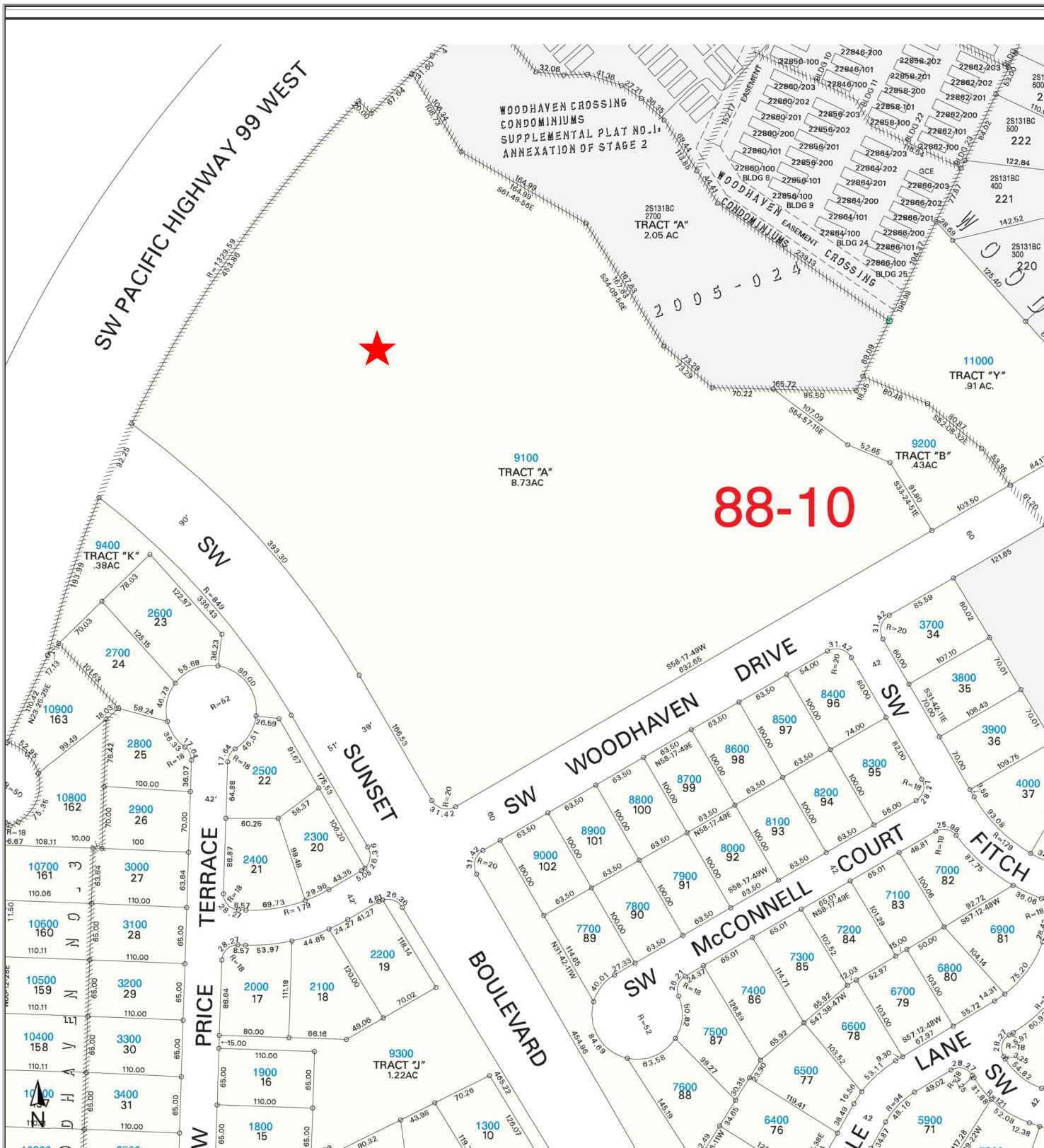
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



ParcelID: R2046270

Tax Account #: 2S131CB09100

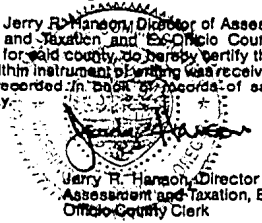
23000 SW Pacific Hwy, Sherwood OR 97140

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.

