



Home of the Tualatin River National Wildlife Refuge

CITY COUNCIL MEETING PACKET

FOR

Tuesday, September 5, 2023

**Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon**

5:15 pm City Council Work Session

7:00 pm City Council Regular Meeting

This meeting will be live streamed at
<https://www.youtube.com/user/CityofSherwood>



5:15 pm Work Session

1. **Discuss Sherwood West UGB Expansion Proposal**
(Erika Palmer, Planning Manager)
2. **Coordinating discussion with City Advisory Board Chairs (6:00 pm)**
(Keith Campbell, City Manager)

7:00 PM REGULAR SESSION

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **CONSENT AGENDA**
 - A. **Approval of August 15, 2023, City Council Meeting Minutes** (Sylvia Murphy, City Recorder)
 - B. **Resolution 2023-067, Supporting Safe Routes to School Program** (Joy Chang, Senior Planner)
 - C. **Resolution 2023-068, Appointing Amanda van Arcken to the Sherwood Police Advisory Board**
(Ty Hanlon, Police Chief)
 - D. **Resolution 2023-069, Reappointing Elizabeth Flores to the Sherwood Cultural Arts Commission** (Chanda Hall, Arts Center Manager)
 - E. **Resolution 2023-070, Appointing Brenda Kramer to the Sherwood Parks & Recreation Advisory Board** (Kristen Switzer, Community Services Director)
 - F. **Resolution 2023-071, Appointing Cory McLennan to the Sherwood Parks & Recreation Advisory Board** (Kristen Switzer, Community Services Director)
 - G. **Resolution 2023-072, Appointing Jim Craig to the Sherwood Parks & Recreation Advisory Board** (Kristen Switzer, Community Services Director)
 - H. **Resolution 2023-073, Appointing Sydney Rose to the Sherwood Parks & Recreation Advisory Board** (Kristen Switzer, Community Services Director)
6. **CITIZEN COMMENTS**
7. **PRESENTATIONS**
 - A. **Recognition of Sherwood High School Students Academic Achievements**
(Tim Rosener, Mayor)
8. **PUBLIC HEARINGS**

AGENDA

SHERWOOD CITY COUNCIL September 5, 2023

5:15 pm City Council Work Session

7:00 pm City Council Regular Session

**Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140**

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A. Ordinance 2023-008, Amending the Transportation System Plan to include the Highway 99W Pedestrian Bridge as a project

(Eric Rutledge, Community Development Director) (*Second Reading*)

B. Ordinance 2023-009, Approving a zone change and conditional use permit for the Sherwood Family YMCA property, Tax Lot 9100 of Washington County Assessor Map 2S131CB

(Eric Rutledge, Community Development Director) (*First Reading*)

9. CITY MANAGER REPORT

10. COUNCIL ANNOUNCEMENTS

11. ADJOURN

How to Provide Citizen Comments and Public Hearing Testimony: Citizen comments and public hearing testimony may be provided in person, in writing, or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by e-mail to Cityrecorder@Sherwoodoregon.gov and must clearly state either (1) that it is intended as a general Citizen Comment for this meeting or (2) if it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. To provide comment by phone during the live meeting, please e-mail or call the City Recorder at Cityrecorder@Sherwoodoregon.gov or 503-625-4246 at least 24 hours in advance of the meeting start time in order to receive the phone dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their names and by their city of residence." Anonymous comments will not be accepted into the meeting record.

How to Find out What's on the Council Schedule: City Council meeting materials and agenda are posted to the City web page at www.sherwoodoregon.gov, generally by the Thursday prior to a Council meeting. When possible, Council agendas are also posted at the Sherwood Library/City Hall and the Sherwood Post Office.

To Schedule a Presentation to the Council: If you would like to schedule a presentation to the City Council, please submit your name, phone number, the subject of your presentation and the date you wish to appear to the City Recorder, 503-625-4246 or Cityrecorder@Sherwoodoregon.gov

ADA Accommodations: If you require an ADA accommodation for this public meeting, please contact the City Recorder's Office at (503) 625-4246 or Cityrecorder@Sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.



SHERWOOD CITY COUNCIL MEETING MINUTES
22560 SW Pine St., Sherwood, Or
August 15, 2023

WORK SESSION

1. **CALL TO ORDER:** Mayor Rosener called the meeting to order at 5:45 pm.
2. **COUNCIL PRESENT:** Mayor Tim Rosener, Council President Keith Mays, Councilors Kim Young, Taylor Giles, Renee Brouse, and Dan Standke. Councilor Doug Scott was absent.
3. **STAFF PRESENT:** City Manager Keith D. Campbell, City Attorney Ryan Adams, IT Director Brad Crawford, Public Works Director Craig Sheldon, Police Chief Ty Hanlon, Community Services Director Kristen Switzer, Community Development Director Eric Rutledge, HR Director Lydia McEvoy, Economic Development Manager Bruce Coleman, Finance Director David Bodway, and City Recorder Sylvia Murphy.
4. **TOPICS:**

A. Police Department Policy Updates

Mayor Rosener stated that the Police Department policy updates topic would be discussed at a future work session.

B. Recap 2022-23 City Council Pillars, Goals & Objectives

City Manager Keith Campbell presented the "Council Goals Update" PowerPoint presentation (see record, Exhibit A) and explained that staff had updated the Fiscal Year 2022-23 City Council: Pillars, Goals, and Deliverables document to reflect the most current information. He provided an overview of Pillar 1: Economic Development on page 2 of the presentation and addressed deliverable 1.1(a): Code Audit and Stakeholder Meetings to Determine Opportunity for Improvement and reported that staff had conducted industrial/commercial developer and broker tours of Sherwood West to gain input on future zoning and stated that additional interviews were scheduled for 2024. He addressed deliverable 1.1(b): Process Amendments and reported that there would be a director's interpretation on Site Plan Review Types to reduce approval timelines and additional procedural changes may occur after interviews with stakeholders and design professionals. He addressed deliverable 1.2: Create Annexation Policies & Processes to manage our growth goals as it relates to infrastructure, school capacity, & long-term community needs and reported that new annexation policies for Sherwood West were being drafted, and if desired, staff could also adopt new annexation policies for the Brookman area. He addressed deliverable 1.3: Target Metrics for Jobs/Housing Balance and reported that a "Jobs Housing Balance" memo had been completed by Johnson Economics which had informed the target metric. He stated that

the city should strive for 45% of the assessed property value to be commercial/industrial as this figure was on par with more balanced communities like Tualatin, Wilsonville, and Milwaukie. City Manager Campbell addressed deliverable 1.4: Completion and Adoption of Sherwood West Re-Look Plan and reported that the Sherwood West Concept Plan had been approved by Council in July 2023. He addressed deliverable 1.5: Decision to ask Metro to include Sherwood West in to the UGB and reported that a work session was scheduled for September 5th to begin those discussions. He addressed deliverable 1.6: Annexation Plan/Policy of Tonquin Employment Area and reported that this had been completed. Mayor Rosener referred to the Annexation Plan for the TEA and asked that the plan be shared with Council prior to the September 5th work session for the Sherwood West UGB expansion discussion. Community Development Director Eric Rutledge replied that he would share the document with Council prior to the work session. Councilor Young asked if Council had been sent the “Jobs Housing Balance” memo. City Manager Campbell replied that the memo had not yet been shared with Council. Economic Development Manager Bruce Coleman provided a brief overview of the memo and discussion occurred. Mr. Rutledge said that the memo would be shared with Council shortly. City Manager Campbell provided an overview of the goals under Pillar 2: Infrastructure on page 6 of the presentation. He addressed deliverable 2.1: Improve Development Code to Promote Stronger Economic Development and explained that this was a duplicate of deliverable 1.1. He addressed deliverable 2.2(a): Sherwood 99W Pedestrian Bridge 100% Design and reported that 100% design was completed on June 23rd. He addressed deliverable 2.2(b): Sherwood 99W Pedestrian Bridge Construction and reported that bidding for the project was scheduled for August 2023 and Council was scheduled to authorize the construction contract in late October or early November 2023. City Manager Campbell addressed deliverable 2.3(a): Cedar Creek Pedestrian Tunnel Feasibility Study and reported that the Feasibility & Floodplain Mapping Study Project had been completed and stated that the city had not been awarded the \$600,000 lottery funding for the completion of the preliminary design. He addressed deliverable 2.3(b): Cedar Creek Pedestrian Tunnel 30% Design Study and reported that this deliverable had not been started. Mayor Rosener commented that Council should discuss alternative funding options for the preliminary design for the Cedar Creek Pedestrian Tunnel project. City Manager Campbell addressed deliverable 2.4: Complete Sherwood Broadband Fiber to the Home Build Out and stated that this was an ongoing project. He addressed deliverable 2.5: Complete YMCA Agreement and reported that a Purchase and Sale Agreement had been completed and was currently in due diligence with closing expected for this winter. He addressed deliverable 2.6: Purchase and/or replace antiquated software and reported that Finance would have a major software replacement. He reported that staff met with the city’s current finance software vendor to complete some necessary upgrades and evaluate the software’s long-term viability in early 2023. He explained that a small service agreement was signed with a finance vendor to review current customizations which would help refine the price and scope for a finance software update in May 2023. He stated that staff had met with the vendor on August 9th to review the bid for the Finance software update and a decision whether or not to move forward would be made shortly. Councilor Giles asked regarding timelines for the new Finance software update and City Manager Campbell replied that it was likely to be a year-long process. Mr. Campbell addressed deliverable 2.7: Reconfigure existing software to adapt to current needs and explained that staff were waiting for a vendor quote for the existing Finance software. He reported that staff were beginning to evaluate the current Building Department’s software capabilities to determine if they complied with HB 2415 which required 24/7 online access for all permit applicants. He outlined that discussions with current and other software vendors had begun and an internal meeting was set for mid-August to discuss needs and software demos would follow. City Manager Campbell reported that the city had recently installed a new HR system that was designed to help with leads, reports, and data. Mayor Rosener stated that the state had signed a contract with a major permitting system provider which offered permitting software with training and commented that the city may want to look into that option.

Councilor Young asked when the city had to comply with HB 2415 and City Attorney Ryan Adams replied that the city had to have their system up and running by January 1, 2025. Mr. Campbell addressed deliverable 2.8: Address remote workforce needs and reported that a draft plan had been completed. He addressed deliverable 2.9: Implementation Plan for Parks Master Plan and reported that the Park SDC Methodology had been updated and adopted. He addressed deliverable 2.10: Develop Shovel Ready Fiber Expansion Projects and reported work was ongoing for this deliverable. Mr. Campbell provided an overview of the goals under Pillar 3: Livability & Workability on page 13 of the presentation. He addressed deliverable 3.1: Consider Obtaining Age Friendly City Certification and reported that a community survey had concluded in June 2023 and the Senior Advisory Board and staff would have a recommendation and application for Council to consider in Fall 2023. He addressed deliverable 3.2: Design Concepts for single-story flex building on lot in front of Arts Building and reported that this item was budgeted for in the 2023-24 budget. He addressed deliverable 3.3: Design Plan for Cedar Creek Trail Amenities and reported that this project began in July 2022 with the ordering of pet waste stations, signs, garbage cans and enclosures with some items already installed and some items were scheduled to arrive December 2023. City Manager Campbell asked for an update on the timeline for those items and Public Works Director Craig Sheldon commented. Mr. Campbell addressed deliverable 3.4: Public Art in Roundabouts (2x) and reported that the RFP process was complete, and an artist had been engaged and was finalizing the concept and design of an art piece for the Oregon Street roundabout. He addressed deliverable 3.5: Build Festival Plaza and reported that the ribbon cutting ceremony for the plaza was held on June 14, 2023 and the punch list items for the project were currently being finalized. He addressed deliverable 3.6: Create Public Arts Fund to Utilize for Grants and reported that this had been completed and \$50,000 had been included in the 2022-23 budget. He addressed deliverable 3.7: Monitor Housing, Track Progress on Issues, Actively Participate, as Needed, with Legislature and Rule Making Committees and deliverable 3.7(a): Develop Annual Report on Housing and stated that staff would provide Council with an annual report on new housing units constructed. He addressed deliverable 3.7(b): Staff Participate in Rule Making & Monitor and Track Changes and reported that staff had tracked housing legislation for 2023 and provided testimony that aligned with Council policy. Council discussed the need for a monthly report or update from the city's lobbying team. City Manager Campbell addressed deliverable 3.8: Employee and City volunteer recognition and appreciation programs and reported that there were ongoing efforts through the Volunteer Program and a public appreciation for city volunteers was held at the April 18th Council meeting. He added that an employee benefits fair would be held in September. HR Director Lydia McEvoy added that the city's Safety Committee would also be involved and provided detail on the benefits fair. Councilor Giles asked if the benefits fair was for current employees only or if it was also to attract potential employees. Ms. McEvoy replied that it was for current employees only and was an opportunity for staff to ask questions regarding their benefits and coverage. City Manager Campbell addressed deliverable 3.9: Programs to encourage innovation and creative solutions and ideas and reported that initial conversations about programs and incentives had begun and work was still ongoing. He addressed deliverable 3.10: Involve the Community and other government partners in discussions on the importance of Community Wellness and Mental Health Awareness and reported that the year program draft was complete and included information on financial health and monthly Health and Wellness notices were being sent out that included links to webinars and reminders about Employee Mental Health resources. Council President Mays asked for clarification on the program and City Manager Campbell explained that there was a new program each year. Ms. McEvoy added that there were multiple components to the program which included the community, employees, and other government agencies. Council President Mays asked how it was determined if the programs were successful or if staff found them useful and Director McEvoy explained that the new HR software had several tools to help gauge the effectiveness of the program. Mr. Campbell provided an overview of the goals under Pillar 4: Public Safety on page 19 of the

presentation. He addressed deliverable 4.1: Funding Additional SRO and reported that this was a high priority for the new school district and a hybrid SRO had started in January 2023. He stated that Chief Hanlon was currently working on staffing and asked Chief Hanlon to provide an update. Chief Hanlon stated that the Police Department currently had extended four offers to help cover upcoming retirements in the SRO position and that two officers would start next week and two more would start in October. Mr. Campbell addressed deliverable 4.2: Exchange Visibility and Use of Police Reserve Program and detailed that the city had added two new reserve officers in April, bringing the total number of reserve officers to three. He addressed deliverable 4.3: Work with SSD on Safe Routes to School Program and stated that discussions on the program occurred at the April 20th joint City Council and Sherwood School Board meeting and city staff had met with the Sherwood School District for initial work on the program. Mayor Rosener asked that staff keep the grant cycles in mind when reviewing the projects for the Safe Routes to School Program. City Manager Campbell addressed deliverable 4.4: Programs to Recruit and Retain Officers and reported that staff was developing a list of outreach methods to include more/ a variety of online job boards/creative job postings to reduce barriers to apply. He commented that the included sabbatical/years of service for lateral applicants had been a useful recruitment/retainment tool for the Sherwood Police Department. Council asked for details on the success of the sabbatical program. Chief Hanlon replied that HR Director McEvoy was currently working on a post-sabbatical survey to help understand the usefulness of the program and commented that officers had expressed their enthusiasm for the program. City Manager Campbell addressed deliverable 4.5: Identify and Complete Infill for Sidewalk Improvements/ADA and reported that Public Works had begun work on the parks and facility portion in late November and sidewalks and ramps in March, and the project should be completed by the end of October 2023 and ready to start implementation. He addressed deliverable 4.6: Develop an Action Plan with County to Improve Safety on County Owned Roads in Sherwood and UGB and stated that this project had not been started and no staff time had been allocated for this project in the 2023-24 budget. He addressed deliverable 4.7: Charge Traffic Safety Committee to Review Speed Limits in City Limits and reported that ODOT had approved the city's request for lowering the speed zone to 35 MPH on Edy Road and Elwert Road. Mr. Campbell provided an overview of the goals under Pillar 5: Fiscal Responsibility on page 22 of the presentation. He addressed deliverable 5.1: Pursue Federal Grants and Monies and reported that the city had received \$33 million for the construction of Ice Age Drive and other grants were actively being pursued. He addressed deliverable 5.2: Pursue State Grants and Monies and reported that in the spring of 2023, the city had applied for a Business Oregon grant for Dahlke Corridor and engineering work had been done on three areas, but additional areas were being worked on now. He addressed deliverable 5.3: Complete Banking RFP and reported that work on this was ongoing and he and Finance Director Bodway expected to have an update on this item later this fall. He addressed deliverable 5.4: Organizational Assessment and Review on Delivery of Services and reported that this item was currently under staff review. Councilor Giles asked for clarification on deliverable 5.4 and Mr. Campbell explained that this was an internal review of the city's processes, which included a review of the city's website, outreach, and communication. He provided an overview of the goals under Pillar 6: Citizen Engagement on page 24 of the presentation. He addressed deliverable 6.1: Create new Website Platform and Enhance Social Media and reported that a work session was held, and the RFP had been completed. He explained that once the RFP had been reviewed by Mayor Rosener and Councilor Giles, staff would post the RFP online. He addressed deliverable 6.2: Evaluate billing of Broadband as it relates to customer service and workload on staff and stated that Utility billing sent out broadband bills to rural and city customers on May 4, 2023. Councilor Giles asked if adding Sherwood Broadband and broadband billing services was sustainable or was it creating too much extra work for the current staffing levels. City Manager Campbell said that customer-facing positions had been trained to answer general Sherwood Broadband and billing questions, but more difficult questions were routed to IT Director Brad Crawford and his team. He addressed deliverable 6.3: Utilize modern communication tools (mobile

