



P.O. Box 167  
Sherwood, Oregon 97140  
625-5522 625-5523

City of Sherwood  
Planning Commission Meeting  
October 20, 1986, 7:30 p.m.  
Senior/Community Center  
855 N. Sherwood Blvd.

Agenda

1. Election of Chairperson
2. Continuation of a request for a Minor Land Partition, by Walter Novak, to divide one lot into three, located in the N.E. corner of the Tualatin-Sherwood and Edy Road intersection. (Response to the questions raised at the 9-29-86 meeting will be provided).
3. PUBLIC HEARING  
Request for a Minor Plan Map Amendment/Zone Change for the Village Green Apartments to change the designation from Community Commercial (CC) to High Density Residential, (HDR).
4. Status of the Smith Farm Estates revised site plan request.
5. Discussion of the proposed Old Town Overlay Zone.

JUN 2 1986



WASHINGTON  
COUNTY,  
OREGON

June 23, 1986

R.G. Pike  
Sabre Construction  
6712 N. Cutter Circle  
Portland, OR 97208

RE: SITE ON TUALATIN-SHERWOOD ROAD/EDY ROAD

In response to your questions concerning access for the above referenced site, we have reviewed access directly onto Tualatin-Sherwood Road. The County's comments are as follows:

- 1) No direct access to Tualatin-Sherwood Road or Edy Road. Access should be through Marshall Industrial Park when that site develops, and temporarily through Paper Transportation if approved by the City.
- 2) Right-of-way dedication of a minimum of 45' from centerline of Edy Road and Tualatin-Sherwood Road frontage, including adequate corner radius. The County reserves the right to require additional right-of-way pending the results of the Environmental Impact Study for the construction of the roads.
- 3) We request that you look at constructing an access street from the site's east property line to the proposed Marshall access at the west property line.

I hope these comments answer any questions you may have.

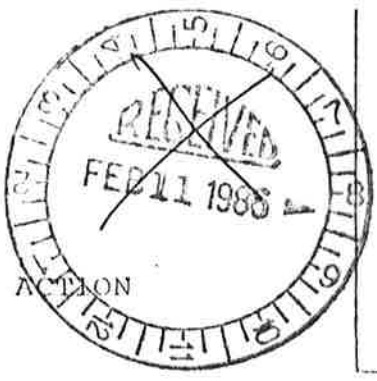
Sincerely,

A handwritten signature in cursive script that reads "Paula Calvin".

Paula Calvin  
Associate Planner

JN

C: Carol Connell  
City of Sherwood



CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. 2271-45  
FEE 125.00  
RECEIPT NO. 81  
DATE 8-13-86

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other \_\_\_\_\_

Owner/Applicant Information

	NAME	ADDRESS	PHONE
Applicant:	SABRE CONST. CO.	P.O. Box 4527 Portland 97208	503-285-1777
Owner:	WALTER M. NOVAK ET AL.	14600 S.W. 72nd AVE. Portland OR. 97223	503-639-6151
Contact for			
Additional Info:	R.G. PIKE	P.O. Box 4527 Portland 97208	503-285-1777
	PRESIDENT - SABRE CONSTRUCTION COMPANY.		

Property Information

Street Location: NORTH EASTERN CORNER EDY ROAD & TUALATIN SHERWOOD HWY.  
 Tax Lot No. \_\_\_\_\_ MAP No. 25128A Acreage 16.01  
 Existing Structures/Use: NONE  
 Existing Plan Designation: CITY OF SHERWOOD - ZONED G.I.  
WASH. COUNTY - UNZONED FARMLAND.

Proposed Action

Proposed Use GENERAL INDUSTRIAL  
 Proposed Plan Designation SAME  
 Proposed No. of Phases (one year each) TWO  
 Standard to be Varied and How Varied (Variance Only) \_\_\_\_\_

Purpose and Description of Proposed Action: TO DIVIDE THE 16.01 ACRES INTO 3 - 5+ ACRE PARCELS ACCESSED BY PRIVATE ROAD - NOW EXISTING - ACCESS OFF EDY ROAD, RATHER THAN EDY OR TUALATIN SHERWOOD NEAR THE JUNCTION OF THOSE ROADS. SEE COPY OF SURVEY OF PROPOSED ACCESS ROAD ATTACHED.