DEC 05 1996

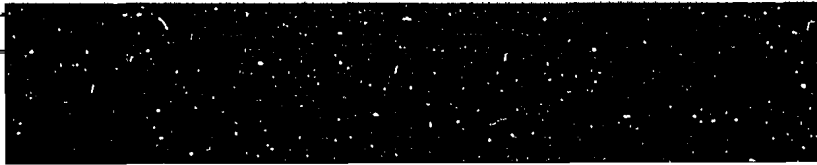
STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in Book of records of said county.



Doc : 96108496
Rect: 176612 23.00
12/05/1996 04:13:55pm

1-3





Title Order No. 813325
Escrow No. 96160820

After recording return to:
City of Sherwood
20 NW Washington St.
Sherwood, OR 97140

Until a change is requested all tax statements
shall be sent to the following address.
same as above

**STATUTORY
BARGAIN AND SALE DEED**

GSL Woodhaven Investors, LLC, an Oregon limited liability company and Diamontis Woodhaven, LLC, an Oregon limited liability company, Grantor, conveys to City of Sherwood, Grantee, the following described real property:

Tract "A", WOODHAVEN, in the City of Sherwood, County of Washington and State of Oregon

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$1,200,000.00.

Dated this 2 day of December, 1996.

GSL Woodhaven Investors, LLC, an Oregon
limited liability company

BY: David K. Bell
David K. Bell, Member

Diamontis Woodhaven, LLC; an Oregon limited
liability company

BY: George Diamond
George Diamond, Member

2

Recorded By
First American Title Insurance Company of Oregon
No. 813325

DEC 05 1996

State of Oregon)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 2, 1996, by David K. Bell, member of GSL Woodhaven Investors, LLC, an Oregon limited liability company.



Katy L. Sparacio
Katy L. Sparacio
Notary Public in and for the State of Oregon
My Commission Expires: 5/3/2000

State of Oregon)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 3, 1996, by George Diamond, member of Diamontis Woodhaven Investors, LLC, an Oregon limited liability company.



Patricia Parsons
Notary Public in and for the State of Oregon
My Commission Expires: 1-2-2000

3



TECHNICAL MEMORANDUM

DATE: August 7, 2023

TO: Eric Rutledge | City of Sherwood

FROM: Garth Appanaitis, PE | DKS Associates

SUBJECT: Sherwood YMCA Zone Change – TPR Findings



Project #23xxx-xxx

This memorandum addresses Oregon Administrative Rule (OAR) 660-012-0060, Transportation Planning Rule (TPR) requirements for the proposed rezone for the YMCA site in Sherwood, Oregon. Based on an evaluation of existing zoning and proposed zoning site vehicle trip potential, a trip cap of 89 weekday PM peak hour trips based on the existing site use is recommended to address TPR Requirements.

TPR OVERVIEW

The TPR provides a means for ensuring that future land use and traffic growth is consistent with the transportation planning system. The TPR requires that a change in land use does not create a significant impact on the transportation system. The TPR can be addressed through a variety of means, but typically compares the change in vehicle trip potential between the allowed use (existing zoning) and proposed use (proposed zoning). In many cases the reasonable worst-case use (for either the existing or proposed zoning) will not reflect the actual existing use for a site or the specific use that may ultimately be developed on a site.

SITE OVERVIEW

The YMCA site (taxlot 2S131CB 9100) is located at 23000 SW Pacific Highway in the northeast quadrant of the OR 99W / Sunset Avenue intersection and is approximately 8.73 acres. The site area includes both the YMCA building (approximately 31,500 square feet on 6.26 acres) and park use (2.47 acres) that are generally divided by a driveway and sidewalk. The site is currently zoned as Low Density Residential and is proposed to be rezoned to Institutional Public to align with the existing site use, which is also the intended long term community amenity for the site.