surveys, text messaging) to solicit feedback from residents and stated that this deliverable related to the RFP in deliverable 6.1 that would enhance city communications. City Manager Campbell addressed deliverable 6.4: Track, respond and analyze citizen requests through a customer relationship management system and reported that work on this deliverable had not yet started but these capabilities were included in the scope of the work for the citizen engagement/website project. He addressed deliverable 6.5: Consider Engagement/Communication Specialist and stated that this position had been approved for the 2023-24 budget and the job description was being developed. He addressed deliverable 6.6: Develop a comprehensive approach to doing surveys that enables the organization to improve both the strategy and execution and reported that work on this deliverable had not yet started but these capabilities were included in the citizen engagement/website project. He addressed deliverable 6.7: Continue to refine our marketing materials for industry and deliverable 6.8: Refine Branding and stated that work had not been started on these deliverables. Mayor Rosener commented that the city already had branding and Mr. Campbell replied that this deliverable was cited in the 2022-23 Council Goals, but it may not have been included in the 2023-24 Council Goals, as there had been some changes at the last City Council goal setting session in January. City Manager Campbell addressed deliverable 6.9: Create a City Statement on DEIA and reported that this deliverable had been completed and adopted. He addressed deliverable 6.10: Review and Update hiring processes through DEIA and stated that work on this had not been started as of yet. He addressed deliverable 6.11: Consider Youth Advisory or Similar and reported that staff had been discussing a joint Youth Advisory Board with the SSD and a framework was being developed. He commented that his goal was to have a finalized draft in place by August 31st. Councilor Young commented that the city and school district needed to ensure that the recruitment for the Youth Advisory Board would be open to homeschool and charter school students. Councilor Giles referred to the Engagement/Communication Specialist position and commented that it might be a good idea to have that position be the staff liaison for the Youth Advisory Board. Council President Mays commented that he would like to see the one-year completion date deliverables wrapped up soon. Mayor Rosener asked City Manager Campbell how often he wanted to provide an update on the progress of the City Council Pillars, Goals & Objectives. Mr. Campbell replied that he felt that a quarterly update to Council would be good and asked for Council feedback on how to best disseminate this information. Councilor Giles remarked that Council could create a prioritized list of the deliverables for staff to complete in the next 3-6 months. Council President Mays stated that he felt that staff had the opportunity to provide feedback on the proposed timelines for the deliverables during the goal setting work session and commented that it was understood that sometimes things happened that caused delays or the need to adjust or pivot. Mayor Rosener voiced that he preferred regular work sessions to provide Council with updates and commented that this would also provide staff an opportunity to explain new developments or needs and for Council to provide input. Discussion regarding the need for staff to feel comfortable providing regular updates to Council on the status of the deliverables occurred. Mayor Rosener asked that a list be created of the new ideas or projects that came up during these work sessions so that they could be added and discussed at the annual City Council goal setting session. Discussion regarding how best to utilize staff feedback during Council goal setting occurred and City Manager Campbell commented that staff could provide valuable input for ideas or suggestions that could be beneficial to help Council draft their goals. Councilor Giles asked that staff be more involved in the goal setting process in the future.

Record note: Prior to the work session, staff emailed Council a copy of the Fiscal Year 2022-23 City Council: Pillars, Goals and Deliverables (see record, Exhibit B).

C. Discuss Family Justice Center Funding

City Manager Campbell recapped that the Family Justice Center provided a presentation at the June 20th City Council meeting where they asked Council to consider providing funding to the Family Justice Center and Council had expressed interest in doing so. He outlined that the Family Justice Center had reported that most cities gave a yearly amount of \$2,500-3,500. Council President Mays stated he was in favor of donating \$2,500-3,500 and discussion occurred. Council agreed that the Family Justice Center provided important services to the community and asked if there were any concerns about donating to a center directly. City Manager Campbell replied that if the city started donating directly to the Family Justice Center, then it could be expected that other organizations would begin to ask for donations. He added that when donating beyond a nominal amount, it may be beneficial to potentially audit or “have a seat at the table.” He cautioned that if the city was going to be contributing \$3,000-5,000 to organizations, then there was the possibility that it may result in negative feedback from the community and if it was in that range, then the city needed to be more engaged with the process. City Attorney Ryan Adams voiced that for a larger-sized donation, he felt it was appropriate that the city be granted “a seat at the table or whatever that looks like.” Mayor Rosener commented that for a larger contribution, the city should at a minimum get an annual report or audit rights. Mr. Adams replied he would look into what other cities who contributed to nonprofits were doing. Council discussed the value that the Family Resource Center provided to the community that would otherwise go unserved. Council agreed that the city would donate \$4,000-5,000 to the Family Resource Center on the condition of being granted audit rights and receiving an annual report. Council stated they would revisit the decision to donate annually and asked for staff to report back on the amount other cities were donating.

5. ADJOURN:

Mayor Rosener adjourned the work session at 6:48 pm and convened a regular session.

REGULAR SESSION

- 1. CALL TO ORDER:** Mayor Rosener called the meeting to order at 7:00 pm.
- 2. COUNCIL PRESENT:** Mayor Tim Rosener, Council President Keith Mays, Councilors Kim Young, Taylor Giles, Renee Brouse, and Dan Standke. Councilor Doug Scott was absent.
- 3. STAFF PRESENT:** City Manager Keith D. Campbell, City Attorney Ryan Adams, IT Director Brad Crawford, Public Works Director Craig Sheldon, Police Chief Ty Hanlon, Community Services Director Kristen Switzer, Community Development Director Eric Rutledge, HR Director Lydia McEvoy, Finance Director David Bodway, and City Recorder Sylvia Murphy.

4. APPROVAL OF AGENDA:

MOTION: FROM COUNCILOR YOUNG TO APPROVE THE AGENDA. SECONDED BY COUNCILOR BROUSE. MOTION PASSED 6:0; ALL PRESENT MEMBERS VOTED IN FAVOR (COUNCILOR SCOTT WAS ABSENT).

5. CONSENT AGENDA:

A. Approval of August 1, 2023, City Council Meeting Minutes

B. Resolution 2023-064, Reappointing Winnie Parmar to the Sherwood Cultural Arts Commission

- C. Resolution 2023-065, Reappointing Nancy Taylor to the Sherwood Budget Committee
- D. Resolution 2023-066, Declaring the Need to Acquire Real Property Interests to Construct and Thereafter Operate & Maintain SW Ice Age Drive through the Tonquin Employment Area

MOTION: FROM COUNCILOR BROUSE TO APPROVE THE CONSENT AGENDA. SECONDED BY COUNCILOR YOUNG. MOTION PASSED 6:0; ALL PRESENT MEMBERS VOTED IN FAVOR (COUNCILOR SCOTT WAS ABSENT).

Mayor Rosener addressed the next agenda item.

6. CITIZEN COMMENTS:

There were no citizen comments and Mayor Rosener addressed the next agenda item.

7. PRESENTATIONS:

A. Recognition of Sherwood High School Students Academic Achievements

City Manager Keith Campbell called forward the students who had RSVP'd for tonight's academic achievement recognition. The Council congratulated the Sherwood High School students for receiving a 4.0 cumulative GPA in the 2022-2023 school year and provided the students with certificates of achievement.

Mayor Rosener addressed the next agenda item and the City Recorder read aloud the public hearings statement.

8. PUBLIC HEARINGS:

A. Ordinance 2023-008, Amending the Transportation System Plan to include the Highway 99W Pedestrian Bridge as a project (*First Reading*)

Community Development Director Eric Rutledge presented the "LU 2023-012 PA Highway 99W Pedestrian Bridge – TSP Update" PowerPoint presentation (see record, Exhibit C) and explained that this ordinance would add the Highway 99W pedestrian bridge to the city's Transportation System Plan and stated that this was a Type V legislative action. He stated that ideally, the pedestrian bridge would have been added to the TSP a year ago and explained that a Transportation System Plan update was planned for 2024 and would include this as a part of that update. He outlined that the 2024 update would have many more TSP projects and several DLCD rulings needed to be made before the updates could be made. He stated that public notices had been sent to affected agencies on June 30, 2023, and the city had received one public comment from ODOT which stated that the project had gone through multiple rounds of review with ODOT, and they did not have any further additional comments. Community Development Director Rutledge reported that no public testimony had been received on the proposed ordinance. He provided an overview of the applicable criteria, location, and design on pages 4-9 of the presentation. He outlined that the proposed changes to the TSP included adding Project P51 to Table 1: Fundable Transportation System, adding Project P51 to Figure 12: Pedestrian Projects, and other updates to the document to ensure consistency (i.e., total cost estimates of the plan). He stated that the Planning Commission had approved the application and recommended it for Council approval. Mr. Rutledge recapped Council alternatives as: approve the application based on the findings in the

Planning Commission recommendation, approve the application with revised findings and/or conditions, or deny the application with revised findings.

Mayor Rosener opened the public hearing to receive public testimony on the proposed ordinance. Hearing none, Mayor Rosener closed the public hearing and asked for discussion or questions from Council. Councilor Standke recapped Planning Commission discussion on the design of the pedestrian bridge, including factoring in Sherwood West connectivity to the bridge. Community Development Director Rutledge explained that the Planning Commission's comments were included in the staff report for the ordinance and explained that the comments were not a part of the approval criteria. He commented that he felt that the Planning Commission's remarks were useful and relevant for the project moving forward. Councilor Giles asked if some design elements of the bridge could be adjusted if needed in the future. Mr. Rutledge replied that it was good to keep possible future design needs in mind so as not to inadvertently preclude those options in the future if the need arose. Council President Mays stated that Council had asked that all public safety factors, such as alarms and call boxes be reviewed as a part of the pedestrian bridge project. Public Works Director Craig Sheldon came forward and explained that staff was finalizing the public safety and security portion of the project and stated that roughly 22 cameras would be installed. He noted that the final design for the security portion of the project would likely come to Council for approval in September. He addressed the emergency call boxes and explained that the call boxes were discussed with Police Chief Ty Hanlon, and it was concluded that call boxes would create more problems versus having security cameras and relying on cell phones. He stated that adding any additional design elements would cause delays in taking the project out to bid. Councilor Standke referred to page 9 of the presentation and asked how tall the railing mesh would be. Mr. Sheldon replied that the railing mesh would meet the required height standards. Mayor Rosener stated that the second reading on the ordinance would be held at the September 5th City Council meeting.

Mayor Rosener addressed the next agenda item.

9. CITY MANAGER REPORT:

City Manager Keith Campbell reported on the most recent Movies in the Park event and stated that the next Movies in the Park would be held on August 18th. He spoke on the recent wildfires in Maui and expressed his condolences to those affected.

Mayor Rosener addressed the next agenda item.

10. COUNCIL ANNOUNCEMENTS:

Councilor Giles reported that he attended the most recent Library Advisory Board meeting. He reported that the library was designated as a cooling center during hot weather. He provided an overview of upcoming library events and programming.

Councilor Young reported that she would attend the Police Advisory Board meeting on August 17th. She reported that she attended the Region 1 Area Commission on Transportation meeting with the Chair of the Oregon Transportation Commission.

Council President Mays reported that the Cultural Arts Commission would be interviewing candidates to serve on the board. He reported he attended the OMA Mayors Conference in Hood River. He reported he would attend the WCCCA meeting on August 16th.

Councilor Brouse provided an overview of the new tools available for water preparedness from the Water Consortium. She reported that the Senior Advisory Board would next meet in September where they would continue their discussions on making Sherwood an age-friendly city. She reported that the Housing Advisory Committee would meet next week.

Councilor Standke thanked volunteers and staff for a successful 2023 Music on the Green series. He reported he attended the most recent Planning Commission meeting where they discussed mobile food carts.

Councilor Brouse asked if it would be possible for Council, Planning Commission, and staff to take a tour of the food cart pods in surrounding cities. Community Development Director Rutledge replied that staff would organize a tour.

Mayor Rosener reported he attended the WCCC meeting and thanked city staff for their forward thinking when it came to land use and land supply. He reported that they discussed tolling at the WCCC meeting. He thanked Council President Mays for moderating a panel at the OMA Mayors Conference on his behalf.

11. ADJOURN:

Mayor Rosener adjourned the regular session at 7:42 pm.

Attest:

Sylvia Murphy, MMC, City Recorder

Tim Rosener, Mayor

Agenda Item: Consent Agenda

TO: Sherwood City Council

FROM: Joy Chang, Senior Planner

Through: Erika Palmer, Planning Manager, Eric Rutledge, Community Development Director, and Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-067, supporting Safe Routes to School Program

Issue:

Shall the City Council approve a Resolution in support of the Safe Routes to School Program?

Background:

Safe Routes to School is an initiative that works to make it safe, convenient, and fun for children to walk and bicycle to and from schools. The goal is to get more children walking and bicycling to school, improve kids' safety, and increase health and physical activity.

Children today have become less active, less independent, and less healthy. In 1969, nearly 50 percent of all children in the United States (and nearly 90 percent of those within a mile of school) walked or bicycled to school. Today, that number has plummeted to fewer than 15 percent. During the morning commute, driving to school represents 10-14 percent of traffic on the road. Studies show that Safe Routes to School programs are effective at increasing rates of bicycling and walking to school and decreasing injuries.

On April 5, 2022, City Council adopted Resolution 2022-021, adopting City Council Pillars, Goals, and Deliverables for Fiscal Year 2022-23. The City of Sherwood Council acknowledges the importance of the Safe Routes to School Program with Deliverable 4.3, Work with Sherwood School District on Safe Routes to School Programs.

In partnership, the Sherwood School District Board of Directors supported the Safe Routes to School Program through resolution at their August 16, 2023 meeting.

With this support, staff and the school district will work together to implement the six “E”s of the Safe Routes to School program (Engagement, Encouragement, Education, Engineering, Evaluation and Equity). Through the Encouragement element, staff would typically participate in the International Walk & Roll to School Day (October) and the Bike & Roll to School Day (May). Evaluation and Engineering elements will be implemented through Individual Safe Routes to School Action Plans for elementary schools in the Sherwood School District.

Financial Impacts: There is no financial impact in supporting the Safe Routes to School Program. However, Planning staff time may be needed in the future to implement the program.

Recommendation: Staff respectfully recommends City Council adopt Resolution 2023-067, supporting Safe Routes to School program.



RESOLUTION 2023-067

SUPPORTING SAFE ROUTES TO SCHOOL PROGRAM

WHEREAS, the City of Sherwood supports policies and programs that focus on health and wellness and healthier community environments; and

WHEREAS, the health and safety of children is of highest concern to the citizens of the city of Sherwood; and

WHEREAS, walking and biking can help enhance the health and overall physical activity of children, improve air quality and the environment, and reduce traffic congestion and speed in and around school zones; and

WHEREAS, Safe Routes to School is a national and international movement to create safe, convenient, and fun opportunities for children to walk and bike to school; and

WHEREAS, Safe Routes to School efforts help remove barriers to walking and biking to school through improvement of infrastructure and facilities and the creation of education, encouragement, engineering, enforcement, and evaluation programs; and

WHEREAS, having safer routes to and from schools can decrease pedestrian and bicycling related injuries, not just for students, but for the entire community; and

WHEREAS, it is fitting that the City of Sherwood recognizes the importance of making walking and biking to school a safe activity; and

WHEREAS, the Sherwood School District Board of Directors passed a resolution in support of a Safe Routes to School Program on August 16, 2023.

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

Section 1. The City will participate in and support the Safe Routes to School initiative in partnership with the Sherwood School District order to gain the benefits mentioned above and strengthen the quality of life for Sherwood students, families, and neighborhoods.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

Agenda Item: Consent Agenda

TO: Sherwood City Council

FROM: Ty Hanlon, Chief of Police
Through: Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-068, Appointing Amanda van Arcken to the Sherwood Police Advisory Board

Issue:

Shall the City Council appoint Amanda van Arcken to the Sherwood Police Advisory Board?

Background:

Position #8 on the Police Advisory Board was recently vacated; the term of this position will expire June 2025.

Chair Brian Dorsey, Council Liaison Kim Young, and Staff Liaison Ty Hanlon recommended to Mayor Rosener that Amanda van Arcken be appointed to the Board to fill position #8 for the remainder of the term which expires in June 2025. The mayor has recommended this appointment to City Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Note: Position numbers were established with the adoption of Resolution 2019-066 for the purpose of managing terms.

Financial Impacts:

There are no additional financial impacts as a result of approval of this resolution.

Recommendation:

Staff respectfully recommends City Council approval of Resolution 2023-068, appointing Amanda van Arcken to the Sherwood Police Advisory Board.



RESOLUTION 2023-068

APPOINTING AMANDA VAN ARCKEN TO THE SHERWOOD POLICE ADVISORY BOARD

WHEREAS, a vacancy exists within Position 8 on the Police Advisory Board due to a resignation; and

WHEREAS, the Mayor has recommended to City Council that Amanda van Arcken be appointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby appoints Amanda van Arcken to Position 8 of the Police Advisory Board for a term expiring at the end of June 2025.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

Agenda Item: Consent Agenda

TO: Sherwood City Council

FROM: Chanda Hall, Arts Center Manager
Through: Kristen Switzer, Community Services Director and Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-069, Reappointing Elizabeth Flores to the Sherwood Cultural Arts Commission

Issue:

Should the City Council reappoint Elizabeth Flores to the Sherwood Cultural Arts Commission?