# Sabre Construction Company

August 12, 1986

## MEMORANDUM

FROM: SABRE CONSTRUCTION COMPANY - R.G. PIKE, PRESIDENT

TO: CITY OF SHERWOOD

RE: MINOR LAND PARTITION - PLAN COMPLIANCE REVIEW  
TAX MAP - 2S128A  
TAX LOT - 502

SUBJECT: GENERAL STATEMENT REGARDING FINDINGS CRITERIA -  
COMPREHENSIVE PLAN

### 1. ROAD OR STREET REQUIREMENT

This has been reviewed by the Washington County Road Department (See copy of letter from Ms. Paula Calvin dated 6/23/86 - attached). Because of the uncertainty regarding the completion date of streets in the proposed Marshall Subdivision to the east it would be necessary to access the property via the Paper Transportation access road - off Edy Road. This will require City of Sherwood approval following which we would obtain from the owner of the Paper Transportation access way, a perpetual access easement as shown on the attached survey. For and in consideration of such easement we would apply a levelling course of crushed rock plus a 3" layer of asphaltic concrete applied in two lifts. The finished road would be a minimum of 24'0" wide over the existing rock sub-base. We would then provide for a permanent right of way through the middle lot of partitioned Tax Lot 502, on the west side, to access the north and south parcels. (Please review drawings attached). At some later date a connection could be made to the Marshall Subdivision by constructing some 220' of road in the dedicated street provided for in the Marshall Subdivision plot; however, the overall traffic picture would continue to be improved by the Paper Transportation connection.

e) Preparer: R.G. Pike  
6712 N. Cutter Circle  
P.O. Box 4527  
Portland, OR. 97208

6. CITIZEN & AGENCY INVOLVMENT

Copies of Lot Book searches are attached.

7. GROWTH MANAGEMENT

The property lies within the City of Sherwood.

8. LAND USE

16.1 acres presently used for agricultural purposes and zoned for future light industrial by the City of Sherwood. There are no structures on the property. A single family residence is located near the South West corner and the Paper Transportation Building is about 170' west of the West property line at a point 160' South of the Northwest property corner. There is a sewer easement as shown on the Sketch Map provided.

9. ENVIRONMENTAL RESOURCES

There are no adverse soil conditions on this site. Natural drainage is indicated by direction arrows on the Sketch Map. No streams, wetlands, ponds or springs exist. The bulk of the acreage consists of pasture land with two relatively small stands of fir and brush. There are no view sites, historic sites or rock outcroppings.

General orientation of buildings would be East-West.

To the best of my knowledge there are no immediate sources of Air, Water, Land or Noise Pollution.

RECREATIONAL RESOURCES

The nearest parks would be in the City of Sherwood.

TRANSPORTATION

The property fronts on two major arterials - Edy Road and the Tualatin-Sherwood Highway - both well maintained and both supporting a reasonably heavy volume of traffic.

The area is not served by bus and has no bikeways or pathways.

The extent of any planned public capital improvement programs is not known.

10. COMMUNITY FACILITIES

- a) Water Mains exist in Edy Road and the Tualatin-Sherwood Road fronting the subject property.

Main sizes are more than adequate for fire protection sprinkler systems and hydrants.

- b) An 8" Sewer Main is shown on the Sketch Plan.

- c) Drainage - no storm sewer system is installed but a natural drainage system complemented by 12" buried drain tile and open ditches effectively routes drainage to Hedges Creek to the East and thence to the Tualatin Marsh. Site presently has a reasonably high permeability level but the writer is not aware of any tests in this regard.

- d) Planned improvements would take the form of light manufacturing and/or warehousing facilities with related parking and landscaping.

11. PRIVATE UTILITIES

Electric power, gas and telephone are immediately available.

Schools would be the Sherwood Public School system.

If further information is required please contact me at 285-1777.

Submitted by:



R.G. Pike, President

SABRE CONSTRUCTION COMPANY

enclosures



PRELIMINARY TITLE REPORT

ORP-118 (12-79)

SAFECO TITLE INSURANCE COMPANY  
OF OREGON

LOT BOOK REPORT

9900 SW Greenburg Road  
Portland, Oregon 97223  
P. O. Box 661  
Beaverton, Oregon 97075  
Telephone: (503) 684-4125

Date: 5/2/86

Order No.: W 33101

We have searched our Tract Indices as to the following described property:

See Attached Description Sheet.

and as of April 23, 1986 at 8:00 A.M.:

We find that the last deed of record runs to

YOUNG HERITAGE,  
an Oregon Limited Partnership

We also find the following apparent incumbrances within ten years prior to the effective date hereof:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers including the powers of assessment of the Unified Sewerage Agency of Washington County.