SITE TRAFFIC POTENTIAL

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Ed.* was used to estimate vehicle trip potential for several land use scenarios based on national datasets. The current Low Density Residential zoning for the site allows a density of five dwelling units per acre, or a maximum of approximately 43 dwelling units. As summarized in Table 1, this reasonable worst-case use under existing zoning would generate approximately 40 weekday PM peak hour trips.

The existing YMCA site use (with park) is estimated to generate approximately 140 vehicle trips during the weekday PM peak hour. This existing use has been in existence since 1998 and the existing site traffic has been accounted for in both recent transportation planning studies and the Sherwood Transportation System Plan (TSP).

The proposed Institutional Public zoning would allow a variety of uses on the site. The Sherwood Zoning and Community Development Code notes that "IP zoning district provides for major institutional and governmental activities such as schools, public parks, churches, government offices, utility structures, hospitals, correctional facilities and other similar public and quasi-public uses." Based on the size and configuration of the site, a recreational community center similar to the existing YMCA use is the reasonable worst case land use for the site. The site is too small to accommodate typical schools, hospitals, and other institutional uses that would have higher trip potential.

Table 1 summarizes the weekday PM Peak hour trip generation potential for each of the land use scenarios:

- LDR Existing Zoning (reasonable worst case)
- IP Proposed Zoning (reasonable worst case)
- YMCA + Park Existing use

As listed in Table 1, the existing YMCA use has a higher trip potential than the existing zoning would typically allow. The YMCA use is the reasonable worst case land use for the proposed IP zoning. Therefore, the proposed IP zoning is not expected to increase the site trip potential.

TABLE 1: TRIP GENERATION SUMMARY BY LAND USE (WEEKDAY PM PEAK HOUR)

	ITE LAND USE CATEGORY	WEEKDAY PM PEAK HOUR TRIPS IN	WEEKDAY PM PEAK HOUR TRIPS OUT	WEEKDAY PM PEAK HOUR TRIPS TOTAL
LDR EXISTING ZONING (43 SINGLE FAMILY DETACHED HOMES)	210 (Single Family Detached Housing)	25	15	40
YMCA EXISTING USE (31,500 SF)	495 (Recreational Community Center)	55	62	117
PUBLIC PARK (2.47 ACRES)	411 (Public Park)	13	10	23
YMCA + PARK	495, 411	68	72	140
INSTITUTIONAL PUBLIC ZONING (31,500 SF COMMUNITY CENTER)	495 (Recreational Community Center)	55	62	117

Source: ITE Trip Generation Manual, 11th Ed.

EXISTING SITE TRAFFIC

Traffic counts were collected in July 2023 to confirm existing traffic generated by the YMCA and park uses. The traffic counts were collected over a two-day period on Tuesday, July 18 and Wednesday, July 19. The traffic counts indicated that the site generates an average of 1,342 daily trip ends (trips arriving or leaving the site). The traffic counts indicate that an average of 89 trips are generated during the weekday p.m. peak hour (5 p.m. to 6 p.m.). While the YMCA and park uses share a common driveway, it is assumed that the YMCA contributes approximately 84 percent¹ of the site trips or 75 weekday p.m. peak hour trips, while the park contributes the remaining 14 weekday p.m. peak hour site trips.

The raw traffic count data is attached.

FINDINGS AND RECOMMENDATIONS

The existing YMCA use has a higher trip potential than the existing LDR zoning would typically generate. The existing YMCA use is the reasonable worst case land use for the proposed IP zoning. Therefore, the proposed IP zoning is not expected to increase the site trip potential. To address TPR requirements, a trip cap of 89 weekday p.m. peak hour trips (75 associated with the YMCA and 14 associated with the public park) is recommended to be recorded with the IP zoning to limit

¹ This portion is based on estimated 117 YMCA trips out of 140 total trips for the site: 117/140=0.84

additional trip potential. Future proposed changes or expansions to the site that exceed this trip threshold would need to address TPR requirements.

