Boundary Change Preliminary Review

DOR 34-P916-2026

Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Sherwood
Comm. Dev. Div.--Planning Dept.
22560 SW Pine St
Sherwood OR 97140

October 8, 2026

Documents received: 10/1/2026
From: V. Tomlinson (Pioneer D.)

This letter is to inform you that the Description and Map for your planned --Annex to City of Sherwood ((Portion of Tr C and Lot 39 of Cedar Creek Gardens, due to a PLA)) in Washington County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Washington County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

Preliminary Review

If you have any questions please contact Tammy Keen, Tammy.E.Keen@dor.oregon.gov

Wayne Hayson

From: Victoria Tomlinson
Sent: Thursday, October 1, 2026 4:17 PM
To: boundary.changes@oregon.gov
Cc: Wayne Hayson
Subject: Annexation to City of Sherwood
Attachments: 3S106AA SHER cedarcdgdn CERT.pdf; 3S106AA SHER cedarcdgdn AMAP.pdf; 3S106AA SHER cedarcdgdn.pdf; Signed Petition.pdf; Annexation Forms.pdf; annexation_packet_checklist_fillable_.pdf

Hello,

We are submitting an annexation application to the City of Sherwood for Cedar Creek Gardens.
A small section of the taxlot is being annexed into the City due to a property line adjustment.

Normally we do not contact the Department of Revenue Directly for boundary changes, however the City of Sherwood has asked us to get direct certification from the Department of Revenue for this annexation.

Please see attached for the certifications from Washington County and a blank copy of the certification forms, and the City of Sherwood annexation packet.

Let me know if there is any additional information or documentation needed.

Thanks!

Victoria Tomlinson | Associate Planner | D 971.837.0990
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE
OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286
HAWAII: 711 Kapiolani Blvd., Suite 1450 Honolulu, HI 96813 P 808.400.5959
pd-grp.com

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF PROPERTY OWNERSHIP

(All Methods)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the names of the owners* of at least one-half of the land area within the annexation area described, as shown on the last available complete assessment roll.

NAME: TED FOSTER

TITLE: GIS TECH

DEPARTMENT: CARTOGRAPHY

COUNTY OF: WASHINGTON

DATE: 6/24/26

* *Owner" means the legal owner of record or, where there is a recorded a land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

ANNEXATION CERTIFIED

BY

AUG 24 2026

WASHINGTON COUNTY A & T
CARTOGRAPHY

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

(All Methods)

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 3S106AA) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER

TITLE GIS TECH

DEPARTMENT CARTOGRAPHY

COUNTY OF WASHINGTON

DATE 8/24/26

ANNEXATION CERTIFIED

BY TF

AUG 24 2026

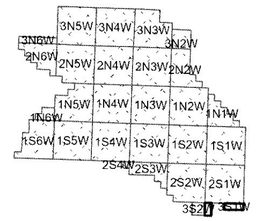
WASHINGTON COUNTY A & T
CARTOGRAPHY

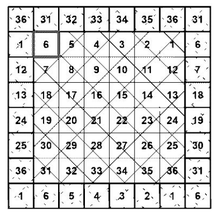
3S106AA

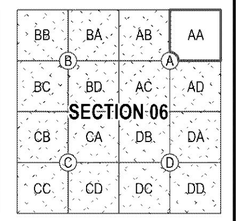
WASHINGTON COUNTY OREGON

NE 1/4 NE 1/4 SECTION 06 T3S R1W

SCALE 1"= 100'







FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- DLC Lines
- Easement ROW
- Stream
- Subdivision Line
- Old Lot Line
- Solid Line
- Adjusted Corner
- Found Section Corner
- Initial Point
- Lot Corner
- Plat Corner

Cancelled Taxlots For: 3S106AA

None

Feet

0 50 100 200 300

WASHINGTON COUNTY OREGON 1843

Assessment CARTOGRAPHY

PLOT DATE: 5/14/2026

Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

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

SHERWOOD
3S106AA

Accessibility Information: This is a tax lot assessment map for map number 3S106AA. For assistance with tax maps contact the Cartography department at the Washington County Assessors office. 503-846-8741