Order No. W 33101

Page No. 2

## LOT BOOK REPORT - Continued

## 3. Real Estate Contract, including the terms and provisions thereof.

Dated: April 20, 1981  
Recorded: April 21, 1981  
Recorders Fee No.: 81013348, Records of Washington County  
Vendor: WILLIAM R. YOUNG and MARY YOUNG, husband and wife.  
Vendee: MAC EQUIPMENT COMPANY, OREG., LTD., an Oregon limited partnership.

Covers Other Property Also.

The Vendee interest in said Real Estate Contract was assigned by instrument;

Dated: November 18, 1985  
Recorded: November 27, 1985  
Recorders Fee No.: 85047334, Records of Washington County  
To: P.M. MARSHALL COMPANY

## 4. Real Estate Contract, including the terms and provisions thereof.

Dated: June 16, 1981  
A memorandum of which was;  
Recorded: June 29, 1981  
Recorders Fee No.: 81022282, Records of Washington County  
Vendor: MAC EQUIPMENT COMPANY, OREG., LTD., an Oregon Limited Partnership  
Vendee: WALTER M. NOVAK

The Vendee interest was assigned by mesne assignments and by instrument;

Dated: December 22, 1982  
Recorded: March 3, 1983  
Recorders Fee No.: 83007252, Records of Washington County  
To: WALTER M. NOVAK, SANDRA ANN RAGEN and WALTER BOWERS NOVAK, as trustees under a Trust Agreement dated December 22, 1982

The Vendor's interest in said Real Estate Contract was assigned by instrument;

Dated: November 18, 1985  
Recorded: November 27, 1985  
Recorders Fee No.: 85047333, Records of Washington County  
To: P.M. MARSHALL COMPANY

48  
52



Order No. W 33101

Page No. 3

LOT BOOK REPORT - Continued

5. An easement created by instrument, including the terms and provisions thereof.

Dated: July 2, 1984  
Recorded: August 17, 1984  
Recorders Fee No.: 84032687, Records of Washington County  
In Favor of: CITY OF SHERWOOD  
For: Right of way  
Affects: Exact location unknown

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

None.

We also find the following unpaid taxes and city liens:

NOTE A: Taxes for the fiscal year 1985-86, paid in full  
Amount: \$53.28  
Account No.: Key 1233212  
Map: 2S1 28A 00502  
Levy Code: 088-10

THIS IS NOT A TITLE REPORT, since no examination has been made of the title to the above described property. Our search for apparent incumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