Attachments: Traffic count data

	A	B	C	D	E
1					
2	Start Date: 7/18/2023				
3	Start Time: 12:00:00 AM				
4	Site Code: 1				
5	Location 1: DWY 1 & Southwest Woodhaven Drive				
6	Location 2:				
7					
8	Date	Time	EB	WB	
9	7/18/2023	12:00 AM	0	0	
10	7/18/2023	12:15 AM	1	0	
11	7/18/2023	12:30 AM	0	0	
12	7/18/2023	12:45 AM	0	0	
13	7/18/2023	01:00 AM	0	0	
14	7/18/2023	01:15 AM	0	0	
15	7/18/2023	01:30 AM	0	0	
16	7/18/2023	01:45 AM	0	0	
17	7/18/2023	02:00 AM	0	0	
18	7/18/2023	02:15 AM	0	0	
19	7/18/2023	02:30 AM	0	0	
20	7/18/2023	02:45 AM	0	0	
21	7/18/2023	03:00 AM	0	0	
22	7/18/2023	03:15 AM	0	1	
23	7/18/2023	03:30 AM	0	0	
24	7/18/2023	03:45 AM	0	0	
25	7/18/2023	04:00 AM	2	0	
26	7/18/2023	04:15 AM	0	0	
27	7/18/2023	04:30 AM	0	0	
28	7/18/2023	04:45 AM	1	0	
29	7/18/2023	05:00 AM	0	0	
30	7/18/2023	05:15 AM	0	0	
31	7/18/2023	05:30 AM	0	1	
32	7/18/2023	05:45 AM	1	14	
33	7/18/2023	06:00 AM	0	5	
34	7/18/2023	06:15 AM	2	4	
35	7/18/2023	06:30 AM	4	3	
36	7/18/2023	06:45 AM	5	4	
37	7/18/2023	07:00 AM	5	7	
38	7/18/2023	07:15 AM	2	2	
39	7/18/2023	07:30 AM	7	7	
40	7/18/2023	07:45 AM	3	14	
41	7/18/2023	08:00 AM	9	16	
42	7/18/2023	08:15 AM	35	41	
43	7/18/2023	08:30 AM	15	14	
44	7/18/2023	08:45 AM	5	12	
45	7/18/2023	09:00 AM	12	18	
46	7/18/2023	09:15 AM	9	18	
47	7/18/2023	09:30 AM	12	11	
48	7/18/2023	09:45 AM	12	13	
49	7/18/2023	10:00 AM	6	27	
50	7/18/2023	10:15 AM	6	19	
51	7/18/2023	10:30 AM	20	15	
52	7/18/2023	10:45 AM	14	11	
53	7/18/2023	11:00 AM	16	12	
54	7/18/2023	11:15 AM	33	22	
55	7/18/2023	11:30 AM	16	9	
56	7/18/2023	11:45 AM	13	9	
57	7/18/2023	12:00 PM	10	4	
58	7/18/2023	12:15 PM	30	9	
59	7/18/2023	12:30 PM	14	4	
60	7/18/2023	12:45 PM	12	6	
61	7/18/2023	01:00 PM	6	12	
62	7/18/2023	01:15 PM	6	7	
63	7/18/2023	01:30 PM	6	8	
64	7/18/2023	01:45 PM	9	4	
65	7/18/2023	02:00 PM	8	8	
66	7/18/2023	02:15 PM	24	27	
67	7/18/2023	02:30 PM	17	10	
68	7/18/2023	02:45 PM	5	8	
69	7/18/2023	03:00 PM	13	2	
70	7/18/2023	03:15 PM	6	6	
71	7/18/2023	03:30 PM	1	6	
72	7/18/2023	03:45 PM	20	7	
73	7/18/2023	04:00 PM	3	14	
74	7/18/2023	04:15 PM	8	11	
75	7/18/2023	04:30 PM	3	6	
76	7/18/2023	04:45 PM	15	8	
77	7/18/2023	05:00 PM	9	11	
78	7/18/2023	05:15 PM	6	15	
79	7/18/2023	05:30 PM	6	12	
80	7/18/2023	05:45 PM	11	18	
81	7/18/2023	06:00 PM	11	8	
82	7/18/2023	06:15 PM	4	13	
83	7/18/2023	06:30 PM	12	13	
84	7/18/2023	06:45 PM	15	8	
85	7/18/2023	07:00 PM	17	3	
86	7/18/2023	07:15 PM	2	2	
87	7/18/2023	07:30 PM	17	2	
88	7/18/2023	07:45 PM	14	5	
89	7/18/2023	08:00 PM	19	1	
90	7/18/2023	08:15 PM	1	1	
91	7/18/2023	08:30 PM	2	0	
92	7/18/2023	08:45 PM	3	3	
93	7/18/2023	09:00 PM	0	1	
94	7/18/2023	09:15 PM	3	1	
95	7/18/2023	09:30 PM	1	0	
96	7/18/2023	09:45 PM	1	1	
97	7/18/2023	10:00 PM	4	0	
98	7/18/2023	10:15 PM	0	2	
99	7/18/2023	10:30 PM	1	1	
100	7/18/2023	10:45 PM	0	1	
101	7/18/2023	11:00 PM	0	0	
102	7/18/2023	11:15 PM	0	0	
103	7/18/2023	11:30 PM	0	0	
104	7/18/2023	11:45 PM	0	0	