ANNEXATION AREA DESCRIPTION

CEDAR CREEK GARDENS

A PORTION OF TRACT C AND LOT 39 OF "CEDAR CREEK GARDENS", LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF "CEDAR CREEK GARDENS" WHICH BEARS SOUTH 00°00'06" WEST, 60.12 FEET AND SOUTH 89°22'07" WEST, 747.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE ALONG THE BOUNDARY OF "CEDAR CREEK GARDENS", SOUTH 00°00'06" WEST, 544.90 FEET;

THENCE LEAVING THE BOUNDARY OF "CEDAR CREEK GARDENS", SOUTH 89°22'07" WEST, 19.38 FEET;

THENCE NORTH 00°00'06" EAST, 544.90 FEET;

THENCE NORTH 89°22'07" EAST, 19.38 FEET TO THE POINT OF BEGINNING.

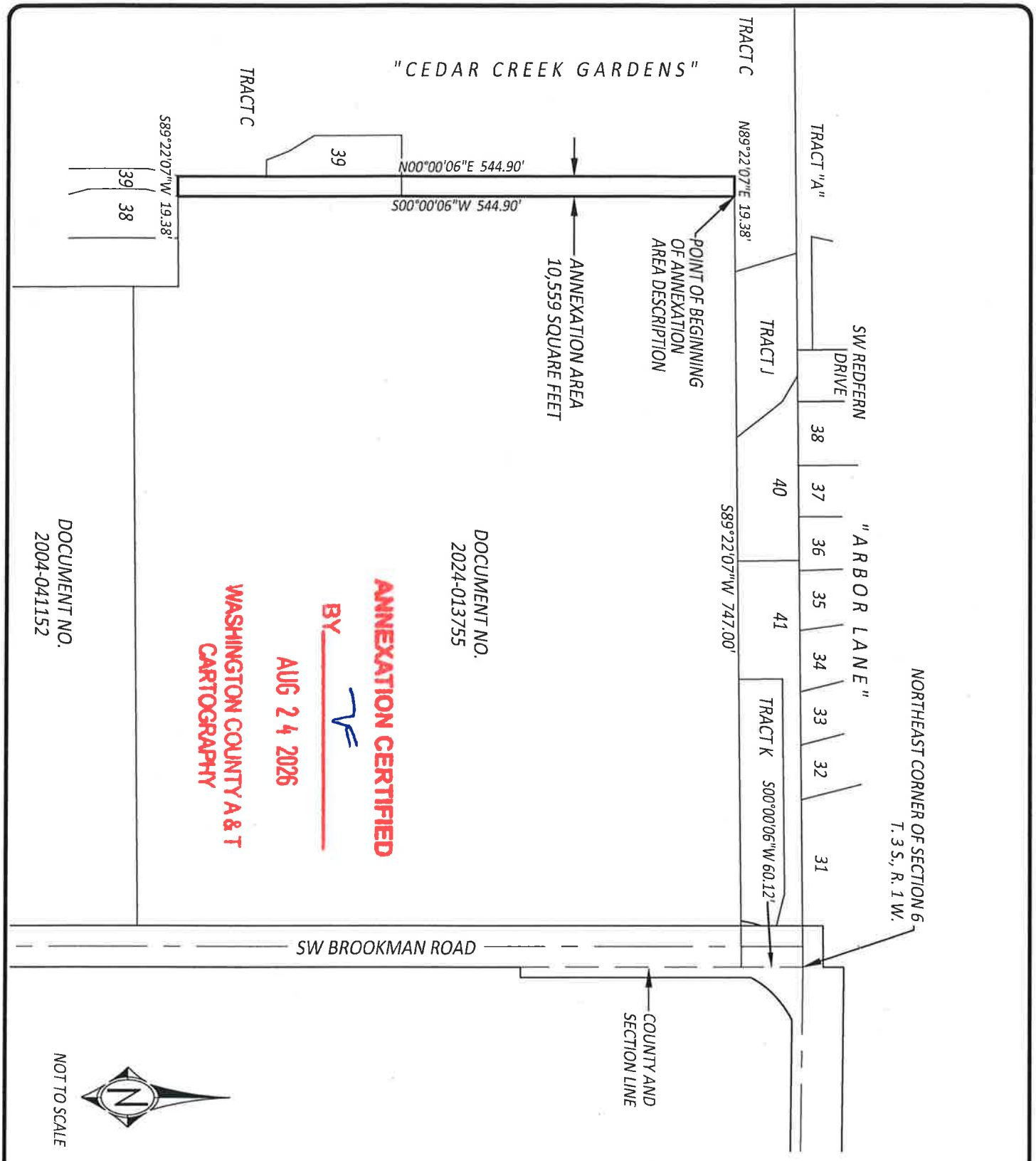
CONTAINING 10,559 SQUARE FEET

ANNEXATION CERTIFIED

BY_____

AUG 24 2026

WASHINGTON COUNTY A & T
CARTOGRAPHY



PDG JOB NO.:	DATE:	SCALE:	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
285-021	07/30/26	NTS	

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
www.pd-grp.com

ANNEXATION EXHIBIT FOR CEDAR CREEK GARDENS

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

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CITY OF SHERWOOD PETITION FOR ANNEXATION

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND: PO - Property Owner RV - Registered Voter OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		Assessed Value
		PO	RV	OV		Parcel Number	Parcel Size	
	Todd Boyce	✔			16813 SW Sugar Pine Dr	3S106AA03900	0.25 acre	
	(Westwood Homes LL(							
	City of Sherwood	✔				3S106AA04400	9.8 acre	

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

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CITY OF SHERWOOD PETITION FOR ANNEXATION

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND: PO - Property Owner RV - Registered Voter OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		Assessed Value
		PO	RV	OV		Parcel Number	Parcel Size	
	Todd Boyce	✔			16813 SW Sugar Pine Dr	3S106AA03900	0.25 acre	
	(Westwood Homes LL(							
	City of Sherwood	✔				3S106AA04400	9.8 acre	

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF PROPERTY OWNERSHIP

(All Methods)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the names of the owners* of at least one-half of the land area within the annexation area described, as shown on the last available complete assessment roll.

NAME:_____

TITLE:_____

DEPARTMENT:_____

COUNTY OF:_____

DATE:_____

* *Owner" means the legal owner of record or, where there is a recorded a land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ELECTIONS OFFICE

CERTIFICATION OF REGISTERED VOTERS

(For Double and Super Majority Methods)