Background:

Elizabeth Flores served a partial term in Position 5 on the Cultural Arts Commission since December 2022. She has been an effective Commissioner thus far, and she would like to serve a full term. The Arts Commission currently has two vacancies. The Council Liaison to the Arts Commission, Keith Mays, Arts Center Manager Chanda Hall, and Chairperson Winnie Parmar unanimously recommend the reappointment of Elizabeth Flores. The mayor has recommended this reappointment to the City Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Financial Impacts:

There are no financial impacts from this proposed action.

Recommendation:

Staff respectfully recommends City Council's adoption of Resolution 2023-069, reappointing Elizabeth Flores to the Sherwood Cultural Arts Commission.



RESOLUTION 2023-069

REAPPOINTING ELIZABETH FLORES TO THE SHERWOOD CULTURAL ARTS COMMISSION

WHEREAS, Elizabeth Flores recently held Position 5 on the Cultural Arts Commission for a partial term; and

WHEREAS, her term expired on June 30, 2023 and she is seeking reappointment; and

WHEREAS, the Mayor has recommended to the City Council that Elizabeth Flores be reappointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby reappoints Elizabeth Flores to Position 5 of the Cultural Arts Commission for a term expiring at the end of June 2026.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

TO: Sherwood City Council

FROM: Kristen Switzer, Community Services Director
Through: Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-070, Appointing Brenda Kramer to the Sherwood Parks & Recreation Advisory Board

Issue:

Should the Council appoint Brenda Kramer to the Sherwood Parks & Recreation Advisory Board?

Background:

A vacancy exists on the Parks & Recreation Advisory Board, position #5, due to term expiration in June 2023. The City advertised the vacancy and received 4 applications. Brenda Kramer submitted an application for consideration of appointment and was interviewed by the interview panel. The interview panel consisted of Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison. The panel unanimously recommended appointment of Brenda Kramer to fill position #5, which will expire in June 2026. The mayor has recommended this appointment to Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Financial Impacts:

There are no financial impacts from this proposed action.

Recommendation:

Staff respectfully recommends City Council adoption of Resolution 2023-070, Appointing Brenda Kramer to the Sherwood Parks & Recreation Advisory Board.



RESOLUTION 2023-070

**APPOINTING BRENDA KRAMER TO THE SHERWOOD PARKS & RECREATION
ADVISORY BOARD**

WHEREAS, a vacancy exists, Position 5 on the Parks & Recreation Advisory Board; and

WHEREAS, the term of office for this vacancy expired in June 2023; and

WHEREAS, the City advertised the vacancy on the City website, The Archer, and social media, and

WHEREAS, Brenda Kramer applied to be appointed and was interviewed by Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison; and

WHEREAS, the interview panel considered all of the applicants and recommended to the Mayor that Brenda Kramer be appointed to fill the vacancy; and

WHEREAS, the Mayor has recommended to Council that Brenda Kramer be appointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby appoints Brenda Kramer to Position 5 on the Sherwood Parks & Recreation Advisory Board for a term expiring at the end of June 2026.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

TO: Sherwood City Council

FROM: Kristen Switzer, Community Services Director
Through: Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-071, Appointing Cory McLennan to the Sherwood Parks & Recreation Advisory Board

Issue:

Should the Council appoint Cory McLennan to the Sherwood Parks & Recreation Advisory Board?

Background:

A vacancy exists on the Parks & Recreation Advisory Board, position #3, due to term expiration in June 2023. The City advertised the vacancy and received 4 applications. Cory McLennan submitted an application for consideration of appointment and was interviewed by the interview panel. The interview panel consisted of Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison. The panel unanimously recommended appointment of Cory McLennan to fill position #3, which will expire in June 2026. The mayor has recommended this appointment to Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Financial Impacts:

There are no financial impacts from this proposed action.

Recommendation:

Staff respectfully recommends City Council adoption of Resolution 2023-071, appointing Cory McLennan to the Sherwood Parks & Recreation Advisory Board.



RESOLUTION 2023-071

**APPOINTING CORY MCLENNAN TO THE SHERWOOD PARKS & RECREATION
ADVISORY BOARD**

WHEREAS, a vacancy exists, Position 3 on the Parks & Recreation Advisory Board; and

WHEREAS, the term of office for this vacancy expired in June 2023; and

WHEREAS, the City advertised the vacancy on the City website, The Archer, and social media, and

WHEREAS, Cory McLennan applied to be appointed and was interviewed by Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison; and

WHEREAS, the interview panel considered all of the applicants and recommended to the Mayor that Cory McLennan be appointed to fill the vacancy; and

WHEREAS, the Mayor has recommended to Council that Cory McLennan be appointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby appoints Cory McLennan to Position 3 on the Sherwood Parks & Recreation Advisory Board for a term expiring at the end of June 2026.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

TO: Sherwood City Council

FROM: Kristen Switzer, Community Services Director
Through: Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-072, Appointing Jim Craig to the Sherwood Parks & Recreation Advisory Board

Issue:

Should the Council appoint Jim Craig to the Sherwood Parks & Recreation Advisory Board?

Background:

A vacancy exists on the Parks & Recreation Advisory Board, position #6, due to term expiration in June 2023. The City advertised the vacancy and received 4 applications. Jim Craig submitted an application for consideration of appointment and was interviewed by the interview panel. The interview panel consisted of Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison. The panel unanimously recommended appointment of Jim Craig to fill position #6, which will expire in June 2026. The mayor has recommended this appointment to Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Financial Impacts:

There are no financial impacts from this proposed action.

Recommendation:

Staff respectfully recommends City Council adoption of Resolution 2023-072, appointing Jim Craig to the Sherwood Parks & Recreation Advisory Board.



RESOLUTION 2023-072

APPOINTING JIM CRAIG TO THE SHERWOOD PARKS & RECREATION ADVISORY BOARD

WHEREAS, a vacancy exists, Position 6 on the Parks & Recreation Advisory Board; and

WHEREAS, the term of office for this vacancy expired in June 2023; and

WHEREAS, the City advertised the vacancy on the City website, The Archer, and social media, and

WHEREAS, Jim Craig applied to be appointed and was interviewed by Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison; and

WHEREAS, the interview panel considered all of the applicants and recommended to the Mayor that Jim Craig be appointed to fill the vacancy; and

WHEREAS, the Mayor has recommended to Council that Jim Craig be appointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby appoints Jim Craig to Position 6 on the Sherwood Parks & Recreation Advisory Board for a term expiring at the end of June 2026.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

TO: Sherwood City Council

FROM: Kristen Switzer, Community Services Director
Through: Keith D. Campbell, City Manager

SUBJECT: Resolution 2023-073, Appointing Sydney Rose to the Sherwood Parks & Recreation Advisory Board

Issue:

Should the Council appoint Sydney Rose to the Sherwood Parks & Recreation Advisory Board?

Background:

A vacancy exists on the Parks & Recreation Advisory Board, position #1, due to the resignation of Brian Amer. The City advertised the vacancy and received 4 applications. Sydney Rose submitted an application for consideration of appointment and was interviewed by the interview panel. The interview panel consisted of Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison. The panel unanimously recommended appointment of Sydney Rose to fill position #1, which will expire in June 2024. The mayor has recommended this appointment to Council. In accordance with City Council Rules of Procedure, all such appointments are subject to the approval of City Council by resolution.

Financial Impacts:

There are no financial impacts from this proposed action.

Recommendation:

Staff respectfully recommends City Council adoption of Resolution 2023-073, appointing Sydney Rose to the Sherwood Parks & Recreation Advisory Board.



RESOLUTION 2023-073

APPOINTING SYDNEY ROSE TO THE SHERWOOD PARKS & RECREATION ADVISORY BOARD

WHEREAS, a vacancy exists, Position 1 on the Parks & Recreation Advisory Board due to a resignation; and

WHEREAS, the term of office for this vacancy expires in June 2024; and

WHEREAS, the City advertised the vacancy on the City website, The Archer, and social media, and

WHEREAS, Sydney Rose applied to be appointed and was interviewed by Doug Scott, City Council Liaison, David Scheirman, Chair and Kristen Switzer, Staff Liaison; and

WHEREAS, the interview panel considered all of the applicants and recommended to the Mayor that Sydney Rose be appointed to fill the vacancy; and

WHEREAS, the Mayor has recommended to Council that Sydney Rose be appointed; and

WHEREAS, in accordance with Council Rules of Procedure, all such appointments are subject to the approval of the City Council by resolution.

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

Section 1. The Sherwood City Council hereby appoints Sydney Rose to Position 1 on the Sherwood Parks & Recreation Advisory Board for a term expiring at the end of June 2024.

Section 2. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 5th day of September 2023.

Tim Rosener, Mayor

Attest:

Sylvia Murphy, MMC, City Recorder

TO: Sherwood City Council

FROM: Eric Rutledge, Community Development Director

Through: Keith D. Campbell, City Manager and Ryan Adams, City Attorney

SUBJECT: Ordinance 2023-008, Amending the Transportation System Plan to include the Highway 99W Pedestrian Bridge as a project

Issue:

Shall the City Council adopt Ordinance 2023-008, amending the Transportation System Plan to include the Highway 99W Pedestrian Bridge?

Proposal:

The applicant (City of Sherwood) is proposing a minor Transportation System Plan (TSP) update to add the Hwy 99W Pedestrian Bridge as a pedestrian project to the plan. The bridge is proposed to span Hwy 99W at Sunset / Elwert and provide a safe crossing of the highway for active transportation users including bicyclists and pedestrians. The proposed update to the TSP includes adding the pedestrian bridge to Table 1 Fundable Transportation System Plan and Figure 12 Pedestrian Projects, in addition to other minor changes to the document to ensure consistency. The bridge is being funded by \$4 million from the State of Oregon Lottery Funds as well as Urban Renewal Funds.

Planning Commission Recommendation:

The Sherwood Planning Commission (Commission) held a public hearing on the application on July 25, 2023. The Commission unanimously recommended approval with minor changes to the findings. Full Commission findings are included as Attachment 2.

Planning Commission Comments and Recommendations:

The Commission also provided the following comments and recommendations on the pedestrian bridge project which do not directly relate application approval criteria. The comments are intended as general project feedback only:

- Recommendation to add staircase on south side of bridge with access to Elwert or Kruger closer to Highway 99 to better serve properties other than the high school
- Recommendation to widen the existing sidewalk on Sunset Blvd. to provide safer access to bridge from Woodhaven neighborhood
- Recommendation to delineate bike / ped lanes at approaches and on bridge
- Recommendation to install conduit for call boxes with initial bridge construction
- Recommendation to have the bridge lighting be “dark sky” compliant for wildlife

- Concern that parents may stop on Sunset Blvd. to drop kids off at bridge ramp on east side of highway
- Concern about length of the bridge and safety if an incident occurs mid-span

Financial Impacts:

Adding the pedestrian bridge as a project to the TSP will not have a direct financial impact. Project funding includes the Sherwood Urban Renewal Agency and State of Oregon Lottery Funds.

Alternatives:

Approve, modify, or deny the application based on the Planning Commission Recommendation to City Council (Attachment 2).

Recommendation:

Staff respectfully recommends approval of Ordinance 2023-008, Amending the Transportation System Plan to include the Highway 99W Pedestrian Bridge as a project.

Exhibits / Attachments:

Attachment 2: Planning Commission Recommendation to City Council

Attachment 3: Exhibits to Planning Commission Recommendation to City Council

CITY OF SHERWOOD
July 25, 2023

Planning Commission Recommendation: Highway 99W Pedestrian Bridge – TSP Update
Case File No: LU 2023-012 PA

The City of Sherwood Planning Commission (Commission) held a public hearing on application on July 25, 2023. The Commission heard presentations from City staff (applicant), followed by an opportunity for testimony from the public. No members of the public came forward for testimony.

The Commission recommended minor changes to the findings under SZCDC 16.80.030(B)(3). The findings have been updated to indicate that while the City currently owns the YMCA property, it is in contract to sell the property to the YMCA.

After considering all of the information in the record, the Commission unanimously approved the application based on the findings in the staff report dated July 18, 2023 with the minor revision described above.



Jean Simson, Planning Commission Chair

08/05/2023

Date

Proposal: The applicant (City of Sherwood) is proposing a minor Transportation System Plan (TSP) update to add the Hwy 99W Pedestrian Bridge as a pedestrian project to the plan. The bridge is proposed to span Hwy 99W at Sunset / Elwert and provide a safe crossing of the highway for active transportation users including bicyclists and pedestrian. The proposed update to the TSP includes adding the pedestrian bridge to Table 1 Fundable Transportation System Plan and Figure 12 Pedestrian Projects, in addition to other minor changes to the document to ensure consistency. The bridge is being funded by a \$3 million from the State of Oregon Lottery Funds as well as approximately \$17 million in City Urban Renewal Funds.

SECTION I. BACKGROUND

A. Applicant:

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

Staff Contact:

Eric Rutledge, Community Development Director

B. Location: Highway 99W and Elwert Rd. / Sunset Blvd. intersection

C. Address: N/A – TSP Update

D. Parcel Size: N/A – TSP Update

E. Zoning: N/A – TSP Update

F. Site Characteristics: The bridge will connect the Sherwood Family YMCA with the Sherwood High School, providing a grade separated crossing of Hwy 99W, Elwert Rd., and Kruger Rd. Both sites are developed with public / recreational uses and have existing vegetation and minor slopes along their respective rights-of-way.

G. Background: The Hwy 99W Pedestrian Bridge is a key City Council priority under Pillar 2 Infrastructure. The bridge is also identified as Project 5 in the 2021 Urban Renewal Plan. Highway 99W is a significant physical barrier and safety concern for active transportation in the city. The addition of Sherwood High School and other development on the west/north side of the highway has increased the need for a grade separated crossing. As Sherwood continues to grow to the south and to the west, the Hwy 99W and Sunset / Elwert intersection will become more centrally located within the city. The pedestrian bridge is expected to provide a centrally located and safe crossing of Hwy 99W for generations of Sherwood residents.

The following changes are proposed to the TSP:

- Add Project P51 (Hwy 99W Pedestrian Bridge) to Table 1: Fundable Transportation System
- Add Project P51 (Hwy 99W Pedestrian Bridge) to Figure 12: Pedestrian Projects
- Other updates to the document to ensure consistency (i.e. total cost estimates of the plan)

I. Review Type:

Applicant's Request	Review Type
Transportation System Plan Update	Type V review

J. Public Notice and Hearing: Notice of the application was provided in accordance with § 16.72.020 of the SZCDC. A public hearing is required before the Planning Commission and City Council.

K. Review Criteria:

Sherwood Zoning and Community Development Code Chapter 16.80 Plan Amendments. Sherwood 2040 Comprehensive Plan themes: Strong Community, Culture, and Heritage; Coordinated and Connected Infrastructure. Metro Code 3.08 Regional Transportation Functional Plan. Statewide Planning Goals 1 and 12.

SECTION II. PUBLIC COMMENTS

No public comments were received as of the date of this report. Testimony will be accepted through the City Council hearings on the matter.

SECTION III. AGENCY COMMENTS

Notice was provided to affected agencies on June 30, 2023. Plan Amendment (PAPA) notice was provided to the Department of Land Conservation and Development (DLCD) on June 20, 2023.

The following is a summary of the comments received. Copies of full comments are included in the record unless otherwise noted.

Oregon Department of Transportation (ODOT): Marah Danielson, Senior Planner provided email correspondence on July 10, 2023, stating that the project has gone through multiple rounds of review with ODOT Region 1 Tech Center. The development review team did not have any additional comment beyond that already provided. Exhibit G.

SECTION IV. TSP AMENDMENT REQUIRED FINDINGS

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Title 16 - Zoning and Community Development Code

Division II. – Land Use and Development

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.

ANALYSIS: The TSP amendment is being processed as a Type V legislative decision in accordance with the section above.

FINDING: This standard is met.

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).

ANALYSIS: City Council is the hearing authority on this application. A recommendation will be made to City Council by the Planning Commission.

FINDING: This standard is met.

Division III. – Planning Procedures

Chapter 16.80 – Plan Amendment Procedures

16.80.020 - Amendment Procedures

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.**

ANALYSIS: The pedestrian bridge project is consistent with the goals and policies of the Comprehensive Plan and Transportation System Plan as discussed in the applicable sections below.

FINDING: 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.**

ANALYSIS: Highway 99W and acts as a significant physical barrier separating the east and west sides of Sherwood. The highway is used by regional commuters to and from work, wine country visitors for leisure and recreation, and for the daily trips of Sherwood residents. The high volume of traffic and speed of the vehicles presents an ongoing safety and livability challenge.

As Sherwood continues to grow to the west and south, providing safe crossings of the highway for bicyclists and pedestrians will become increasingly important. The Hwy 99W Pedestrian Bridge will provide a grade separated crossing of the highway at the Sunset / Elwert intersection. This location was chosen due to its proximity to the new Sherwood High School and high volume of students and families that cross the highway at this location. As the Brookman area fills out with new development, this intersection will become more centrally located within the city.

The proposed pedestrian bridge will be the first grade separated crossing of the highway in city limits and will fill a strong need within the community. The bridge provides a significant “public good” that will serve generations of Sherwood residents.

FINDING: 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.**

ANALYSIS: The pedestrian bridge is timely given the pattern of development in the area and surrounding land uses. The bridge will connect the new Sherwood High School with the YMCA site currently owned by the City. The City is currently in contract to sell the YMCA property to the YMCA. This intersection of Sherwood will be transformed from a high volume intersection for cars to one with art and open space that is welcoming to bicyclists and pedestrians. As city boundary continues to expand to the south and west, this intersection will become more centrally located in the city.