	A	B	C	D	E
105	7/19/2023	12:00 AM	0	0	
106	7/19/2023	12:15 AM	1	2	
107	7/19/2023	12:30 AM	0	0	
108	7/19/2023	12:45 AM	1	0	
109	7/19/2023	01:00 AM	0	0	
110	7/19/2023	01:15 AM	0	0	
111	7/19/2023	01:30 AM	0	0	
112	7/19/2023	01:45 AM	0	0	
113	7/19/2023	02:00 AM	0	0	
114	7/19/2023	02:15 AM	4	2	
115	7/19/2023	02:30 AM	0	0	
116	7/19/2023	02:45 AM	0	1	
117	7/19/2023	03:00 AM	0	0	
118	7/19/2023	03:15 AM	0	0	
119	7/19/2023	03:30 AM	0	0	
120	7/19/2023	03:45 AM	0	0	
121	7/19/2023	04:00 AM	0	0	
122	7/19/2023	04:15 AM	0	0	
123	7/19/2023	04:30 AM	0	0	
124	7/19/2023	04:45 AM	0	0	
125	7/19/2023	05:00 AM	0	0	
126	7/19/2023	05:15 AM	2	0	
127	7/19/2023	05:30 AM	0	1	
128	7/19/2023	05:45 AM	1	16	
129	7/19/2023	06:00 AM	0	3	
130	7/19/2023	06:15 AM	1	7	
131	7/19/2023	06:30 AM	5	6	
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134	7/19/2023	07:15 AM	4	8	
135	7/19/2023	07:30 AM	7	9	
136	7/19/2023	07:45 AM	9	14	
137	7/19/2023	08:00 AM	3	15	
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139	7/19/2023	08:30 AM	20	19	
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149	7/19/2023	11:00 AM	17	20	
150	7/19/2023	11:15 AM	33	25	
151	7/19/2023	11:30 AM	16	9	
152	7/19/2023	11:45 AM	14	14	
153	7/19/2023	12:00 PM	16	6	
154	7/19/2023	12:15 PM	22	9	
155	7/19/2023	12:30 PM	22	7	
156	7/19/2023	12:45 PM	8	10	
157	7/19/2023	01:00 PM	9	3	
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164	7/19/2023	02:45 PM	13	14	
165	7/19/2023	03:00 PM	19	7	
166	7/19/2023	03:15 PM	3	7	
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188	7/19/2023	08:45 PM	0	0	
189	7/19/2023	09:00 PM	4	2	
190	7/19/2023	09:15 PM	4	2	
191	7/19/2023	09:30 PM	4	0	
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193	7/19/2023	10:00 PM	2	0	
194	7/19/2023	10:15 PM	2	1	
195	7/19/2023	10:30 PM	2	1	
196	7/19/2023	10:45 PM	1	0	
197	7/19/2023	11:00 PM	0	0	
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199	7/19/2023	11:30 PM	0	1	
200	7/19/2023	11:45 PM	0	0	