I hereby certify that the attached petition for annexation of territory described herein to the **City of Sherwood** contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME:_____

TITLE:_____

DEPARTMENT:_____

COUNTY OF:_____

DATE:_____

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF ASSESSED VALUE

(Triple Majority Method)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the current assessed value for the properties within the annexation area described, consistent with the last available complete assessment roll.

NAME: _____

TITLE: _____

DEPARTMENT: _____

COUNTY OF: _____

DATE: _____

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

(All Methods)

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map_____) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME_____

TITLE_____

DEPARTMENT_____

COUNTY OF_____

DATE_____

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 16813 SW Sugar Pine Dr

Housing type:

- ☐ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

Occupancy:

- ☐ Owner occupied
- ☐ Renter occupied
- ☑ Vacant
- ☐ Seasonal

Resident Information:

LAST NAME	FIRST NAME	SEX	AGE
No current residents			

ANNEXATION QUESTIONNAIRE

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The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: Tax Lot: 3S106AA0440

Housing type:

- ☐ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

Occupancy:

- ☐ Owner occupied
- ☐ Renter occupied
- ☑ Vacant
- ☐ Seasonal

Resident Information:

LAST NAME	FIRST NAME	SEX	AGE
No current residents			

WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

Property Information (ALL METHODS)

	PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION YES	NO
	3S106AA03900	Todd Boyce (Westowood Homes)	0.25		Y	
	3S106AA04400	City of Sherwood	9.78		Y	
Totals:						

Registered Voters (DOUBLE MAJORITY METHOD ONLY)

	ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION YES	NO
Totals:				

Summary

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: 0
NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: 0
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: 0
TOTAL ACREAGE IN THE PROPOSAL: _____
ACREAGE SIGNED FOR: _____

PERCENTAGE OF ACREAGE SIGNED FOR: 0
TOTAL NUMBER OF SINGLE-FAMILY UNITS: 0
TOTAL NUMBER OF MULTI-FAMILY UNITS: 0
TOTAL NUMBER OF COMMERCIAL STRUCTURES: 0
TOTAL NUMBER OF INDUSTRIAL STRUCTURES: 0

CHECKLIST FOR ANNEXATION REQUEST TO THE CITY OF SHERWOOD

Submit the following to the City of Sherwood Planning Department, 22560 SW Pine Street, Sherwood, OR 97140: (503) 625-5522.