FINDING: 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.**

ANALYSIS: As discussed above, this location was specifically chosen based on the existing and future land uses. The bridge will connect Sherwood High School to the YMCA with easy access from the Woodhaven neighborhood and larger Sunset Blvd. corridor. A 100% feasibility study has been completed that demonstrates the project is feasible given the location and size of the properties involved.

FINDING: This criterion 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.**

ANALYSIS: The last major Transportation System Plan update for Sherwood occurred in 2014. The plan is consistent with state and regional policies, such as the Oregon Transportation Planning Rule (TPR), Metro's Regional Transportation Plan (RTP), Metro's Regional Transportation Functional Plan (RTFP), and the Washington County TSP. The proposed addition of the pedestrian bridge is aligned with the goals and policies of the City, County, Metro, and ODOT system plans. Reducing vehicle miles traveled and improving pedestrian safety and connectivity is a key policy for all documents. The proposed pedestrian bridge will not increase vehicular traffic for any facilities located in the City or within ODOT's jurisdiction and is not expected to have a significant impact per the Transportation Planning Rule.

FINDING: This criterion is met.

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 3.3 – Coordinate with school districts on acquisition, siting, facility planning, and development of facilities.

ANALYSIS: The proposed pedestrian bridge will serve Sherwood School District students as well as the general public. The bridge ramp on the west side of Hwy 99W will be located on school property and has been coordinated with the district.

FINDING: This policy is met.

Policy 3.4 – Support the development of a public art program that invests in community-driven art projects and enriches the public realm for the benefit and enjoyment of the community.

ANALYSIS: The pedestrian bridge will feature public art that enriches the public realm for the benefit and enjoyment of the community. Public art is planned as the base of each ramp, as well as on the bridge itself. Colored lights will be used at night to create an inspiring and aesthetic bridge. The bridge will be visible from Hwy 99W and from the high school during football and other games.

FINDING: This policy is met.

Theme – Coordinated and Connected Infrastructure

Goal 1 Plan and implement a transportation system that is forward-looking, responsive and innovative to maximize capacity and ensure safety, efficiency and retention of Sherwood's livability and small-town character

Policy 1.1 – Develop, implement, and regularly update the City's TSP

Policy 1.3 – Promote access and utilization of a multi-modal transportation system

Policy 1.4 Encourage complementary infrastructure for bicycles and pedestrian facilities providing a diverse range of transportation choices for city residents

ANALYSIS: The proposed pedestrian bridge is closely aligned with the goals and policies of coordinated and connected infrastructure. The bridge will provide a critical grade separated crossing of Hwy 99W for bicyclists, pedestrians, and other active transportation users. The bridge is expected to reduce vehicle miles traveled within the city and region by allowing students the ability to walk or bike to Sherwood High School on a daily basis from the east side of the city. The bridge will also promote recreational walking, running, and biking by reducing the safety concern of crossing Highway 99W.

FINDING: This policy is met.

Goal 2 Create and enhance safe and viable transportation options for travel between destinations locally and regionally with particular attention to connecting the areas of Sherwood east and west of Highway 99W, Old Town, and the Tualatin National Wildlife Refuge.

Policy 2.4 – Ensure safe and convenient transportation access across Highway 99W for all modes of travel.

ANALYSIS: The pedestrian bridge is a significant public investment intended to directly address the above referenced goal and policy. The proposed bridge will be the first grade separated crossing of the highway for pedestrians and bicyclists.

FINDING: This policy is met.

METRO CODE

Chapter 3.08 of the Metro Code addresses requirements for local transportation system plans through the Regional Transportation Functional Plan. Section 3.08.130 addresses pedestrian system design and requires a plan that provides for an “interconnected network of pedestrian routes within and through the city or county”.

ANALYSIS: The last major Transportation System Plan update for Sherwood occurred in 2014. The plan is consistent with state and regional policies, such as the Oregon Transportation Planning Rule (TPR), Metro’s Regional Transportation Plan (RTP), Metro’s Regional Transportation Functional Plan (RTFP), and the Washington County TSP. The proposed addition of the pedestrian bridge is aligned with the goals and policies of the City, County, Metro, and ODOT system plan. Reducing vehicle miles traveled and improving pedestrian safety and connectivity is a key policy for all documents. The proposed pedestrian bridge will not increase vehicular traffic for any facilities located in the City or region.

FINDING: This policy is met.

STATE OF OREGON LAND USE PLANNING GOALS

The applicable Statewide Planning Goals include Goals 1 and 12.

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

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

FINDING: This policy 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.

ANALYSIS: The City’s Transportation Consultant, DKS Associates, has provided a memo with findings for the Transportation System Plan. The memo indicates the proposed bridge is consistent with the TSP and will not impact the financially constrained project list. The bridge will be funded through new funding sources that were not identified in the 2014 TSP update. The bridge will be funded by Oregon Lottery funds as well as City Urban Renewal Funds.

FINDING: This policy is met.

Based upon review of the submittal information, review of the code, and public / agency comments, Planning Commission finds that the proposed TSP Amendment complies with the applicable criteria and policies of the Comprehensive Plan as well as Metro and State policies.

Therefore, Planning Commission recommends **APPROVAL** of LU 2022-013 Highway 99W Pedestrian Bridge TSP Update.

EXHIBITS

Exhibit A. – DKS Associates: TSP Compliance Memo

Exhibit B. – Proposed update to Table 1 Fundable Transportation System

Exhibit C. – Proposed update to Figure 12 Pedestrian Projects

Exhibit D. – Bridge Renderings

Exhibit E. – Land Use Form

Exhibit F. – Applicant Narrative

Exhibit G. – ODOT Comments



TECHNICAL MEMORANDUM

DATE: June 30, 2023

TO: Eric Rutledge | City of Sherwood

FROM: Garth Appanaitis, PE | DKS Associates

SUBJECT: Sherwood Pedestrian Bridge TSP Edits



Project #23xxx-xxx

This memorandum summarizes the inclusion of the OR 99W pedestrian bridge project in the Sherwood Transportation System Plan (TSP)¹. The TSP identifies planned transportation projects in Sherwood and was adopted in 2014.

Following the adoption of the TSP, additional planning for future growth in the Sherwood West area has occurred and the new Sherwood High School was constructed north of OR 99W. These planning processes brought additional focus on the concerns and needs for improving safe crossings of the OR 99W corridor. These efforts have led to the identification of a pedestrian bridge over OR 99W in the vicinity of Sunset Boulevard.

OR 99W bisects the community and is a barrier for safe and convenient travel between each side of the City. The need for improved crossings of OR 99W has been previously identified through prior planning efforts, including the Sherwood Town Center Plan² and Sherwood TSP. The identified pedestrian bridge is consistent with the intent of the TSP to provide for a more connected system that allows for choice of modes.

A pedestrian crossing study that considered crossing needs and opportunities was conducted in 2019. The study and findings were presented during a City Council worksession.

Funding for bridge design and construction (\$20 million) has been secured through State Lottery Funds and the Urban Renewal Agency (URA). Since these are new funding sources that were not included in the TSP projections, the inclusion of the pedestrian bridge project would not impact other planned improvements identified in the TSP and the plan would remain financially constrained.

¹ Sherwood Transportation System Plan, adopted June 2014,
<https://www.sherwoodoregon.gov/engineering/page/transportation-system-plan-tsp>

² <https://www.sherwoodoregon.gov/planning/page/sherwood-town-center-plan>

SUMMARY OF EDITS

The following edits to the TSP would improve consistency to incorporate the pedestrian bridge project. Additional minor edits may be required to address resulting scrivener errors.

SECTION 5

- Page 25: Revise narrative to clarify 52 pedestrian projects with total cost of \$35.9 million
- Page 26: Revise narrative reference to 113 solutions totaling \$370 million worth of investments - \$129 million of which is assumed to be city funded.
- Page 26 (Figure 7): Revise chart of project expenses to increase portion of pedestrian expense

SECTION 6

- Page 29: Revise narrative to reference \$129 million cost for all solutions.
- Page 29: Revise reference to Sherwood's available funds for transportation projects and the funding estimate (referred to as "projected funding") to \$80 million.
- Page 30: Revise reference for ped/bike identified projects to \$43 million and total project cost of \$129 million.
- Page 30: Revise the reference of the projected funding estimate to \$80 million.
- Page 30 (Figure 8): Update share of pedestrian and bicycle in \$80 million (was \$60 million) funding scenario.

SECTION 7

- Page 33: Revise reference of the funds the City is projected to have up to \$80 million.
- Page 35: Revise reference to nearly \$80 million worth of investments included in the Projected Fundable Plan.
- Page 35: Revise percentage of pedestrian improvements to 54 percent in context and Figure 10. Also update motor vehicle improvements to 25 percent, biking improvements to 16 percent, and transit improvements to 5 percent.
- Page 39 (Table 1): Incorporate Highway 99W Pedestrian Crossing project details as P51 (or other non-conflicting reference number) into Table 1.
- Page 42 (Figure 12): Add Highway 99W Pedestrian Crossing project location as P51 (or other non-conflicting reference number)

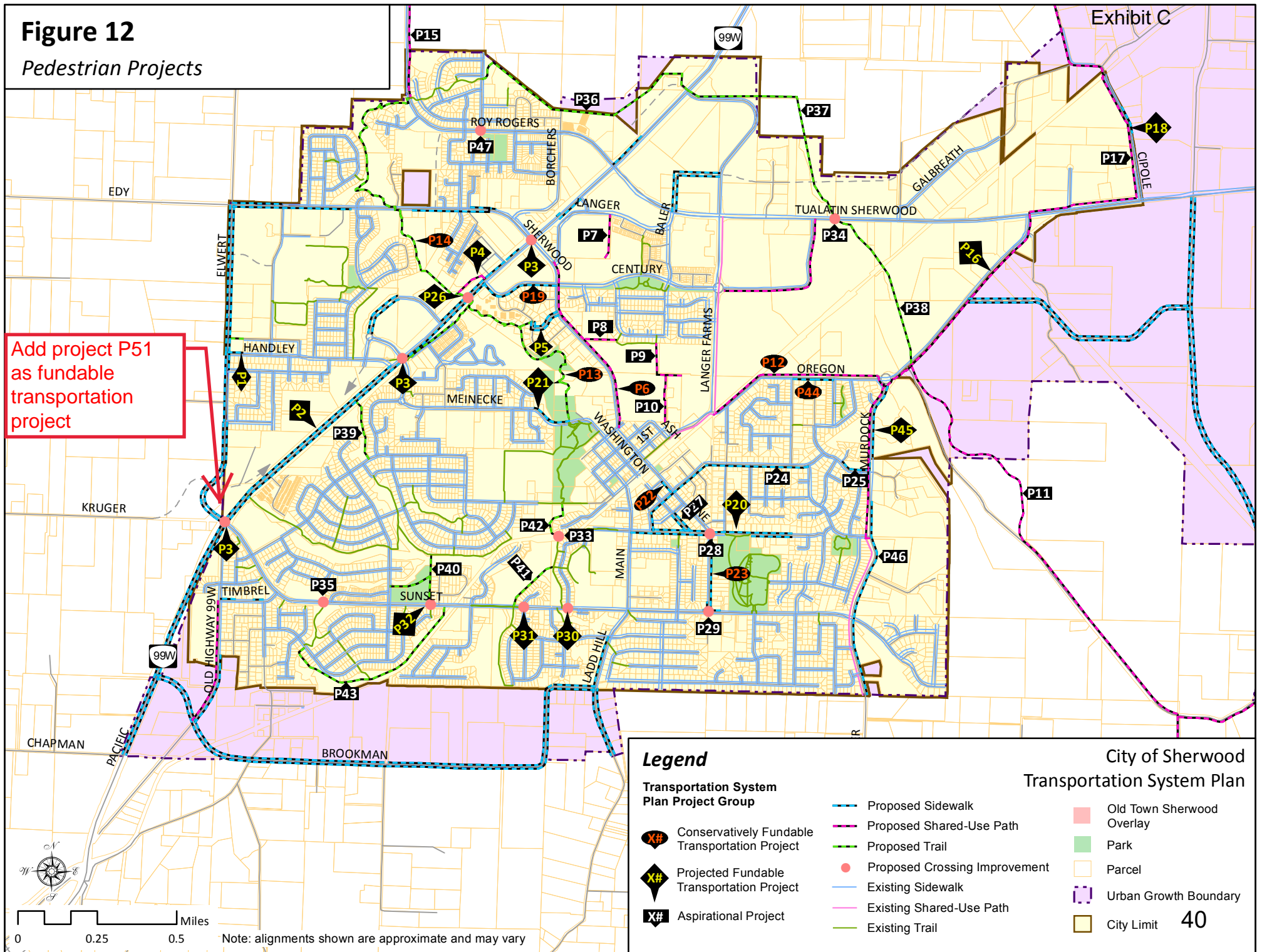
Add project P51 - Hwy 99W Pedestrian Bridge to be funded through Lottery and URA funds

Table 1: The Fundable Transportation System

Project #	Project Name	Project Details	Priority
Projects with Committed Funding			
D13	Tualatin-Sherwood Improvements – Phase 1	Widen Tualatin-Sherwood Road/Roy Rogers Road between Borchers Drive and Baler Way to five lanes. Includes intersection modifications at Highway 99W, the Sherwood Market Center, and at Baler Way.	(Funded Through MSTIP)
D19	124th Avenue Extension	Extend 124th Avenue as an arterial from Tualatin-Sherwood Road to Tonquin Road.	(Funded Through MSTIP)
D22	Kruger/Elwert Intersection Safety Improvement	Realign Elwert Road to provide more storage at Highway 99W, and realign the Kruger Road intersection to the Cedarbrook extension as a single lane roundabout.	(Funded Through MSTIP)
P13	Ice Age Tonquin Trail Segment 8	Implement Tonquin Trail Segment 8 improvements from immediately north of Park Street to immediately south of Highway 99W.	(Funded through Metro regional flex funds)
Motor Vehicle Projects (See Figure 11)			
D3	Oregon Street Intersection Improvements at Murdock and Tonquin	Install a roundabout at the Tonquin Road/Oregon Street intersection with dual westbound through lanes and a single eastbound through/right lane. Consider creating a "Dumbbell Roundabout" with the Oregon/Murdock roundabout by disallowing the west circulating lane at Oregon/Tonquin and disallowing the east circulating lane at Oregon/Murdock. Add a second westbound approach lane to the Murdock Road Oregon Street roundabout for separated westbound left and westbound through lanes. Keep three lanes on the bridge structure.	Short-Term
D4	Elwert Road Improvements	Upgrade Elwert Road (from Highway 99W to Edy Road) to a three lane arterial with bike lanes and sidewalks. This project may be phased with D30 for design and construction purposes.	Medium-Term
D6	Edy Road Improvements	Upgrade Edy Road (from Borchers Drive to City Limits) to a three lane collector with bike lanes and sidewalks.	Medium-Term
D7	Ladd Hill Road Improvements	Upgrade Ladd Hill Road (from Sunset Boulevard to the Urban Growth Boundary) to a three arterial with bike lanes and sidewalks.	Medium-Term
D8	Oregon Street Improvements	Upgrade Oregon Street (from Murdock Road to the railroad crossing) to a three lane collector with sidewalks on south side and a shared-use path on the north side (part of the Ice Age Tonquin Trail).	Medium-Term
D12	Extension of Langer Farms Parkway at 99W	Extend Langer Farms Parkway from 99W west as a collector road.	Medium-Term
D14	Highway 99W/Brookman Traffic Signal and Realignment	Realign Brookman Road to intersect with Highway 99W approximately 1/4 mile north of its existing intersection; This alignment would provide future separation from the Southern Arterial connection at Highway 99W and would improve safety and driver expectancy for the intersection on the highway by moving it within the urbanized context (within future urbanized area of Brookman Concept Plan area). This improvement includes a traffic signal at the realigned intersection with a westbound left and southbound right turn lane, and a grade separated railroad crossing. All traffic signals on the state highway system would need to be approved by the state traffic engineer and design coordination with ODOT would be	Medium-Term

Figure 12

Pedestrian Projects





2cm = 20ft N

kpff

architectural applications
a2

GREENWORKS[®]



Sherwood HWY 99W
Pedestrian Bridge

6/19/2023







Home of the Tualatin River National Wildlife Refuge

Case No. LU 2023-012 PA
 Fee 6444.61
 Receipt # Intercity
 Date 06.27.23
 TYPE V

City of Sherwood Application for Land Use Action

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

- | | |
|--|---|
| <input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Plan Amendment (Proposed Zone _____)
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Site Plan (square footage of building and parking area)
<input type="checkbox"/> Variance (list standards to be varied in description) | <input type="checkbox"/> Conditional Use
<input type="checkbox"/> Partition (# of lots _____)
<input type="checkbox"/> Subdivision (# of lots _____)
<input type="checkbox"/> 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: <u>City of Sherwood</u>	Phone: <u>503-925-2308</u>
Applicant Address: <u>22560 SW Pine St.</u>	Email: <u>planning@sherwoodoregon.gov</u>
Owner: <u>n/a (TSP update)</u>	Phone: _____
Owner Address: <u>n/a</u>	Email: _____
Contact for Additional Information: <u>Eric Rutledge, Community Development Director</u>	

Property Information:

Street Location: n/a (TSP Update)

Tax Lot and Map No: _____

Existing Structures/Use: _____

Existing Plan/Zone Designation: _____

Size of Property(ies) _____

Proposed Action:

Purpose and Description of Proposed Action:

An amendment is proposed to the City's 2016 Transportation System to add the Hwy 99W Pedestrian Bridge as a project in the TSP. The proposed update includes adding the pedestrian bridge to Table 1 Fundable Transportation System Plan and Figure 12 Pedestrian Projects, as well as other minor changes to the document to ensure consistency. The Highway 99W Pedestrian Bridge is City-led project and is intended to provide a safe crossing of Hwy 99 at Sunset / Elwert.