23000 SW Pacific Hwy Sherwood Family YMCA Site

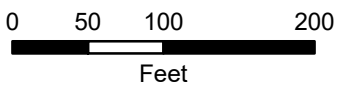
Existing YMCA facility, skatepark, and parking area. Future expansion to occur around the building. All existing parking needed to serve future expansion.

Undevelopable strip of land due to size and configuration

1.25-acres of unconstrained and undeveloped land

Legend

-  Subject Site
-  Recreational Use and Future Expansion
-  Unsuitable for Residential Development
-  Class I and II Riparian Habitat
-  Developable Land
-  Sherwood Tax Lots





NOTICE OF PUBLIC HEARING

2023-009

SHERWOOD FAMILY YMCA PLAN AMENDMENT AND CONDITIONAL USE TUE JULY 25, 2023, AT 7:00PM

Public Notice is hereby given that the City of Sherwood Planning Commission will conduct a public hearing on **Tuesday July 25, 2023, at 7:00 PM** on the proposal described below.

Tentative City Council hearings are scheduled for August 15 and September 5, 2023 at 7pm.

Public testimony can be provided in-person, in writing, or by telephone. 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: This is an application for Plan Amendment - Zone Change, submitted by the City of Sherwood (Applicant). The subject property is within the City of Sherwood city limits and located at 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100). The site is currently zoned Low Density Residential (LDR) – PUD, approximately ±8.73 acres in size, and envisioned to be changed to Institutional/Public (IP) – PUD. A concurrent conditional use permit is proposed for the existing use and improvements. The scope of the application is limited to the zone change and conditional use and does not include a proposal for physical changes to the site.

Case File No.: PA 2023-009

Tax Map/Lot: 2S131CB/9100

Location: Located Southwest of Sunset Boulevard and Southeast of Pacific Highway – 99W.

Address: 23000 SW Pacific Hwy.

Applicant/ Owner

City of Sherwood
22560 SW Pine St.
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>

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: *SZCDC Chapter 16.36 Institutional and Public Land Use Districts; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.80, Plan Amendments; Chapter 16.82 Conditional Uses*

The following sections of the Sherwood 2040 Comprehensive Plan are applicable to this proposal: *Strong Community, Culture, and Heritage; Attractive and Attainable Housing.*

The following criteria of the Sherwood Transportation Systems Plan (TRP) is applicable to this proposal: *OAR 660-012-0060.*

The following Oregon's Statewide Land Use Planning Goals are applicable to this proposal: *Goal 1 – Citizen Involvement; Goal 2 – Land Use Planning; Goal 8 – Recreational Needs; Goal 10 – Housing; Goal 12 – Transportation.*

Anyone may testify at any public hearing in person, in writing, or by telephone. To provide testimony in-person, all hearings will be held in the Community Room of Sherwood City Hall located at 22560 SW Pine Street.

Written statements can be submitted prior to or during the hearing, but are encouraged at least 24 hours in advance of the scheduled hearing start time. Email to planning@sherwoodoregon.gov or mail to Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

To provide testimony by phone during the live hearing, email Planning@Sherwoodoregon.gov or call 503-925-2308 at least 24 hours in advance of the meeting start time in order to receive dial-in instructions.

All testimony must clearly state that it is intended as testimony for a public hearing and the specific public hearing topic for which it is intended.

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 State Land Use Board of Appeals (LUBA).

If you require ADA accommodations, please contact the Planning Department at 503-925-2308 or email planning@sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.

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.