☑ **Fee- $7,500**. Applicants are required to pay the $7,500 filing fee which will be applied to all costs related to processing the annexation application. Money not used for costs will be returned to the applicant.

☑ An original and one copy of the enclosed packet titled **Annexations to City of Sherwood.**

☑ **Mailing labels:** Submit two (2) sets of mailing labels for property owners within 1000 feet of the outside edge of the territory to be annexed. Mailing labels can be obtained from a private title insurance company.

☑ Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.

Annexations to the City of Sherwood

There are generally four methods of owner initiated annexation. These methods are described below, and the information needed to initiate either method is covered in this application. It should be noted that a vote of the citizens of the City of Sherwood are required in three of the four methods.

Double Majority- An annexation where the majority of electors and a majority of the landowners in the proposed annexation area have agreed to annex into the City. In this instance, a majority of the landowners, and at least 51% of the registered voters within the area to be annexed must support the annexation. This method requires a vote of the citizens of the City of Sherwood.

Triple Majority- An annexation method that requires consent from a majority of the land owners who own a majority of real property and a majority of the assessed value of land within the area that is to be annexed. This method does not require that 51% of the registered voters in the area to be annexed support the application. This method requires a vote of the citizens of the City of Sherwood.

Super Majority- An annexation method where more than 50% of the registered voters within the affected territory, and 100% of the property owners within the affected territory support annexation. This method requires a vote of the citizens of the City of Sherwood.

SB1573 Method- When 100% of the property owners file a petition to be annexed, and if all criteria outlined in SB1573 are satisfied, then the requirement from the City Charter for a mandated City wide vote is exempted (this is required in all three other methods). The City Council becomes the acting authority and no vote of the public is required or permitted.

I. Application Process for Property Owners and Registered Voters

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Please complete the attached Petition form.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there is multiple ownership each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner and the form must be signed by an officer of the corporation who has the right to sign on behalf of the corporation.

Have the County Assessor's Office:

1. Certify the property owner signatures using the attached *Certification of Property Ownership* form (all methods).
2. Certify the assessed value for the properties on the attached *Certification of Assessed Value* form (for the Triple Majority Method only).
3. Buy two ¼ Section Maps showing the property to be annexed (all methods).
4. Certify the map and legal description using the attached *Certification of Assessed Value* form (all methods).
5. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form (for the Double Majority and Super Majority Method only). Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and

bounds description should be submitted to the City along with the application. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicates the territory to be annexed. Outline the area to be annexed on the maps with a red marker or pencil.

Step 4. Notice List & Labels

You must submit two (2) sets of mailing labels for property owners within 1000 feet of the outside edge of the territory to be annexed. Mailing labels can be obtained from a private title insurance company. Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.

Step 5. Information Sheet

Complete the attached *Boundary Change Data Sheet*.

Step 6. Work Sheet

A *Worksheet* is attached. Fill out the worksheet to help verify that all requirements are met.

Step 7. Annexation Questionnaire

Complete the *Annexation Questionnaire.*

Step 8. Draft a Narrative

The application must include a detailed narrative of how the project complies with criteria for approval. There are three levels of criteria/requirements, State, Regional and City. It is the applicant's responsibility to justify the petition.

For the State, Oregon Revised Statutes guide the process for annexations, ORS 222. See:
https://www.oregonlegislature.gov/bills_laws/ors/ors222.html.

For the fourth method outlined above, Senate Bill 1573 was added to, and made a part of, ORS 222.111 to 222.180 and provides specific criteria for deciding city boundary changes. See:
https://www.oregonlaws.org/ors/222.111.

For the regional level Metro is governing agency. Metro has criteria for reviewing annexations (Metro Code 3.09). See:
http://www.oregonmetro.gov/sites/default/files/309_eff_071112__final.pdf.

In addition, the City of Sherwood Comprehensive Plan goals and policies, specifically those in Chapter 3 and Chapter 8 are applicable and should be addressed in the narrative. See:
https://www.sherwoodoregon.gov/planning/page/comprehensive-plan-ii.