SAFECO TITLE INSURANCE COMPANY

By: Marianne Lyles, Title Officer

mlw

Order No. W 33101

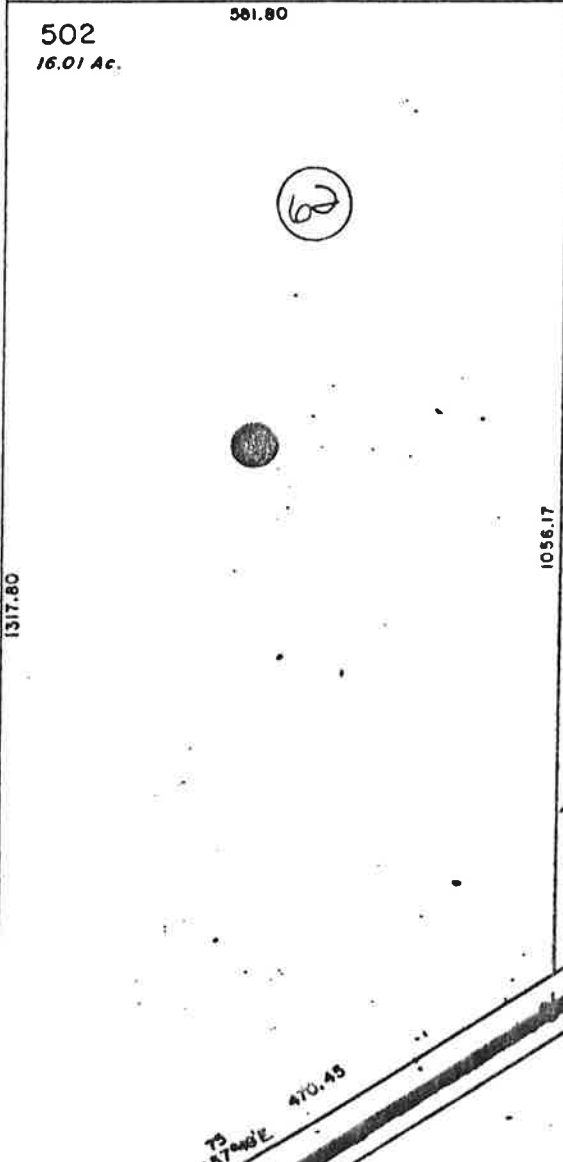
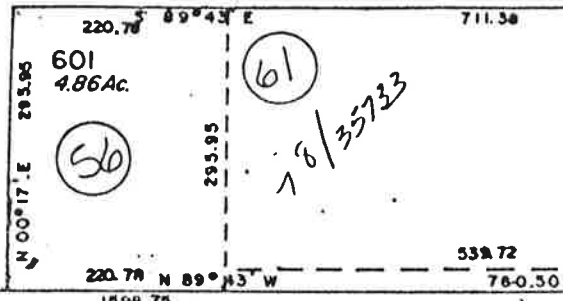
DESCRIPTION

A tract of land in the Northeast Quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod in the center of County Road No. 1070 (Edy Road) which was set in County Survey No. 4029, October 6, 1950, said iron was set to replace a stone set for the center of Section 28, in County Survey No. 1470, January 24, 1901, said iron rod bears North 00° 34' 09" East, 2649.29 feet from the south quarter corner of Section 28, and from said iron rod a 5/8 inch iron rod bears North 00° 11' 21" West, 19.91 feet; running thence from said beginning iron rod, North 00° 26' 01" East, 1317.80 feet to a 1/2 inch iron pipe which bears 0.80 feet West of a fence corner; thence South 89° 41' 39" East, 581.80 feet; thence South 00° 26' 01" West, 1056.17 feet to center of County Road No. 492 (Tualatin-Sherwood Road); thence along the center line of said road South 56° 43' 18" West, 470.45 feet to the intersection with the center line of County Road No. 1070 (Edy Road); thence South 89° 53' 13" West, 190.47 feet to the point of beginning.

EXCEPT that portion conveyed to the City of Sherwood by instrument recorded October 24, 1985, as Recorders Fee No. 85042489, Records of Washington County, Oregon.

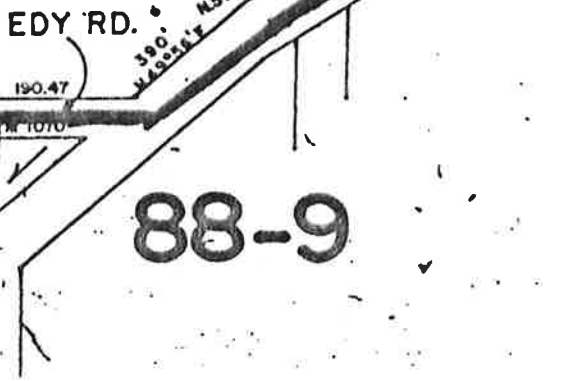
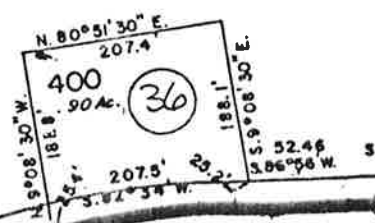
SOUTHERN



# 88-10

501  
20.27 Ac.

13



S.W. EDY RD.