Proposed Use: _____

Proposed No. of Phases (one year each): _____

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 27th 2022

 Date



 Owner's Signature

June 27th 2022

 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.

LU 2023-012 PA

Project Narrative – Transportation System Plan Update HIGHWAY 99W PEDESTRIAN BRIDGE



Submittal Date: 6/23/23

LU 2023-012 PA

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Executive Summary

i. Introduction:

This land use application is for a minor Transportation System Plan (TSP) update to add the Hwy 99W Pedestrian Bridge as a pedestrian project. The bridge is proposed to span Hwy 99W at Sunset / Elwert and provide a safe crossing of the highway for active transportation users. The proposed update to the TSP includes adding the pedestrian bridge to Table 1 Fundable Transportation System Plan and Figure 12 Pedestrian Projects, in addition to other minor changes to the document to ensure consistency. The bridge is being funded by a \$3 million from the State of Oregon Lottery Funds as well as approximately \$17 million in City Urban Renewal Funds.

ii. Background Information:

The Hwy 99W Pedestrian Bridge is a key City Council priority under Pillar 2 Infrastructure. The bridge is also identified as Project 5 in the 2021 Urban Renewal Plan. Highway 99W is a significant physical barrier and safety concern for active transportation in the city. The addition of Sherwood High School and other development on the west/north side of the highway has increased the need for a grade separated crossing. As Sherwood continues to grow to the south and to the west, the Hwy 99W and Sunset / Elwert intersection will become more centrally located within the city. The pedestrian bridge is expected to provide a centrally located and safe crossing of Hwy 99W for generations of Sherwood residents.

The following changes are proposed to the TSP:

- Add Project P51 (Hwy 99W Pedestrian Bridge) to Table 1: Fundable Transportation System
- Add Project P51 (Hwy 99W Pedestrian Bridge) to Figure 12: Pedestrian Projects
- Other updates to the document to ensure consistency (i.e. total cost estimates of the plan)

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 16.80 Plan Amendments. Sherwood 2040 Comprehensive Plan themes: Strong Community, Culture, and Heritage; Coordinated and Connected Infrastructure. Metro Code 3.08 Regional Transportation Functional Plan. Statewide Planning Goals 1 and 12.

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Title 16 - Zoning and Community Development Code

Division II. – Land Use and Development

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 TSP amendment is being processed as a Type V legislative decision in accordance with the section above.

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: City Council is the hearing authority on this application. A recommendation will be made to City Council by the Planning Commission.

Division III. – Planning Procedures

Chapter 16.80 – Plan Amendment Procedures

16.80.020 - Amendment Procedures

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 pedestrian bridge project is consistent with the goals and policies of the Comprehensive Plan and Transportation System Plan as discussed in the applicable sections below.

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: Highway 99W and acts as a significant physical barrier separating the east and west sides of Sherwood. The highway is used by regional commuters to and from work, wine country visitors for leisure and recreation, and for the daily trips of Sherwood residents. The high volume of traffic and speed of the vehicles presents an ongoing safety and livability challenge.

As Sherwood continues to grow to the west and south, providing safe crossings of the highway for bicyclists and pedestrians will become increasingly important. The Hwy 99W Pedestrian Bridge will provide a grade separated crossing of the highway at the Sunset / Elwert intersection. This location was chosen due to its proximity to the new Sherwood High School and high volume of students and families that cross the highway at this location. As the Brookman area fills out with new development, this intersection will become more centrally located within the city.

The proposed pedestrian bridge will be the first grade separated crossing of the highway in city limits and will fill a strong need within the community. The bridge provides a significant “public good” that will serve generations of Sherwood residents.

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 pedestrian bridge is timely given the pattern of development in the area and surrounding land uses. The bridge will connect the new Sherwood High School with the YMCA site owned by the City. This intersection of Sherwood will be transformed from a high volume intersection for cars to one with art and open space that is welcoming to bicyclists and pedestrians. As city boundary continues to expand to the south and west, this intersection will become more centrally located in the city.

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: As discussed above, this location was specifically chosen based on the existing and future land uses. The bridge will connect Sherwood High School to the YMCA with easy access from the Woodhaven

neighborhood and larger Sunset Blvd. corridor. A 100% feasibility study has been completed that demonstrates the project is feasible given the location and size of the properties involved.

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 last major Transportation System Plan update for Sherwood occurred in 2014. The plan is consistent with state and regional policies, such as the Oregon Transportation Planning Rule (TPR), Metro's Regional Transportation Plan (RTP), Metro's Regional Transportation Functional Plan (RTFP), and the Washington County TSP. The proposed addition of the pedestrian bridge is aligned with the goals and policies of the City, County, Metro, and ODOT system plan. Reducing vehicle miles traveled and improving pedestrian safety and connectivity is a key policy for all documents. The proposed pedestrian bridge will not increase vehicular traffic for any facilities located in the City or within ODOT's jurisdiction and is not expected to have a significant impact per the Transportation Planning Rule.

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 3.3 – Coordinate with school districts on acquisition, siting, facility planning, and development of facilities.

Response: The proposed pedestrian bridge will serve Sherwood School District students as well as the general public. The bridge ramp on the west side of Hwy 99W will be located on school property and has been coordinated with the district.

Policy 3.4 – Support the development of a public art program that invests in community-driven art projects and enriches the public realm for the benefit and enjoyment of the community.

Response: The pedestrian bridge will feature public art that enriches the public realm for the benefit and enjoyment of the community. Public art is planned as the base of each ramp, as well as on the bridge itself. Colored lights will be used at night to create an inspiring and aesthetic bridge. The bridge will be visible from Hwy 99W and from the high school during football and other games.

Theme – Coordinated and Connected Infrastructure

Goal 1 Plan and implement a transportation system that is forward-looking, responsive and innovative to maximize capacity and ensure safety, efficiency and retention of Sherwood's livability and small-town character

Policy 1.1 – Develop, implement, and regularly update the City's TSP

Policy 1.3 – Promote access and utilization of a multi-modal transportation system

Policy 1.4 Encourage complementary infrastructure for bicycles and pedestrian facilities providing a diverse range of transportation choices for city residents

Response: The proposed pedestrian bridge is closely aligned with the goals and policies of coordinated and connected infrastructure. The bridge will provide a critical grade separated crossing of Hwy 99W for bicyclists, pedestrians, and other active transportation users. The bridge is expected to reduce vehicle miles traveled within the city and region by allowing students the ability to walk or bike to Sherwood High School on a daily basis from the east side of the city. The bridge will also promote recreational walking, running, and biking by reducing the safety concern of crossing Highway 99W.

Goal 2 Create and enhance safe and viable transportation options for travel between destinations locally and regionally with particular attention to connecting the areas of Sherwood east and west of Highway 99W, Old Town, and the Tualatin National Wildlife Refuge.

Policy 2.4 – Ensure safe and convenient transportation access across Highway 99W for all modes of travel.

Response: The pedestrian bridge is a significant public investment intended to directly address the above referenced goal and policy. The proposed bridge will be the first grade separated crossing of the highway for pedestrians and bicyclists.

METRO CODE

Chapter 3.08 of the Metro Code addresses requirements for local transportation system plans through the Regional Transportation Functional Plan. Section 3.08.130 addresses pedestrian system design and requires a plan that provides for an "interconnected network of pedestrian routes within and through the city or county".

Response: The last major Transportation System Plan update for Sherwood occurred in 2014. The plan is consistent with state and regional policies, such as the Oregon Transportation Planning Rule (TPR), Metro's Regional Transportation Plan (RTP), Metro's Regional Transportation Functional Plan (RTFP), and the Washington County TSP. The proposed addition of the pedestrian bridge is aligned with the goals and policies of the City, County, Metro, and ODOT system plan. Reducing vehicle miles traveled and improving pedestrian safety and connectivity is a key policy for all documents. The proposed pedestrian bridge will not increase vehicular traffic for any facilities located in the City or region.

STATE OF OREGON LAND USE PLANNING GOALS

The applicable Statewide Planning Goals include Goals 1 and 12.

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

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 System Plan. The memo indicates the proposed bridge is consistent with the TSP and will not impact the financially constrained project list. The bridge will be funded through new funding sources that were not identified in the 2014 TSP update. The bridge will be funded by Oregon Lottery funds as well as City Urban Renewal Funds.

EXHIBITS

Exhibit A. – DKS Associates: TSP Compliance Memo

Exhibit B. – Proposed update to Table 1 Fundable Transportation System

Exhibit C. – Proposed update to Figure 12 Pedestrian Projects

Exhibit D. – Bridge Renderings

Exhibit E. – Land Use Form

From: [DANIELSON Marah B](#)
To: [Eric Rutledge](#)
Cc: [TAYAR Abraham](#); [BRUMLEY Seth A](#); [GONZALEZ-GABRIEL Melissa](#); [RUSSELL John](#)
Subject: RE: LU 2022-012 PA - TSP Update for Pedestrian Bridge
Date: Monday, July 10, 2023 5:31:33 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hi Eric,

Thanks for sending the land use notice for the TSP update for the pedestrian bridge. Based on the information our team has gathered it looks like the design of the project is well underway and has gone through multiple rounds of plan review with the ODOT R1 Tech Center. This indicates that the ODOT permitting process is underway and that ODOT has provided technical comments regarding all elements of the pedestrian bridge project. Therefore, our Development Review Team has no comments regarding the TSP update except that it is necessary prior to constructing the project.

I had not intended to submit formal comments. Please let me know if the city would like formal comments from ODOT for this land use review.

Sincerely,

Marah Danielson, Senior Planner

Development Review Program

Oregon Department of Transportation, Region 1

Marah.b.danielson@odot.oregon.gov

503.731.8258

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Sent: Friday, June 30, 2023 11:57 AM
To: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Subject: LU 2022-012 PA - TSP Update for Pedestrian Bridge

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Agency Partners:

The City of Sherwood Planning Department is requesting agency comments on the following land use application: **(LU 2023-012 TSP Update for Pedestrian Bridge):**

- **Proposal:** An amendment is proposed to the City's 2014 Transportation System (TSP) to add the Hwy 99W Pedestrian Bridge as a project in the TSP. The proposed update includes adding the pedestrian bridge to Table 1 Fundable Transportation System Plan and Figure 12 Pedestrian Projects, as well as other minor changes to the document to ensure consistency.

The Highway 99W Pedestrian Bridge is City-led project and is intended to provide a safe crossing of Hwy 99 at Sunset / Elwert.

- **Location:** No site address
- **Comment Deadline:** July 14, 2023 for consideration in the staff report
- **Hearing Date:** July 25, 2023 (Planning Commission) and August 15 / September 5 (Planning Commission)
- **Applicable code criteria:** Sherwood Zoning and Community Development Code - Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.80 Plan Amendments. Sherwood 2040 Comprehensive Plan – Strong Community, Culture, and Heritage; Coordinated and Connected Infrastructure. Metro Code – 3.08 Regional Transportation Functional Plan. Statewide Planning Goals 1 and 12
- **Application materials:** See attachment

Eric Rutledge
City of Sherwood
Community Development Director
rutledgee@sherwoodoregon.gov
Desk 503.625.4242
Work Cell 971.979.2315

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the City of Sherwood at (503) 625-5522 and delete the copy you received.



ORDINANCE 2023-008

AMENDING THE TRANSPORTATION SYSTEM PLAN TO INCLUDE THE HIGHWAY 99W PEDESTRIAN BRIDGE AS A PROJECT

WHEREAS, Highway 99W runs through the City of Sherwood, creating a significant physical barrier and safety issue for pedestrians and bicyclists between Sherwood East and West; and

WHEREAS, Sherwood High School was constructed in 2018 along SW Elwert Road, creating increased demand for pedestrian and bicycle crossing of the highway; and

WHEREAS, a new pedestrian bridge (Highway 99W Pedestrian Bridge) is proposed to span the highway at the SW Sunset Blvd. / SW Elwert Rd. intersection to provide a grade separated crossing and ensure bicycle and pedestrian safety; and

WHEREAS, the pedestrian bridge is listed as a project in the 2021 Urban Renewal Plan; and

WHEREAS, The State of Oregon has committed \$4 million in State Lottery Funds for the project; and

WHEREAS, The City has worked with the Oregon Department of Transportation Region 1 Technical Center on the design of the bridge; and

WHEREAS, The Sherwood Planning Commission held a public hearing on the Transportation System Plan update on July 25, 2023 and unanimously recommended approval; and

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

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

Section 1. Review and Public Hearings. The application was subject to full and proper review required by SZCDC § 16.72 and public hearings were held before the Planning Commission on July 25, 2023 and the City Council on August 15, 2023 and September 5, 2023.

Section 2. Findings. After full and due consideration of the application, the Planning Commission recommendation, the record, findings, and evidence presented at the public hearings, the City Council finds that the Transportation System Plan update meets the applicable criteria in the Sherwood Zoning and Community Development Code, Metro, and State of Oregon policies. The findings of fact relied upon by the City are attached to the City Council Staff Report as Attachments 2-3.

Section 3. Approval.

- A. The above-described Transportation System Plan update is **APPROVED**
- B. The Transportation System Plan shall be updated to reflect the Highway 99W Pedestrian Bridge as a project

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

Duly passed by the City Council this 5th of September 2023.

Tim Rosener, Mayor

Date

Attest:

Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Standke	_____	_____
Giles	_____	_____
Scott	_____	_____
Young	_____	_____
Brouse	_____	_____
Mays	_____	_____
Rosener	_____	_____

Agenda Item: Public Hearing (First Reading)

TO: Sherwood City Council

FROM: Eric Rutledge, Community Development Director
Through: Keith D. Campbell, City Manager and Ryan Adams, City Attorney

SUBJECT: Ordinance 2023-009, approving a zone change and conditional use permit for the Sherwood Family YMCA property, Tax Lot 9100 of Washington County Assessor Map 2S131CB

Issue:

Shall the City Council approve a zone change from Low Density Residential (LDR) PUD to Institutional Public PUD and a concurrent conditional use permit for the Sherwood Family YMCA property, Tax Lot 9100 of Washington County Assessor Map 2S131CB?

Background:

The City (applicant) is proposing a zone change and concurrent conditional use permit for the Sherwood Family YMCA property. The site is currently zoned Low Density Residential (LDR) PUD and is proposed to be rezoned to Institutional Public PUD. 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.

Planning Commission Recommendation

The City of Sherwood Planning Commission (Commission) held the initial evidentiary hearing on the application on August 22, 2023. The Commission heard presentations from City staff and the applicant, followed by an opportunity for testimony from the public. No members of the public came forward for testimony and no written testimony was submitted.

The Commission discussed the Transportation Planning Rule (TPR) memo and related Condition of Approval B1. The Commission revised Condition B1 to ensure that any significant expansions of the existing public recreational use that do not constitute a formal change of use or expansion of the site are required to complete a traffic study and meet TPR requirements.

Financial Impacts:

Approving the application will not result in direct financial impacts to the general fund or budget. If the council decision is appealed to LUBA, there will be costs associated with that appeal, including at minimum assembly of the record.

Recommendation:

Staff respectfully recommends City Council approve the proposed zone change and conditional use permit based on the findings and conditions in the Planning Commission Recommendation dated August 22, 2023.

Attachments:

1. Planning Commission Recommendation
2. Land Use Exhibits

CITY OF SHERWOOD
August 22, 2023
PLANNING COMMISSION RECOMMENDATION



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
PC Hearing Date:	August 22, 2023
CC Hearing Date:	September 5, 2023 and September 19, 2023
120-Day Deadline:	October 24, 2023

PLANNING COMMISSION HEARING SUMMARY

The City of Sherwood Planning Commission (Commission) held the initial evidentiary hearing on the application on August 22, 2023. The Commission heard presentations from City staff and the applicant, followed by an opportunity for testimony from the public. No members of the public came forward for testimony.

The Commission discussed the Transportation Planning Rule (TPR) memo and related Condition of Approval B1. The Commission revised Condition B1 to ensure that any significant expansions of the existing public recreational use that do not constitute a formal change of use or expansion of the site are required to complete a traffic study and meet TPR requirements.

Revised 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, expansions to the existing public recreational 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.

After considering all of the information in the record, the Commission unanimously approved the application based on the findings in the staff report.


Jean Simson, Planning Commission Chair


Date

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 1998; 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., Intuition 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, 2023. 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, 2023. 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.
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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 Federal Emergency Management Agency (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 within 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 1998 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 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 1998 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 of use, expansions of the existing use, 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, expansions of the existing public recreational 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 1998 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 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 1998 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 8.73-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 lawn 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 owner 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 1998 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 1998. 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 lawn 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 1998 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 need 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. 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, Planning Commission finds that the proposed site plan does not fully comply with the standards but can be conditioned to comply.