Step 9. Submit Application to City

Submit all materials to City Planning Department.

II. City Review

BELOW IS A SUMMARY OF THE STEPS WHICH WILL BE TAKEN REGARDING ANNEXATIONS INITIATED BY ANY OF THESE FOUR METHODS.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes and the Metro Code Section 3.09 requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the city council at the next hearing date for which all the requirements of the Metro Code and state statutes can be met. The **setting** of the hearing date must occur within 45 days of the day the proposal is judged to be complete pursuant to Metro rules.

Step 3. Public Hearing Notice

Notice of the public hearing will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area

Step 4. Staff Study and Report

A staff report will be prepared. This report will cover all applicable criteria specified in State ORS 222, the Metro Code, and all applicable criteria and goals form the City of Sherwood Comprehensive Plan. This report will be made available to the public 15 days prior to the hearing.

Step 5. Public Hearing

The City Council holds a public hearing. At the hearing the Council will consider applicable criteria. For the SB1573 Method, this is the final decision making body that acts on the petition.

For the other three methods, at the conclusion of the public hearing, if Council supports the annexation, they will forward the issue to the voters at the next available election (usually no less than 60 days).

All annexations, except those that use the SB1573 Method, in Sherwood require a majority approval of the voters. After the election, the Council will accept the certified election results and, if approved, by the voters, proclaim the annexation.

III. Additional Information

1. In order to officially change the boundary, Staff must send the order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well. Staff will mail the notice of decision to several local, regional, and State agencies and departments as required by law to complete the annexation.

2. Annexation to the City of Sherwood boundary allows for City Services. Additional service district boundary annexations may be necessary (e.g. Clean Water Services, Metro Regional Boundary, etc.).

3. All annexations fees to the City are deposit based, meaning the City will charge all required time and materials against the funds, and request additional form the applicant should additional funds be required.

4. Metro requires a fee to process city-approved annexations for individual applicants. That fee will be paid by the City as a pass through, and varies depending on the size and type of the annexation. The Metro fee will be taken from the applicants application deposit.

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CERTIFICATION OF PROPERTY OWNERSHIP

(All Methods)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the names of the owners* of at least one-half of the land area within the annexation area described, as shown on the last available complete assessment roll.

NAME:_____

TITLE:_____

DEPARTMENT:_____

COUNTY OF:_____

DATE:_____

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CERTIFICATION OF REGISTERED VOTERS

(For Double and Super Majority Methods)

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NAME:_____

TITLE:_____

DEPARTMENT:_____

COUNTY OF:_____

DATE:_____

THIS SECTION IS TO BE COMPLETED BY WASHINGTON COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF ASSESSED VALUE

(Triple Majority Method)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the current assessed value for the properties within the annexation area described, consistent with the last available complete assessment roll.

NAME: _____

TITLE: _____

DEPARTMENT: _____

COUNTY OF: _____

DATE: _____

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CERTIFICATION OF LEGAL DESCRIPTION AND MAP

(All Methods)

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map_____) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME_____

TITLE_____

DEPARTMENT_____

COUNTY OF_____

DATE_____

BOUNDARY CHANGE DATA SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

A. General location: On the north side of SW Sugarpine Drive

B. Land Area: Acres 10,559 SF or Square Miles _____

C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal.)

Forested with some floodplain and wetland areas, mostly sloped towards the southern portion of the site with a maximum slope of 14%

D. Describe Land uses on surrounding parcels. Use tax lots as reference points.

North: Residentially Developed Lands and Cedar Creek Riparian corridor

East: Yet underdeveloped, future residential development within the Brookman Road Concept Plan Area

South: SW Brookman Road runs along the southern boundary. South of Brookman Rd are rural & single family residential properties.

West: Fully developed with single family residences

E. Existing Land Use:

Number of single-family units 0 Number of multi-family units 0

Number of commercial structures 0 Number of industrial structures 0

Public facilities or other uses N/A

What is the current use the land proposed to be annexed: Forested/ undeveloped and a platted single family home site

F. Total current year Assessed Valuation: $_____

G. Total existing population: 0

II. REASON FOR BOUNDARY CHANGE

A. The Metro Code spells out criteria for consideration (Metro Code 3.09.050). Considering these criteria, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.

To ensure property within the Plat of Cedarcreek Gardens is fully located within the City as intended.

