

**City of Sherwood, Oregon**

**Resolution 99-789**

**A RESOLUTION ACCEPTING THE DESIGNATION OF A 6-ACRE PARK SITE FOR THE WOODHAVEN PUD**

**WHEREAS**, a primary goal of the City of Sherwood is to provide parkland and open space for the enjoyment of all residents, and

**WHEREAS** to that end, the City of Sherwood worked cooperatively with the Genstar Development company to reconfigure the Woodhaven PUD so that a 7.5 acre parcel was designated for parkland in 1997, and

**WHEREAS**, in early 1998, the City was made aware that the Sherwood School District desired the parkland parcel for use in expanding the Sherwood High School complex, and

**WHEREAS**, in an effort to cooperate with the District, the City indicated that it was amenable to conveying its interest in the land to the District, so long as 1) comparable replacement land easily accessible to Woodhaven residents could be provided, and 2) City of Sherwood taxpayers would incur no additional expense, and

**WHEREAS**, though no replacement land was provided, the School District sued the Woodhaven developer and Woodhaven property owners in September, 1998, in an effort to condemn the land, and the City intervened in that case on behalf of all Sherwood residents to ensure that a park so critical to the City would not be lost, and

**WHEREAS**, the School District subsequently dismissed the lawsuit, and the City agreed with the other parties to a standstill agreement, and ultimately mediation; and

**WHEREAS**, mediation was undertaken on February 17, 1999, and it became clear that the interests of the City and Genstar could be met, and that further involvement by the City in the attempt by the School District to acquire land for the High School Complex was no longer necessary or productive;


**Now, therefore be it resolved by the Council of the City of Sherwood**

Section 1. The approximately six acre parcel at the northeast corner of Sunset and Pinehurst meets the needs of the City for use as a park by residents of Woodhaven and surrounding neighborhoods. Further, it meets the burden imposed by the City on the Genstar Company in the City's findings approving Phase 7B of the Woodhaven development, in that the land provides the alternative park site that was anticipated in those findings.

Section 2. The staff is directed to work with Woodhaven to make the necessary minor modifications to its plan, which shall reflect use of the disputed land along Meinecke as a residential area, developed consistent with the underlying MDRH zoning and the previously approved densities for the Woodhaven PUD. This action shall be guided by the Woodhaven Conditions of Approval adopted March 26, 1997 which state, "The City shall approve the incorporation of a park adjoining Meinecke Road. In the event that a park is not located at its proposed location, the use of that location....shall generally be used reflecting the original approval of PUD 93-3." A copy of the original plan is attached to this Resolution and incorporated herein.

Section 3. In taking this action, the City strives only to provide parkland for its residents, and to remove itself from the time and costs of further involvement in a dispute between Genstar and the Sherwood School District.

**Duly passed by the City Council this 22<sup>nd</sup> Day of February, 1999.**

  
Walt Hitchcock, Mayor

ATTEST:

  
Jon Bormet, City Manager-Recorder

Date:	
Author:	
Checked:	

NO SCALE

# WOODHAVEN PHASING PLAN

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