CENTER SEC. 190.47

# 88-9



This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

Map No. 25128A

SAFECO TITLE INSURANCE COMPANY  
9011 S.W. WATN HILLS HWY.  
PORTLAND, OR 97224



March 4, 1986

SABRE CONSTRUCTION -

Roadway Description - (Page 1 of 2) -

A strip of land for road purposes situated in the northwest 1/4 of Section 28, T.2 S., R.1 W. of the Willamette Meridian, Washington County, Oregon, being a part of Tax Lot 300 and a part of a P. G. E. Easement Recorded in Book 483, Page 289, Deed Records, Washington County, Oregon, being more particularly described as follows, to-wit:

Beginning at a point in the northerly right of way line of Edy Road, which point bears South  $89^{\circ}31'42''$  West 390.70 feet and North  $1^{\circ}22'07''$  East 18.91 feet from the center of said Section 28, T.2 S., R.1 W. of the Willamette Meridian. From said place of beginning; thence along the centerline of a 24.00 foot roadway, being 12.00 feet on each side of the following courses and distances; North  $1^{\circ}22'07''$  East 784.19 feet to a point of curve; thence northeasterly along said centerline on a curve to the right having a radius of 116.00 feet thru a central angle of  $88^{\circ}20'23''$  a distance of 178.85 feet to a point of tangent; thence continuing along said centerline North  $89^{\circ}42'30''$  East 268.94 feet to the terminus of said roadway on the westerly line of Tax Lot 500, which is the north-south centerline of said Section 28, T.2 S., R.1 W. of the Willamette Meridian.

Also that part of the following lying in said Tax Lot 300 and said P. G. E. Easement.

Beginning at the herein mentioned point of beginning in the northerly right of way line of Edy Road; thence North  $1^{\circ}22'07''$  East along the centerline of said roadway, 47.85 feet to the true place of beginning; thence leaving said centerline North  $88^{\circ}37'53''$  West 12.00 feet to a point of curve in the westerly right of way line of said 24.00 foot roadway; the radial line of said curve bears North  $88^{\circ}37'$

)cont)

March 4, 1986

SABRE CONSTRUCTION -  
Roadway Description - (Page 2 of 2) -

53" West from said point of curve; thence southwesterly along a curve to the right having a radius of 50.00 feet thru a central angle of  $87^{\circ}59'07''$  a distance of 76.78 feet to a point in the northerly right of way line of Edy Road; thence North  $89^{\circ}41'17''$  East along said right of way line 93.68 feet to a  $5/8''$  iron rod; thence continuing North  $89^{\circ}41'17''$  East along said right of way line 30.40 feet to a point; thence leaving said right of way line, northwesterly along a curve to the right having a radius of 50.00 feet thru a central angle of  $92^{\circ}00'53''$  a distance of 80.30 feet to a point of tangent; thence North  $88^{\circ}37'53''$  West 12.00 feet to the centerline of said roadway; thence South  $1^{\circ}22'07''$  West 4.36 feet to the true place of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Andrew J. Paris Jr.*  
OREGON  
MAY 8, 1952  
ANDREW J. PARIS JR.  
289

13670 SW TUALATIN-SHERWOOD SHERWOOD OR 97140													
251280	00100	KEY: 00547327	CTI: UT1:	PCA: 3022	LOC: 12900	DIST: 088-09	H 88 09	JVI:00000	MAP: OOPR	LAND BLD-YAL ASSESSED TAXABLE	28,400 42,000 42,000	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX	180.32 780.00 780.00 756.91
088 GLEN E RAY S 12900 SW TUALATIN SHER RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65731 FOREST LAND - POTENTIAL TAXABLE PARCEL SUBJECT TO PENALTY													
251280	00200	KEY: 00547336	CTI: UT1:	PCA: 1002	LOC: 1002	DIST: 088-09	H 88 09	JVI:00000	MAP: NOOPR	LAND BLD-YAL ASSESSED TAXABLE	100 100 100	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	2.12 2.06 2.06
ENDICOTT, R G AND RONALD L 12900 SW MYSLONY RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65732 SALE 0679 79025360 V WD V													
251280	00300	KEY: 00547333	CTI: UT1:	PCA: 1012	LOC: 13430	DIST: 088-09	H 88 09	JVI:00000	MAP: 00002	LAND BLD-YAL ASSESSED TAXABLE	43,900 42,300 95,200	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX	1,933.48 1,933.48 1,933.48 1,894.88
GHOLSTON, MARK A AND JULIE A 13430 SW TUAL-SHERWOOD RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65733 SALE 0785 85027709 1 WD 0 07/85 - 85027709													
251280	00400	KEY: 00547354	CTI: UT1:	PCA: 1002	LOC: 1002	DIST: 088-09	H 88 09	JVI:00000	MAP: NOOPR	LAND BLD-YAL ASSESSED TAXABLE	57,600 57,600 57,600	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	1,207.30 1,207.30 1,207.30 1,171.68
ENDICOTT, R G AND RONALD L 12900 SW MYSLONY RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65734 SALE 0679 79025360 V WD V													
251280	00500	KEY: 00547363	CTI: UT1:	PCA: 1002	LOC: 1002	DIST: 088-09	H 88 09	JVI:00000	MAP: NOOPR	LAND BLD-YAL ASSESSED TAXABLE	56,900 56,900 56,900	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	1,192.63 1,192.63 1,192.63 1,156.85
ENDICOTT, R G AND RONALD L 12900 SW MYSLONY RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65735 SALE 0679 79025360 V WD V													