Therefore, Planning Commission 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, expansions of the existing public recreational 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
 - Appendix C – Tax Map
 - 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)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Plan Amendment (Proposed Zone <u>IP</u>) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Plan (square footage of building and parking area) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

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 ZCProposed 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


Date


Owner's Signature

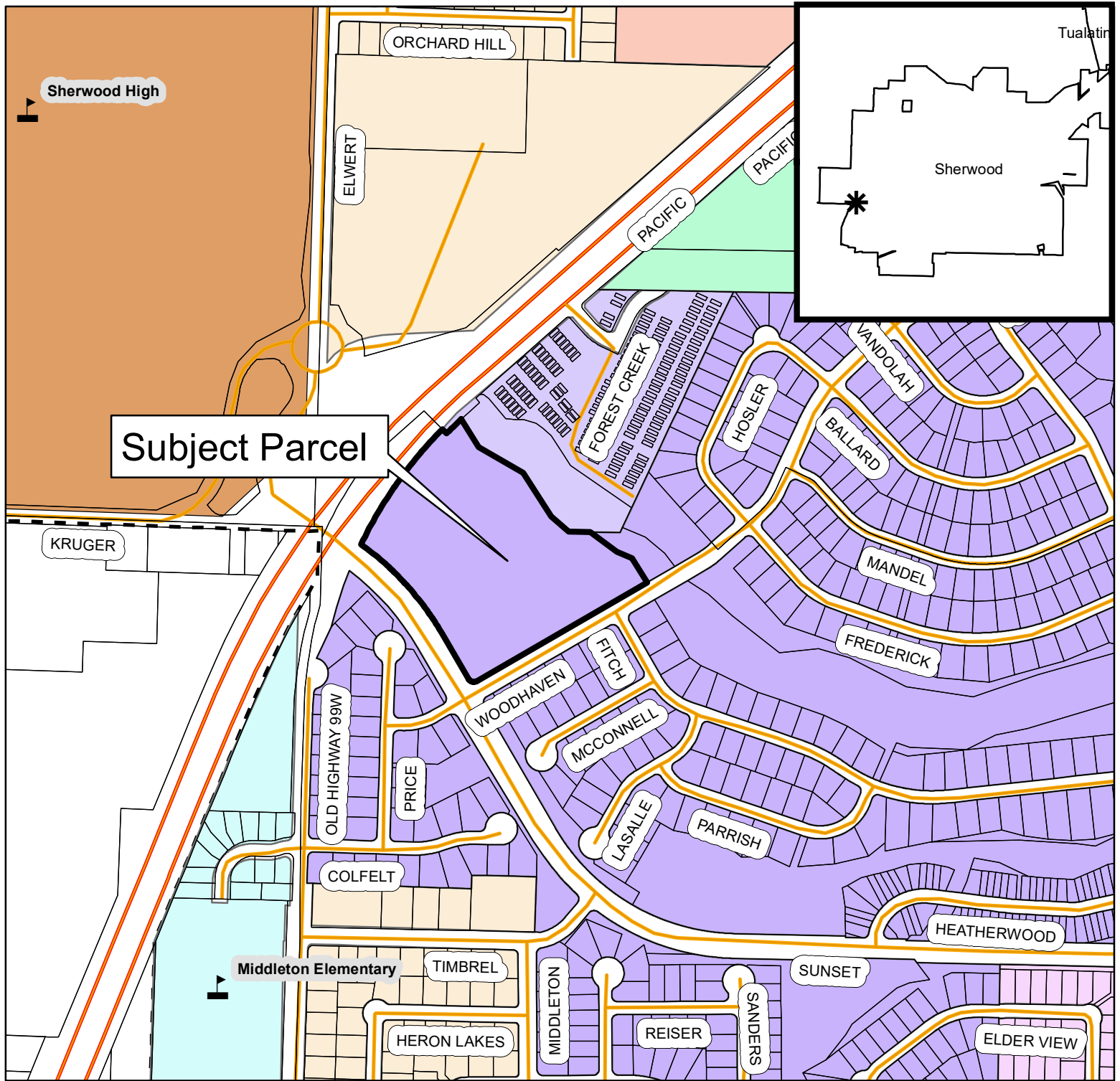

Date

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



Legend

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

ZONING DESIGNATION

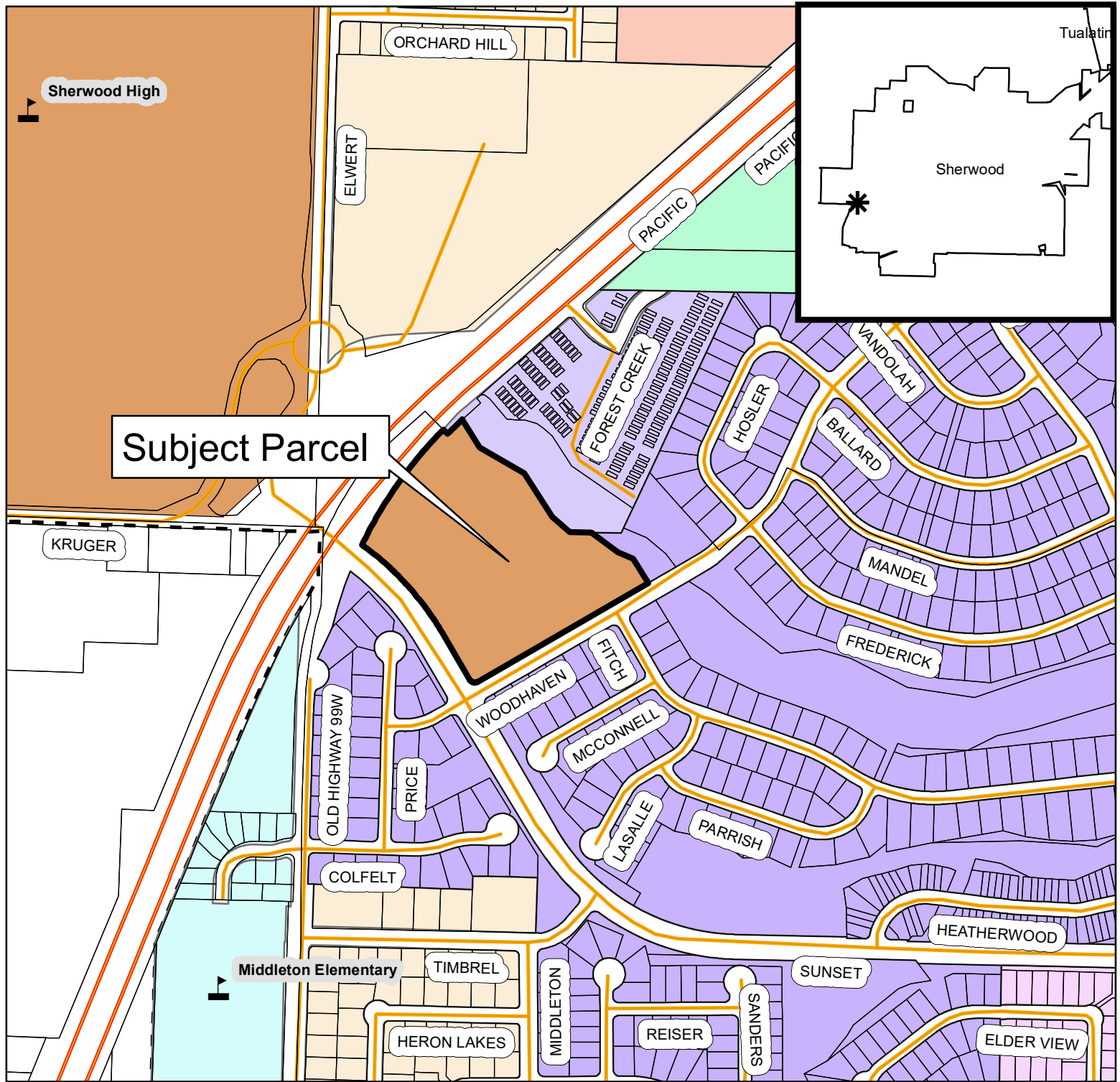
GC	MDRH	LDR_PUD
IP	MDRL	OC_PUD
LDR	OC	



0 0.05 0.1 0.2 0.3 Miles



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



Legend

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

ZONING DESIGNATION

	GC		MDRH		LDR_PUD
	IP		MDRL		OC_PUD
	LDR		OC		



0 0.05 0.1 0.2 0.3 Miles

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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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 worse 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, 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.

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 Rakers	22990 SW Hester Way	<u>martin.rakers@gmail.com</u>	<input checked="" type="checkbox"/>			
Carol Stoup	23520 SW Voss Place	<u>carolstoup@hotmail.com</u>		<input checked="" type="checkbox"/>		
Brent C	18264 SW Woodman	<u>wcraabe@gmail.com</u>		<input checked="" type="checkbox"/>		
Low Ann Brenner	18200 Woodman		<input checked="" type="checkbox"/>			



**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

OWNER	OWNER1	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP	SITEADDR	SITECITY	SITEZIP
ZITTL	ZITTELMAN ANDREA L	22860 SW FOREST CREEK DR #100		SHERWOOD	OR	97140	22860 SW FOREST CREEK DR	SHERWOOD	97140
YOUNG	YOUNG TIMOTHY	23283 SW PRICE TER		SHERWOOD	OR	97140	23283 SW PRICE TER	SHERWOOD	97140
YOON	YOON TEA & YOON HAE YUNG	17997 SW PARRISH LN		SHERWOOD	OR	97140	17997 SW PARRISH LN	SHERWOOD	97140
YEE	YEE LEO KEVIN	23607 SW HERON LAKES DR		SHERWOOD	OR	97140	23607 SW HERON LAKES DR	SHERWOOD	97140
YAN	YAN JING & LIU FENGXIA	17976 SW MANDEL LN		SHERWOOD	OR	97140	17976 SW MANDEL LN	SHERWOOD	97140
WYNER	WYNER ELAINE & WYNER DAVID	18420 SW COLFELT LN		SHERWOOD	OR	97140	18420 SW COLFELT LN	SHERWOOD	97140
WYATT	WYATT NICHOLAS & MCCUEN SUSAN	22856 SW FOREST CREEK DR UNIT 203		SHERWOOD	OR	97140	22856 SW FOREST CREEK DR	SHERWOOD	97140
WYANT	WYANT DENNIS L & WYANT MELISSA L	23287 SW LASALLE LN		SHERWOOD	OR	97140	23287 SW LASALLE LN	SHERWOOD	97140
WOODH	WOODHAVEN CROSSING CONDO OWNERS OF ALL UN			SHERWOOD	OR	00000		SHERWOOD	97140
WONG	WONG RAYMOND	14495 YAZOO ST		SAN DIEGO	CA	92129	22846 SW FOREST CREEK DR	SHERWOOD	97140
WITKO	WITKOWSKI ANDREW F & WITKOWSKI CHELSEA A	18230 SW MCCONNELL CT		SHERWOOD	OR	97140	18230 SW MCCONNELL CT	SHERWOOD	97140
WILSO	WILSON KATIE	959 SW 15TH ST APT 201		CORVALLIS	OR	97333	22804 SW FOREST CREEK DR	SHERWOOD	97140
WILSO	WILSON JEFFREY B & WILSON KELLY A	18373 SW COLFELT LN		SHERWOOD	OR	97140	18373 SW COLFELT LN	SHERWOOD	97140
WILSO	WILSON FAMILY TRUST	18249 SW MCCONNELL CT		SHERWOOD	OR	97140	18249 SW MCCONNELL CT	SHERWOOD	97140
WILLS	WILLSON KOBY	22810 SW FOREST CREEK DR UNIT 100		SHERWOOD	OR	97140	22810 SW FOREST CREEK DR	SHERWOOD	97140
WILLI	WILLIAMS LYING TRUST	22808 SW FOREST CREEK DR #100		SHERWOOD	OR	97140	22808 SW FOREST CREEK DR	SHERWOOD	97140
WILLI	WILLIAMS JEANNETTE M TRUST	27 GLEN OAK		MEDFORD	OR	97504	22814 SW FOREST CREEK DR	SHERWOOD	97140
WILLI	WILLIAMS RYAN THOMAS & WILLIAMS ABIGAIL	17879 SW MANDEL LN		SHERWOOD	OR	97140	17879 SW MANDEL LN	SHERWOOD	97140
WILLI	WILLIAMS CHRISTINA M	17845 SW FREDERICK LN		SHERWOOD	OR	97140	17845 SW FREDERICK LN	SHERWOOD	97140
WICK	WICK CHESLEY J & WICK RACHEL S	23540 SW MIDDLETON RD		SHERWOOD	OR	97140	23540 SW MIDDLETON RD	SHERWOOD	97140
WHITM	WHITMORE DEBORAH L	22864 SW FOREST CREEK DR #100		SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
WHITE	WHITE TERENCE E	22806 SW FOREST CREEK DR #102		SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
WHITE	WHITE CHRISTOPHER	22846 SW FOREST CREEK DR #202		SHERWOOD	OR	97140	22846 SW FOREST CREEK DR	SHERWOOD	97140
WISCH	WESTON CHRISTOPHER STERLING	22814 SW FOREST CREEK DR #200		SHERWOOD	OR	97140	22814 SW FOREST CREEK DR	SHERWOOD	97140
WESTE	WESTERFIELD CONNOR C	22806 SW FOREST CREEK DR UNIT 100		SHERWOOD	OR	97140	22806 SW FOREST CREEK DR	SHERWOOD	97140
WEST	WEST COAST OREGON INVESTMENT PROPERTIES LLO44 W BRIGHAM RD #5			ST GEORGE	UT	84790	18278 SW WOODHAVEN DR	SHERWOOD	97140
WEST	WEST COAST OREGON INVESTMENT PROPERTIES LLO44 W BRIGHAM RD #5			ST GEORGE	UT	84790	18292 SW WOODHAVEN DR	SHERWOOD	97140
WATSO	WATSON LAWRENCE W & WATSON MIA R	22830 SW FOREST CREEK DR #100		SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
WASHI	WASHINGTON COUNTY	1400 SW WALNUT ST MS 18		HILLSBORO	OR	97123		SHERWOOD	97140
WANG	WANG ROGER H & WANG GRACE M	5325 VISA PISA		NEWBURY PARK	CA	91320	22814 SW FOREST CREEK DR	SHERWOOD	97140
WALTO	WALTON MARK T & WALTON RUTH E	18235 SW MCCONNELL CT		SHERWOOD	OR	97140	18235 SW MCCONNELL CT	SHERWOOD	97140
WALKE	WALKER HAZZE	22802 SW FOREST CREEK DR UNIT 202		SHERWOOD	OR	97140	22802 SW FOREST CREEK DR	SHERWOOD	97140
VRANI	VRANIZAN TIMOTHY JOHN LIV TRUST	15336 SW HIGHPOINTE DR		SHERWOOD	OR	97140	22828 SW FOREST CREEK DR	SHERWOOD	97140
VOSS	VOSS PATRICK & VOSS SARAH	23520 SW OLD HIGHWAY 99W		SHERWOOD	OR	97140	23520 SW OLD HIGHWAY 99W	SHERWOOD	97140
VONDR	VONDRACHEK JOSEPH C & VONDRACHEK 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
VIGIL	VIGIL REYNALDO JR	22864 SW FOREST CREEK DR #202		SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
VERGE	VERGETS RONI L	22850 SW FOREST CREEK DR #202		SHERWOOD	OR	97140	22850 SW FOREST CREEK DR	SHERWOOD	97140
VELEY	VELEY ELISE K & SAWYER AARON S	18216 SW MCCONNELL CT		SHERWOOD	OR	97140	18216 SW MCCONNELL CT	SHERWOOD	97140
VASQU	VASQUEZ RONALD & VASQUEZ MICHELLE	17828 SW FREDERICK LN		SHERWOOD	OR	97140	17828 SW FREDERICK LN	SHERWOOD	97140
VARGA	VARGASON ANNETTE & VARGASON JEFFREY	17823 SW FREDERICK LN		SHERWOOD	OR	97140	17823 SW FREDERICK LN	SHERWOOD	97140
VANWI	VANWINKLE TIMOTHY & VANWINKLE DANELLE	23621 SW HERON LAKES DR		SHERWOOD	OR	97140	23621 SW HERON LAKES DR	SHERWOOD	97140
VALET	VALETSKI BRIAN D	18318 SW WOODHAVEN DR		SHERWOOD	OR	97140	18318 SW WOODHAVEN DR	SHERWOOD	97140
VALDE	VALDEZ ERIC J & VALDEZ JENNIFER A	17900 SW FREDERICK LN		SHERWOOD	OR	97140	17900 SW FREDERICK LN	SHERWOOD	97140
UTSEY	UTSEY KATHRYN HELEN FRAVEL	22832 SW FOREST CREEK DR #101		SHERWOOD	OR	97140	22832 SW FOREST CREEK DR	SHERWOOD	97140
TSENG	TSENG PAULINE P	22862 SW FOREST CREEK DR #202		SHERWOOD	OR	97140	22862 SW FOREST CREEK DR	SHERWOOD	97140
TRY	TRY ROBERT W & TRY JOAN M	17847 SW BALLARD LN		SHERWOOD	OR	97140	17847 SW BALLARD LN	SHERWOOD	97140
TROCC	TROCCO FAMILY TRUST	18351 SW TIMBRE LN		SHERWOOD	OR	97140	18351 SW TIMBRE LN	SHERWOOD	97140
TRAPP	TRAPP TERRY CRAIG	PO BOX 66209		PORTLAND	OR	97290		SHERWOOD	97140
TRAN	TRAN TUAN & TRAN THIEU	22858 SW FOREST CREEK DR #101		SHERWOOD	OR	97140	22858 SW FOREST CREEK DR	SHERWOOD	97140
TOTTE	TOTTEN NANCY A TRUST	22852 SW FOREST CREEK DR UNIT 203		SHERWOOD	OR	97140	22852 SW FOREST CREEK 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	THLSON DANIEL M & TILSON JENEE E	22862 SW HOSLER WAY		SHERWOOD	OR	97140	22862 SW HOSLER WAY	SHERWOOD	97140
THOMP	THOMPSON TRAVIS D & THOMPSON TIFFANY M	17889 SW FREDERICK LN		SHERWOOD	OR	97140	17889 SW FREDERICK LN	SHERWOOD	97140
THIA	THIYAGARAJAN VENKATESH & PERIYASAMI SUBASHINI	1128 CREEKPOINT CT		DANVILLE	CA	94506	17855 SW MANDEL LN	SHERWOOD	97140
THIO	THIO IRA SHARLANE	22852 SW FOREST CREEK DR #UNIT 202		SHERWOOD	OR	97140	22852 SW FOREST CREEK DR	SHERWOOD	97140
THALH	THALHOFFER MICHAEL E & THALHOFFER KATHLEEN M	18145 SW FITCH DR		SHERWOOD	OR	97140	18145 SW FITCH DR	SHERWOOD	97140
TEGTM	TEGTMAYER DENNIS & TEGTMAYER JOANNE C	22830 SW FOREST CREEK DR #201		SHERWOOD	OR	97140	22830 SW FOREST CREEK DR	SHERWOOD	97140
TANNL	TANNLER KURT & TANNLER NICOLE H	17892 SW MANDEL LN		SHERWOOD	OR	97140	17892 SW MANDEL LN	SHERWOOD	97140
TABOR	TABOR MATTHEW A & TABOR MELISSA N	18023 SW PARRISH LN		SHERWOOD	OR	97140	18023 SW PARRISH LN	SHERWOOD	97140
SWART	SWARTOUT KEVIN T & SWARTOUT LISA	17784 SW BALLARD LN		SHERWOOD	OR	97140	17784 SW BALLARD LN	SHERWOOD	97140
SWART	SWARTOUT TERRY & SWARTOUT MELODIE	17981 SW FITCH DR		SHERWOOD	OR	97140	17981 SW FITCH DR	SHERWOOD	97140
SWANS	SWANSON GREGORY J & SWANSON MICHELLE L	22926 SW HOSLER WAY		SHERWOOD	OR	97140	22926 SW HOSLER WAY	SHERWOOD	97140
SVEND	SVENDSEN MARGO ANDERSON & SVENDSEN ALEXAN	17762 SW BALLARD LN		SHERWOOD	OR	97140	17762 SW BALLARD LN	SHERWOOD	97140
SUNDE	SUNDER ARVINDH & SINGH NAMRATA	22842 SW FOREST CREEK DR UNIT #200		SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
SUMME	SUMMERS JEFFREY & SORENSSEN KAREN	17890 SW PARRISH LN		SHERWOOD	OR	97140	17890 SW PARRISH LN	SHERWOOD	97140
STROU	STROUP CAROL T	23520 SW VOSS PL		SHERWOOD	OR	97140	23520 SW VOSS PL	SHERWOOD	97140
STRAN	STRAND MARK T & STRAND JENNIFER L	23238 SW OLD HIGHWAY 99W		SHERWOOD	OR	97140	23238 SW OLD HIGHWAY 99W	SHERWOOD	97140
STORM	STORMONT MICHELLE O	22979 SW HOSLER WAY		SHERWOOD	OR	97140	22979 SW HOSLER WAY	SHERWOOD	97140
STONE	STONE RYAN L	22839 SW HOSLER WAY		SHERWOOD	OR	97140	22839 SW HOSLER WAY	SHERWOOD	97140
STONE	STONENING MARK	5787 LONE STAR DR		SAN DIEGO	CA	92120	23311 SW PRICE TER	SHERWOOD	97140
STILB	STILBERT THOMAS JOHN & NANCY CAROLYN REV TR	18382 SW COLFELT LN		SHERWOOD	OR	97140	18382 SW COLFELT LN	SHERWOOD	97140
STEFA	STEFAN JOSHUA & STEFAN ALEXANDRIA	13729 SE 115TH AVE		CLACKAMAS	OR	97015	22850 SW FOREST CREEK DR	SHERWOOD	97140
STARL	STARLING MATTHEW & STARLING MARIE	22851 SW HOSLER WAY		SHERWOOD	OR	97140	22851 SW HOSLER WAY	SHERWOOD	97140
STANI	STANISLOWSKI ROBERT	17848 MANDEL LN		SHERWOOD	OR	97140	17848 SW MANDEL LN	SHERWOOD	97140
SPARK	SPARKS DAVID L & SPARKS DIANE C	17857 SW FITCH DR		SHERWOOD	OR	97140	17857 SW FITCH DR	SHERWOOD	97140
SOTO	SOTO PHIRUM & SOTO EDUARDO PERALTA	17858 SW BALLARD LN		SHERWOOD	OR	97140		SHERWOOD	97140
SOLO	SOLO PROPERTIES & MANAGEMENT LLC	PO BOX 1034		NEWBERG	OR	97132		SHERWOOD	97140
SNOOK	SNOOK RICK Q & PAULA D	18005 FITCH DR		SHERWOOD	OR	97140	18005 SW FITCH DR	SHERWOOD	97140
SLEEM	SLEEMAN DEREK	18034 SW FITCH DR		SHERWOOD	OR	97140	18034 SW FITCH DR	SHERWOOD	97140
SIMS	SIMS JEFFREY D & SIMS KELLY D & SIMS CAROL A	21660 SW COLUMBIA DR		TUALATIN	OR	97062	22858 SW FOREST CREEK DR	SHERWOOD	97140
SILVE	SILVERWOLF ELIZABETH A	22856 SW FOREST CREEK DR #100		SHERWOOD	OR	97140	22856 SW FOREST CREEK DR	SHERWOOD	97140
SILIC	SILICI AMY	18321 SW COLFELT LN		SHERWOOD	OR	97140	18321 SW COLFELT LN	SHERWOOD	97140
SFOREY	SFOREYAN JOY TAN & ROWBOTTOM CASEY LEE	22834 SW FOREST CREEK DR #202		SHERWOOD	OR	97140	22834 SW FOREST CREEK DR	SHERWOOD	97140
SHRIF	SHRIFTER STEVE TRUST	2835 FRONT ST		KLAMATH FALLS	OR	97601	23374 SW OLD HIGHWAY 99W	SHERWOOD	97140
SHORE	SHORE MATTHEW R	22860 SW FOREST CREEK DR UNIT #203		SHERWOOD	OR	97140	22860 SW FOREST CREEK DR	SHERWOOD	97140
SHERW	SHERWOOD-ROBINHOOD LODGE NO 2342	PO BOX 71		SHERWOOD	OR	97140	22770 SW ELWERT RD	SHERWOOD	97140
SHERW	SHERWOOD 'ROBIN HOOD' OREGON LODGE NO. 2342	PO BOX 71		SHERWOOD	OR	97140	22770 SW ELWERT RD	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 FOREST CREEK LLC	468 CLIPPER ST		SAN FRANCISCO	CA	94114	22848 SW FOREST CREEK DR	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
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
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
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			