Hugo Hamblin-Agosto

From: Hugo Hamblin-Agosto
Sent: Friday, June 30, 2023 5:15 PM
To: 'Ryan.Winfree@nwnatural.com'; 'henry.english@pgn.com';
'Travis.Smallwood@pgn.com'; 'Jose.Marquez@pgn.com';
'humphreysj@CleanWaterServices.org'; 'spieringm@CleanWaterServices.org';
'LUComments@cleanwaterservices.org'; 'kmenroachmentspacific@kindermorgan.com';
'kTabscott@pridedisposal.com'; 'raindrops2refuge@gmail.com'; 'eva_kristofik@fws.gov';
'mwerner@gwrr.com'; 'dxsmith@bpa.gov'; 'jrose@sherwood.k12.or.us';
'gbennett@sherwood.k12.or.us'; 'tumpj@trimet.org'; 'baldwinb@trimet.org';
'DevelopmentReview@trimet.org'; 'landusenotifications@oregonmetro.gov';
'ruth.e.price@odot.oregon.gov'; 'Jill.M.HENDRICKSON@odot.state.or.us'; 'ODOT_R1
_DevRev@odot.state.or.us'; Naomi_Vogel@co.washington.or.us;
'stephen_roberts@co.washington.or.us'; 'Theresa_Cherniak@co.washington.or.us';
'Bryan_Robb@co.washington.or.us'; Arn, Jason S.; Brad Crawford; Richard Sattler; Jason
Waters; Craig Christensen; Craig Sheldon; Jo Guediri; Andrew Stirling; Scott McKie; Ty
Hanlon; Jon Carlson; 'hoon.choe@USPS.gov'; 'mlrr.info@oregon.gov'; Ian Crawford;
'christine.stevenson@state.or.us'; 'dkampfer@wm.com'
Cc: Erika Palmer; Joy Chang; Eric Rutledge; Colleen Resch
Subject: Plan Amendment - Zone Change_23000 SW Pacific Hwy, Sherwood, OR 97140_Agency
Routing_
Attachments: Title Report Information.pdf; YMCA Zone Change Packet_Complete.pdf; LU 2023-009
Public Notice.pdf

Hello agency partners,

The City of Sherwood Planning Department is requesting agency comments on the following **Plan Amendment – Zone Change and Conditional Use Permit** proposal in the City of Sherwood.

Proposal: : This is an application for Plan Amendment - Zone Change, submitted by the City of Sherwood (Applicant). The subject property is within the City of Sherwood city limits and located at 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100). The site is currently zoned Low Density Residential (LDR) – PUD, approximately ±8.73 acres in size, and envisioned to be changed to Institutional/Public (IP) – PUD. A concurrent conditional use permit is proposed for the existing use and improvements. The scope of the application is limited to the zone change and conditional use and does not include a proposal for physical changes to the site.

Case File No.: LU 2023-009 PA/CUP

Sherwood Zoning and Community Development Code Applicable Approval Criteria: *Sherwood Zoning and Community Development Code Chapter 16.36 Institutional and Public Land Use Districts; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.80 Plan Amendments; Chapter 16.82 Conditional Uses. Sherwood 2040 Comprehensive Plan themes: Strong Community, Culture, and Heritage; Attractive and Attainable Housing. Metro Code 3.07.120. Statewide Planning Goals 1, 2, 8, 10, and 12*

Location: 23000 SW Pacific Hwy (Washington County Assessors Map and Tax Lot numbers: 2S131CB/9100).

Detailed information can be found on the City's project website:

<https://www.sherwoodoregon.gov/planning/project/lu-2023-009-pacup-sherwood-family-ymca-plan-amendment-and-conditional-use>

If you have comments on this proposal, please respond by **July 14th, 2023**.

If needed, please forward this notice to the appropriate staff and let us know so we may update our notification list. Thank you in advance for your time.

Bests,



Hugo Agosto (He/Him/El)

Associate Planner

☎ 503-625-4271

✉ Hamblin-Agostoh@SherwoodOregon.gov

🌐 www.sherwoodoregon.gov

22560 SW Pine Street, Sherwood, OR 97140

Sherwood Community Development Department is open Monday-Friday 8 am – 5 pm. Located on the second floor of City Hall.