B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

The property is fully developed and includes a portion of a lot for a residential home and a portion for an open space tract

III. LAND USE AND PLANNING

A. Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary?

Inside the Metro Regional Urban Growth Boundary

B. What is the applicable County Planning Designation? _____

Or City Planning Designation? MDRL medium density residential -low

Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

Other than being able to construct a single family home on a recently platted pjt project, No other development is proposed

C. What is the zoning on the territory to be served?

MDRL

D. Can the proposed development be accomplished under current county zoning?

✔ Yes _____ No

If No, has a zone change been sought from the county either formally or informally?

_____ Yes _____ No

Please describe outcome of zone change request if answer to previous questions was Yes.

A single family home can be constructed on a recently platted parcel, part of which is currently outside of the city.

E. Please indicate all permits and/or approvals from a City, County or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE NO.	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment			
City of County Plan Amendment			
Pre-Application Hearing (City or County)			
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			X

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

F. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

N/A

IV. SERVICES AND UTILITIES

A. Please indicate the following:

1. Location and size of nearest water line that can serve the subject area.

SW SugarPine Drive

Proposed water line included in Cedar Creek Garden Development within existing streets

2. Location and size of nearest sewer line which can serve the subject area.

SW Sugarpine Drive

Proposed sewer line included in Cedar Creek Garden Development within existing streets

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area.

SW SugarPine Drive Fire station is located at 15440 SW Oregon Street

Proposed facilities included in Cedar Creek Garden Development within existing streets

4. The time at which services can be reasonably provided by the city or district.
   Currently Available

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)
   Cost of extending facilities to be paid by developer

6. Availability of desired service from any other unit of local government. (Please indicate the government.)

B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units please so indicate by stating the name or names of the governmental units involved.

City Sherwood
Rural Fire Dist. TVF&R
County Service Dist. _____
Sanitary District CWS
Hwy. Lighting Dist. _____
Water District Sherwood
Grade School Dist. Sherwood
Drainage District _____
High School Dist. Sherwood
Diking District _____
Library Dist. Sherwood
Park & Rec. Dist. _____
Special Road Dist. _____
Other District Supplying Water Service _____

C. If any of the above units are presently servicing the territory (for instance, are residents in the territory hooked up to a public sewer or water system), please so describe.
   Taxlot 3900 is fully served by newly installed public sewer and water systems.
   Obtaining a building permit requires annexation of part of the lot allowing it to fully hook up to all services.

V. APPLICANT INFORMATION

APPLICANT'S NAME Todd Boyce, Westwood Homes

MAILING ADDRESS 12700 SW Cornell Rd

Portland, OR 97229

TELEPHONE NUMBER 503-715-2383 (Work)

_____ (Res.)

REPRESENTING _____

DATE _____

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 16813 SW Sugar Pine Dr

Housing type:

- ☐ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

Occupancy:

- ☐ Owner occupied
- ☐ Renter occupied
- ☑ Vacant
- ☐ Seasonal

Resident Information:

LAST NAME	FIRST NAME	SEX	AGE
No current residents			

ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: Tax Lot: 3S106AA0440

Housing type:

- ☐ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

Occupancy:

- ☐ Owner occupied
- ☐ Renter occupied
- ☑ Vacant
- ☐ Seasonal

Resident Information:

LAST NAME	FIRST NAME	SEX	AGE
No current residents			

WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

Property Information (ALL METHODS)

	PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION YES	NO
	3S106AA03900	Todd Boyce (Westowood Homes)	0.25		Y	
	3S106AA04400	City of Sherwood	9.78		Y	
Totals:						

Registered Voters (DOUBLE MAJORITY METHOD ONLY)

	ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION YES	NO
Totals:				

Summary

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: 0
NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: 0
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: 0
TOTAL ACREAGE IN THE PROPOSAL: _____
ACREAGE SIGNED FOR: _____

PERCENTAGE OF ACREAGE SIGNED FOR: 0
TOTAL NUMBER OF SINGLE-FAMILY UNITS: 0
TOTAL NUMBER OF MULTI-FAMILY UNITS: 0
TOTAL NUMBER OF COMMERCIAL STRUCTURES: 0
TOTAL NUMBER OF INDUSTRIAL STRUCTURES: 0