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 SCHOOL DISTRICT 8&J	16956 SW MEINECKE RD	SHERWOOD	OR	97140	SHERWOOD	97140
SHERW	SHERWOOD SCHOOL DIST #8&J	23295 SW MAIN ST	SHERWOOD	OR	97140	SHERWOOD	97140
SHERLB	SHELBY JACK & WEDIN ABRIANA	22947 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
SHARP	SHARP KATRIN H & SHARP THOMAS J JR	23354 SW LASALLE LN	SHERWOOD	OR	97140	SHERWOOD	97140
SERVI	SERVIGNAT JOCELYN PIERRE	29113 SW GENEVA LOOP	WILSONVILLE	OR	97070	SHERWOOD	97140
SCOTT	SCOTT SUSAN LEE	22848 SW FOREST CRK DR #203	SHERWOOD	OR	97140	SHERWOOD	97140
SCOTT	SCOTT DEBBIE A	22866 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	SHERWOOD	97140
SCHWI	SCHWICHTENBERG EMILY JOY MAVRAKIS &	22914 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
SCHWE	SCHWETZER LELANI & SCHWETZER JAMES	22858 SW FOREST CREEK DR UNIT 201	SHERWOOD	OR	97140	SHERWOOD	97140
SCHUL	SCHULZE GLENN & JAN TRUST	2708 NE 145TH CIR	WANCOURT	OR	96686	SHERWOOD	97140
SCHIL	SCHILDAN PAUL R & SCHILDAN JENNIFER R	23559 SW VOSS PL	SHERWOOD	OR	97140	SHERWOOD	97140
SCHAP	SCHAPER ERIK D	22848 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
SCHAE	SCHAEFER MATTHEW RYAN	22830 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	SHERWOOD	97140
SAWYE	SAWYER AARON & SAWYER ELISE	17909 SW FITCH DR	SHERWOOD	OR	97140	SHERWOOD	97140
SANCH	SANCHEZ KASEY & SANCHEZ MIKAYLA	22860 SW FOREST CREEK DR UNIT 202	SHERWOOD	OR	97140	SHERWOOD	97140
SAMPE	SAMPERA MARIA LUISA	22806 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	SHERWOOD	97140
SALTS	SALTS THOMAS M & SALTS LINDSEY D	22935 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
SALTN	SALTNESS JEFF	23180 SW PRICE TER	SHERWOOD	OR	97140	SHERWOOD	97140
SALSB	SALSBERY REVOCABLE TRUST	18283 SW TIMBREL LN	SHERWOOD	OR	97140	SHERWOOD	97140
SALAS	SALAS ELIZABETH J	18432 SW TIMBREL LN	SHERWOOD	OR	97140	SHERWOOD	97140
SAECH	SAECHAO SARAH C & SAECHAO MICHAEL	18207 SW MCCONNELL CT	SHERWOOD	OR	97140	SHERWOOD	97140
RYGH	RYGH GREY BRYAN & RYGH SALINA TRIANA	18167 SW FITCH DR	SHERWOOD	OR	97140	SHERWOOD	97140
RYAN	RYAN WILLIAM A & DEBRA S RYAN FAMILY TRUST	16411 SW CORNUS CT	SHERWOOD	OR	97140	SHERWOOD	97140
RUDOL	RUDOLPH HOLLY	22810 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
ROGER	ROGERS ANDREW & ROGERS ANGELA	18444 SW COLFELT LN	SHERWOOD	OR	97140	SHERWOOD	97140
ROE	ROE MICHAEL A & ROE AMANDA M	17938 SW FITCH DR	SHERWOOD	OR	97140	SHERWOOD	97140
ROBIN	ROBINSON LAURA J	22834 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
RITCH	RITCHIE WAYNE	17874 SW BALLARD LN	SHERWOOD	OR	97140	SHERWOOD	97140
RILEY	RILEY TERY L	22836 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
RIGER	RIGERT EUGENE H & RIGERT LINDA R	17786 SW FREDERICK LN	SHERWOOD	OR	97140	SHERWOOD	97140
RENSI	RENSING RAYMOND J & RENSING BONNIE M	10390 S KRAKBERGER RD	CANBY	OR	97013	SHERWOOD	97140
RENOU	RENOUF CODY N	22804 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	SHERWOOD	97140
REINH	REINHOLTZ THOMAS & BOYINGTON JEFFREY S	22814 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	SHERWOOD	97140
REED	REED TRAVIS DONALD & EBERS JOHANNA M	18030 SW PARRISH LN	SHERWOOD	OR	97140	SHERWOOD	97140
RAYBA	RAYBACK MARK STEVEN & RAYBACK CAROLYN R	17933 SW FREDERICK LN	SHERWOOD	OR	97140	SHERWOOD	97140
RASBE	RASBERRY JOHN DEE & RASBERRY KATHRYN ALICE	27450 SW LADD HILL RD	SHERWOOD	OR	97140	SHERWOOD	97140
RAMIR	RAMIREZ CLAUDIA & RAMIREZ SERGIO & TURCIOS M	23543 SW VOSS PL	SHERWOOD	OR	97140	SHERWOOD	97140
RAKER	RAKERS ADRIAN E & RAKERS MARTIN R	22990 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
RAINE	RAINER JOHN & ANNA TRUST	28519 SW CASCADE LOOP	WILSONVILLE	OR	97070	SHERWOOD	97140
QUILL	QUILLIN KRISTIN DODGE REV LIV TRUST	23308 SW LASALLE LN	SHERWOOD	OR	97140	SHERWOOD	97140
PURJUS	PURJURGER CAROLYN M & PURJURGER BRANDEN L	17793 SW MANDEL LN	SHERWOOD	OR	97140	SHERWOOD	97140
PLUTT	PLUTTE SUSAN REVOC TRUST	23255 SW PRICE TER	SHERWOOD	OR	97140	SHERWOOD	97140
PETRI	PETRILLO TIMOTHY SR & PETRILLO SONJA M	22810 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	SHERWOOD	97140
PETER	PETERSON CAROLEE	17914 SW FITCH DR	SHERWOOD	OR	97140	SHERWOOD	97140
PEREZ	PEREZ CRUZ & PEREZ NEREIDA	22802 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	SHERWOOD	97140
PERAL	PERALTA VINCENT K & PERALTA MICHELLE R	17865 SW BALLARD LN	SHERWOOD	OR	97140	SHERWOOD	97140
PEFOD	PEFODON BRIAN ALAN	14225 SW TODD ST	BEAVERTON	OR	97008	SHERWOOD	97140
PEDER	PEDERSEN JONAH R & PEDERSEN MELISSA K	18504 SW COLFELT LN	SHERWOOD	OR	97140	SHERWOOD	97140
PATAR	PATAROQUE BENITO & PATAROQUE PAMELA	2304 OSWEGO GLEN CT	LAKE OSWEGO	OR	97034	SHERWOOD	97140
PARRO	PARROTT PAULA	17819 SW MANDEL LN	SHERWOOD	OR	97140	SHERWOOD	97140
PARNI	PARNIN KIMBERLY	22834 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	SHERWOOD	97140
PARK	PARK DANIEL NEAL & CATHERINE ANN PARK LIV TRUST	237994 SW PARRISH LN	SHERWOOD	OR	97140	SHERWOOD	97140
PALME	PALMER MICHAEL P & PALMER AMY	22836 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	SHERWOOD	97140
ORTH	ORTH DOROTHY ANN REV LIV TRUST	23525 SW VOSS PL	SHERWOOD	OR	97140	SHERWOOD	97140
OLSON	OLSON JUDITH A	22838 FOREST CREEK DR #101	SHERWOOD	OR	97140	SHERWOOD	97140
OCHS	OCHS AMY	10610 SW TUALATIN DR	TIGARD	OR	97224	SHERWOOD	97140
NOYOL	NOYOLA FRANCISCO J	22806 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	SHERWOOD	97140
NORTH	NORTHY ANDREW THOMAS	18340 SW COLFELT LN	SHERWOOD	OR	97140	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	SHERWOOD	97140
NNO L	NNO LLC	6244 OLD LAGRANGE RD STE 18	CRESTWOOD	KY	40014	SHERWOOD	97140
NIKKE	NIKKEL DOUGLAS N & NIKKEL SHANDA M	22856 SW FOREST CREEK DR #201	SHERWOOD	OR	97140	SHERWOOD	97140
NIEMI	NIEMI ELSA IREMI	22875 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
NEBUW	NEWBURY ANDREW P & NEWBURY KACAO L	17808 SW FREDERICK LN	SHERWOOD	OR	97140	SHERWOOD	97140
NEVIL	NEVIL BENJAMIN D & NEVILS TIFFANY A	22814 SW FOREST CREEK DR DR #201	SHERWOOD	OR	97140	SHERWOOD	97140
NESSO	NESSON AUDRIANNA ALICIA-MARIE & GARCIA GREGG	22804 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	SHERWOOD	97140
NEAL	NEAL LYNETTE LIV TRUST & NEAL TERRY LIV TRUST	18389 SW COLFELT LN	SHERWOOD	OR	97140	SHERWOOD	97140
MOZO	MOZO ANGELA C & MOZO WALTER JR	18380 SW HANDLEY ST	SHERWOOD	OR	97140	SHERWOOD	97140
MOYO	MOYO NICOLE	22828 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	SHERWOOD	97140
MORIT	MORITA PETER W & MORITA KANDIS L	17938 SW FREDERICK LN	SHERWOOD	OR	97140	SHERWOOD	97140
MORGA	MORGAN CHRISTOPHER JOSEPH & MORGAN MARY	23350 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	SHERWOOD	97140
MOORE	MOORE TIMOTHY M & MOORE LINDSEY R	22963 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
MOORE	MOORE MATTHEW & TUMA BEN	22802 SW FOREST CREEK DR #102	SHERWOOD	OR	97140	SHERWOOD	97140
MONTG	MONTGOMERY TERESA	22808 SW FOREST CREEK DR #203	SHERWOOD	OR	97140	SHERWOOD	97140
MONTA	MONTALVO MARTIN & MONTALVO TERESA M	23677 SW HERON LAKES DR	SHERWOOD	OR	97140	SHERWOOD	97140
MOLER	MOLERO-VILLALOBOS EDWARD & VILLALOBOS-MONT	22850 SW FOREST CREEK DR UNIT 200	SHERWOOD	OR	97140	SHERWOOD	97140
MOGGI	MOGGIA EUGENE A REV TRUST	4980 EL CARRO LN	CARPINTERIA	CA	93013	SHERWOOD	97140
MITCHE	MITCHELL REBECCA A	22845 SW FOREST CREEK DR UNIT 101	SHERWOOD	OR	97140	SHERWOOD	97140
MITCH	MITCHELL STEVEN R & MITCHELL RITA ERICA	18517 SW COLFELT LN	SHERWOOD	OR	97140	SHERWOOD	97140
MIRPD	MIRPD INC	22810 SW FOREST CREEK DR UNIT 102	SHERWOOD	OR	97140	SHERWOOD	97140
MILLE	MILLER DAVID & MILLER TERRI & MILLER RUTH ANN E	147 HANUI ST	LAHAINA	HI	96761	SHERWOOD	97140
MICKE	MICKELSON STEPHEN A & MICKELSON MELINDA K	22911 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
MICHA	MICHAEL CAITLIN LOUISE & MICHAEL JEREMY HOWARD	22940 SW HOSLER WAY	SHERWOOD	OR	97140	SHERWOOD	97140
MEYER	MEYER RACHEL	22844 SW FOREST CREEK DR DR UNIT 202	SHERWOOD	OR	97140	SHERWOOD	97140
MENCH	MENCHACA RICARDO J & MENCHACA NICOLE R	22802 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	SHERWOOD	97140
MELIU	MELIUS CONRAD C & MELIUS DIANA M	17960 SW FREDERICK LN	SHERWOOD	OR	97140	SHERWOOD	97140
MCLAC	MCLACHLAN JOHN P	17976 SW WOODHAVEN DR	SHERWOOD	OR	97140	SHERWOOD	97140
MCGAN	MCGANN ANDREW & MCGANN KATHERINE	22200 SW SCHALTENBRAND LN	SHERWOOD	OR	97140	SHERWOOD	97140
MAYES	MAYES MEGAN SUZANNE & MAYES ANTONIO ORLANDO	22806 SW FOREST CREEK DR #UNIT 201	SHERWOOD	OR	97140	SHERWOOD	97140
MATTH	MATTHEWS GREGORY & KOSKINICK-MATTHEWS S	17983 SW WOODHAVEN DR	SHERWOOD	OR	97140	SHERWOOD	97140
MATLO	MATLOCK THOMAS S & MATLOCK SHARON M	17828 SW MANDEL LN	SHERWOOD	OR	97140	SHERWOOD	97140
MARTI	MARTIN MICHAEL L TRUST	6188 SW DELKER ST	TUALATIN	OR	97062	SHERWOOD	97140
MARIM	MARIMAN CHRISTOPHER J & MARIMAN JONI	17864 SW VANDOLAH LN	SHERWOOD	OR	97140	SHERWOOD	97140
MADDOX	MADDOX PAUL R & MADDOX JANELLE D	17932 SW MANDEL LN	SHERWOOD	OR	97140	SHERWOOD	97140
MADDE	MADDEN RIAN P	22864 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
MACLEO	MACLEOD ROBERT B & MACLEOD KELLY L & WESTFA	18041 SW PARRISH LN	SHERWOOD	OR	97140	SHERWOOD	97140
LUTON	LUTON ROBERT C & DE BONI PAUL	520 SE COLUMBIA RIVER DR APT 121	VANCOUVER	WA	98661	SHERWOOD	97140
LUSHE	LUSHENKO HELEN L & LUSHENKO MITCHELL J	17952 SW PARRISH LN	SHERWOOD	OR	97140	SHERWOOD	97140
LOWRE	LOWREY BRANDON M & LOWREY HEIDI	17863 SW WOODHAVEN DR	SHERWOOD	OR	97140	SHERWOOD	97140
LOWE	LOWE KEITH W & LOWE JANET L	18189 SW FITCH DR	SHERWOOD	OR	97140	SHERWOOD	97140
LORNT	LORNTSON CHRISTINA & LORNTSON JERK JON	17959 SW PARRISH LN	SHERWOOD	OR	97140	SHERWOOD	97140
LOPEZ	LOPEZ HOPE M	22804 SW FOREST CREEK DR #202	SHERWOOD	OR	97140	SHERWOOD	97140
LOPEZ	LOPEZ ELIAZAR	22860 SW FOREST CREEK DR #200	SHERWOOD	OR	97140	SHERWOOD	97140
LEVIN	LEVINE FAMILY HOLDINGS LLC	17692 SW BALLARD LN	SHERWOOD	OR	97140	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	23286 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 SHELLY 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 ALLYSON & 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
KNIGH	KNIGHT NICHOLAS D & KNIGHT REBEKAH J	22562 SW SAUNDERS DR	SHERWOOD	OR	97140	17990 SW MANDEL LN	SHERWOOD	97140
KITTO	KITTO CHRISTOPHER L & KITTO HEATHER A	18244 SW MCCONNELL CT	SHERWOOD	OR	97140	18244 SW MCCONNELL CT	SHERWOOD	97140
KINNE	KINNEY KENNETH VINCE & KINNEY XANTHA 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 TAWNY	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
KAISER	KAISER RAYMOND E & KAISER CATHY J	22856 SW WOODHAVEN DR	SHERWOOD	OR	97140	22856 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
JPDJL	JPDJL 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	17918 SW FREDERICK LN	SHERWOOD	OR	97140	17918 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		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 R DONEY & 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 N	22842 SW FOREST CREEK DR #100	SHERWOOD	OR	97140	22842 SW FOREST CREEK DR	SHERWOOD	97140
HENRI	HENRIOD OIAO Y & HENRIOD DANIEL D	17961 SW WOODHAVEN DR	SHERWOOD	OR	97140	17961 SW WOODHAVEN DR	SHERWOOD	97140
HELFR	HELFRICH JOSEPH P & CARROLL-HELFRICH CARRIE	118474 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
HANSO	HANSON KIRK & HANSON CHERYL	17850 SW FREDERICK LN	SHERWOOD	OR	97140	17850 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
GREGO	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 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
GALEA	GALEANO 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
FRISI	FRISVOLD 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 E & 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 JEFF E	22850 SW FOREST CREEK 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
ELLIOT	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
DURAN	DURANT JAMES A & DURANT KATHLEEN D	18258 SW MCCONNELL CT	SHERWOOD	OR	97140	18258 SW MCCONNELL CT	SHERWOOD	97140
DUNN	DUNN ELISABETH B REV LIV TRUST	13216 NE SALMON CREEK AVE #G7	VANCOUVER	WA	98686	22856 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 E & DICKSON LAURA K	17977 SW FREDERICK LN	SHERWOOD	OR	97140	17977 SW FREDERICK LN	SHERWOOD	97140
DHAS	DHAS ARUL N & DHAS JASMIN M	21088 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 JACQUELINE	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
DAHL	CUTCH DOWAN & CUTSFORTH KIERSTEN	17782 SW MANDEL LN	SHERWOOD	OR	97140	17782 SW MANDEL LN	SHERWOOD	97140
CULBE	CULBERTSON MARK R & KARABINUS-CULBERTSON A	23467 SW OLD HIGHWAY 99W	SHERWOOD	OR	97140	23467 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 TR	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	SHERWOOD	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
CISCO	CISCO BILLY & CISCO 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
CHAND	CHANDLER PAMELA J	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
CANEP	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
BURTY	BURTON JEANNE TRUST	22987 SW HOSLER WAY	SHERWOOD	OR	97140	22844 SW FOREST CREEK DR	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 SCOTTLINN	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	22864 SW FOREST CREEK DR #101	SHERWOOD	OR	97140	22864 SW FOREST CREEK DR	SHERWOOD	97140
BENNE	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
BECE	BECEIRA LEAH S & BECEIRA 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	BARTHOLOMEW CHARLES T & GRAY ANNETTE L	23235 SW LASALLE LN	SHERWOOD	OR	97140	23235 SW LASALLE LN	SHERWOOD	97140
BARSU	BARSUGLA DAMON M & BARSUGLA 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 CATHERINE	22868 GREENWICH ST	SAN FRANCISCO	CA	94123	22862 SW MCCONNELL CT	SHERWOOD	97140
BALES	BALES KATHLEEN E LIV TRUST	18263 SW MCCONNELL CT	SHERWOOD	OR	97140	18263 SW MCCONNELL CT	SHERWOOD	97140
BAKER	BAKER KERRY 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
ANGHI	ANGHINA 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 MARIT	18272 SW MCCONNELL CT	SHERWOOD	OR	97140	18272 SW MCCONNELL CT	SHERWOOD	97140
ADCA	ADCA JEANINE S	22862 SW FOREST CREEK DR UNIT #100	SHERWOOD	OR	97140	22862 SW FOREST CREEK DR	SHERWOOD	97140
ABED	ABED GHAYTH & ALBADR MAY	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	VONDRACKE JOSEPH C & VONDRACHEK 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	22982 SW HOSLER WAY	SHERWOOD	OR	97140	22982 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 TRUST	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	SALTNESS 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	23180 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
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	PARRITT PAULA	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	NORTH 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	MCLACHLAN JOHN P	17976 SW WOODHAVEN DR	SHERWOOD	OR	97140	17976 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 W & 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 I	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 MANDEL LN	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
KAUBL	KAUBL JUNITA	18306 CREDITLINE DR	LAKE OSWEGO	OR	97034		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
FISCH	FISCH SCOTT & FISCH 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	DOROSKAR MAJID & MAJOURI 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
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
DECKM	DECKMAN IGOR IGAL & GILDISCH MARIA	17968 SW FITCH DR	SHERWOOD	OR	97140	17968 SW FITCH DR	SHERWOOD	97140
COWAN	COWAN MARK H & COWAN MARIA M	17914 SW MANDEL LN	SHERWOOD	OR	97140	17914 SW MANDEL LN	SHERWOOD	97140
COWAN	COWAN FAMILY REV LIV TRUST	PO BOX 489	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 J	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