Engineering Land Use Application Comments



To: Hugo Hamlin-Agosto, Planning Associate

From: Craig Christensen, P.E., Civil Engineer

Project: YMCA Zone Change (LU 2023-009)

Date: August 15, 2023

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood and Clean Water Services (CWS), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Overview

The subject property consists of a parcel of land (approximately 8.73 acres) which contains an existing YMCA building and a skate park with a parking lot which provides parking for both. The property is located adjacent to SW Pacific Highway, SW Sunset Boulevard and SW Woodhaven Drive with the only driveway access coming from SW Woodhaven Drive. The subject property is requesting a zone change from the current LDR-PUD zoning to be IP (Institutional and Public).

Transportation

A traffic study has been conducted by DKS (dated August 7, 2023) analyzing the amount of trips that would be generated by development of the property under its current zoning (LDR) that a potential development would generate 40 weekday PM peak hour trips. Trip counts were performed and determined that the current use for the property (YMCA building and skate park) generates 89 weekday PM peak hour trips. Since the existing use is already generating more trips than what the existing zoning would generate, it was determined by ODOT (response dated August 14, 2023) that a trip cap be placed on the property resulting in the amount of 75 weekday PM peak hour trips for the YMCA and 14 weekday PM peak hour trips for the skate park.

Future development of either parcel will need to address the trip cap assigned for the associated parcel with potential conditions being placed upon the property if exceedance of the trip cap is to occur.

Ongoing Condition: To comply with the Transportation Planning Rule (TPR) pursuant to OAR 660-012-0060, a trip cap of 89 weekday pm peak hour trips shall be applied to the site. Future changes of use or expansions to the site that exceed this trip threshold

Project: YMCA Zone Change (LU 2023-009)
Date: August 15, 2023
Page: 2 of 2

shall address TPR requirements. 75 trips shall be associated with the existing YMCA building and 14 trips shall be associated with the existing skatepark.

End of Engineering Land Use Review Comments.



Oregon

Tina Kotek, Governor

Department of Transportation

Transportation Region 1

123 NW Flanders St.

Portland, OR 97209-4012

(503) 731-8200

Fax: (503) 731-8259

8/14/23:

ODOT #13013

ODOT Response

Project Name: Sherwood YMCA Plan Amendment and Conditional Use	Applicant: City of Sherwood
Jurisdiction: City of Sherwood	Jurisdiction Case #: LU 2023-009 PA/CUP
Site Address: 23000 SW Pacific Hwy	State Highway: OR 99W

The site of this proposed land use action is adjacent to OR 99W. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

PROPOSAL

This is an application for Plan Amendment - Zone Change, submitted by the City of Sherwood (Applicant). The site is currently zoned Low Density Residential (LDR) – PUD, approximately ±8.73 acres in size, and envisioned to be changed to Institutional/Public (IP) – PUD. A concurrent conditional use permit is proposed for the existing use and improvements. The scope of the application is limited to the zone change and conditional use and does not include a proposal for physical changes to the site.

COMMENTS/FINDINGS

For zone changes and comprehensive plan amendments, local governments must make a finding that the proposed amendment complies with the Transportation Planning Rule (TPR), OAR 660-012-0060. There must be substantial evidence in the record to either make a finding of “no significant effect” on the transportation system, or if there is a significant effect, require assurance that the land uses to be allowed are consistent with the identified function, capacity, and performance standard of the transportation facility.

To ensure there will be a not be a significant effect on the transportation system, the applicant’s traffic consultant DKS prepared a memo dated August 7th, 2023. The memo recommends that a trip cap during the weekday PM peak hour of 89 trips (75 associated with the YMCA and 14 for the park) be made a condition of approval for the zone change. ODOT supports this recommendation. With the trip cap placed on both the YMCA and the park property there will not be a significant affect on the State highway facility.

Please send a copy of the Notice of Decision including conditions of approval to:

ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
Traffic Contact: Avi Tayar, P.E.	Abraham.tayar@odot.oregon.gov