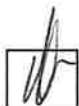
AFFIDAVIT OF POSTING

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.

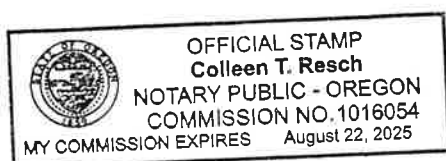


Published notice was sent to local daily or weekly newspaper (published in Tigard Times on July 6 and July 20, 2023).

Signed: _____

Planning Department

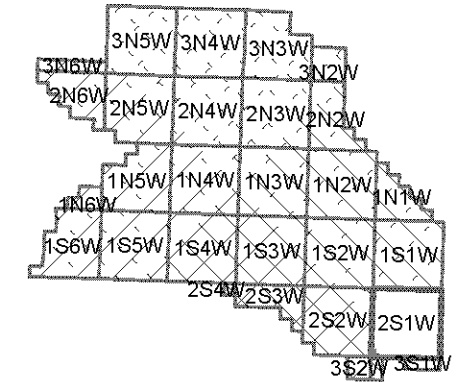
STATE OF OREGON
COUNTY OF WASHINGTON



Colleen Resch
NOTARY PUBLIC
My Commission Expires: 8/22/25

Exhibit A, Appendix G

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

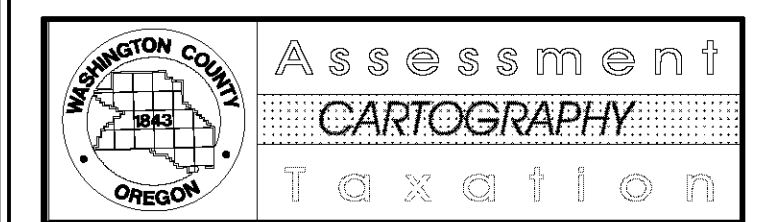


36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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

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

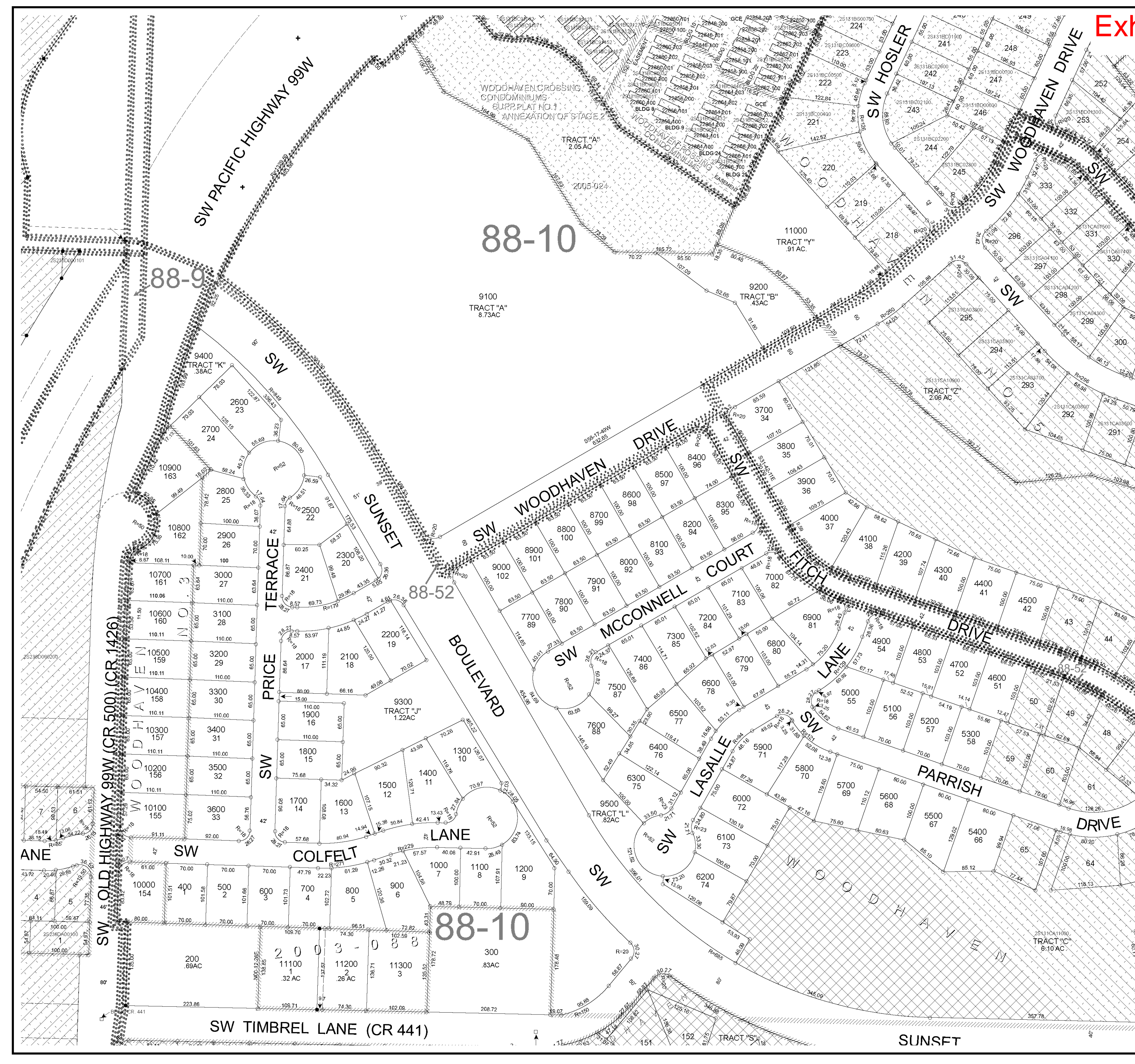
Cancelled Taxlots For: 2S131CB
100



PLOT DATE: 4/18/2022
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.

SHERWOOD
2S131CB





Fidelity National Title
Company of Oregon

**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



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.

11:05 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.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

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

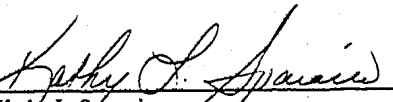
Recorded By
First American Title Insurance Company of Oregon
No. 813325

DEC 5 1996

State of Oregon)
) ss.
County of Multnomah)

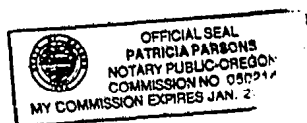
This instrument was acknowledged before me on December 2, 1996, by David K. Bell, member of GSL Woodhaven Investors, LLC, an Oregon limited liability company.

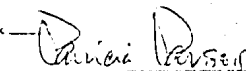



Kathy L. Sparacio
Notary Public in and for the State of Oregon
My Commission Expires: 5/3/2000

State of Oregon)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 2, 1996, by George Diamond, member of Diamontis Woodhaven Investors, LLC, an Oregon limited liability company.




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	
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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	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		
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119	7/19/2023 03:30 AM	0	0		
120	7/19/2023 03:45 AM	0	0		
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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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140	7/19/2023 08:45 AM	9	13		
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180	7/19/2023 06:45 PM	14	9		
181	7/19/2023 07:00 PM	19	5		
182	7/19/2023 07:15 PM	10	5		
183	7/19/2023 07:30 PM	26	1		
184	7/19/2023 07:45 PM	8	2		
185	7/19/2023 08:00 PM	11	4		
186	7/19/2023 08:15 PM	1	1		
187	7/19/2023 08:30 PM	0	3		
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		
192	7/19/2023 09:45 PM	2	0		
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		
198	7/19/2023 11:15 PM	0	0		
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

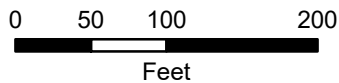
Existing YMCA facility, skatepark, and parking area. Future expansion to occur around the building. All existing parking needed to serve future expansion.

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



ORDINANCE 2023-009

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

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

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

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

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

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

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

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

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

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

Section 3. Approval.

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

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

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

Tim Rosener, Mayor

Date

Attest:

Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Standke	_____	_____
Giles	_____	_____
Scott	_____	_____
Young	_____	_____
Brouse	_____	_____
Mays	_____	_____
Rosener	_____	_____