251280 00600 KEY: 00547392 CTI: UT1: PCA: 1012 LOC: 21838 DIST: 088-09 H 88 09 JVI:42255 MAP: OOPR LAND BLD-YAL ASSESSED TAXABLE 22,200 66,600 66,600 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX 1,293.94 1,293.94 1,293.94 1,257.06									
KERNAN, PAULINE LANE 21825 SW DAHLKE LANE SHERWOOD OR 97140									
AREA: C25R ROLL SEQ: 65736 SALE 0000 05350689 I									
251280 00600 KEY: 00547381 CTI: UT1: PCA: 1012 LOC: 21905 DIST: 088-09 H 88 09 JVI:00000 MAP: NOOPR LAND BLD-YAL ASSESSED TAXABLE 39,100 38,800 74,900 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX *** DELINQUENT TAXES *** 1,368.91 1,368.91 1,368.91 1,322.10									
MC DONALD, RALPH V P O BOX 285 VANCOUVER WA 98666									
AREA: C25R ROLL SEQ: 65737 SALE 0000 09710868									
251280 00600 KEY: 00547388 CTI: UT1: PCA: 3022 LOC: 21958 DIST: 088-09 H 88 09 JVI:42256 MAP: OOPR LAND BLD-YAL ASSESSED TAXABLE 28,200 60,700 60,700 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX 1,272.28 1,272.28 1,272.28 1,237.11									
MUNGER, DOUGLAS S KATHLEEN A 21775 SW DAHLKE LN SHERWOOD OR 97140									
AREA: C25R ROLL SEQ: 65738 SALE 0000 10090176									
251280 00700 KEY: 00547607 CTI: UT1: PCA: 1002 LOC: 1002 DIST: 088-09 H 88 09 JVI:00000 MAP: NOOPR LAND BLD-YAL ASSESSED TAXABLE 53,000 53,000 53,000 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX *** DELINQUENT TAXES *** 1,110.88 1,110.88 1,110.88 1,077.33									
PEABODY, ETHAN A RUTH A 8 BRADEN, HERBERT H 21700 SW DAHLKE LN SHERWOOD OR 97140									
AREA: C25R ROLL SEQ: 65739 SALE 0881 81029664 V CT 0									
251280 00800 KEY: 00547616 CTI: UT1: PCA: 1012 LOC: 21700 DIST: 088-09 H 88 09 JVI:00000 MAP: OOPR LAND BLD-YAL ASSESSED TAXABLE 51,000 100,300 100,300 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX 2,108.31 2,002.51 2,002.51 1,946.37									
BRADEN, HERBERT H VIRGINIA L 8 BRADEN, DAVID P 21700 SW DAHLKE LANE SHERWOOD OR 97140									
AREA: C25R ROLL SEQ: 65740 SALE 0881 81028882 I CT 0									
251280 00900 KEY: 00547625 CTI: UT1: PCA: 1012 LOC: 21940 DIST: 088-09 H 88 09 JVI:00000 MAP: NOOPR LAND BLD-YAL ASSESSED TAXABLE 68,100 86,700 86,700 AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX 1,817.24 1,817.24 1,817.24 1,762.32									
FOR, FREDERICK H P O BOX 415 TUALATIN OR 97062									
AREA: C25R ROLL SEQ: 65741 SALE 0000 09240178									

MARKET	6043,047,600	MARKET	6043,047,600	LAND	2079,133,600	BLD	3963,914,000	SP-FEAT	196000.00
BASE-01	603237600.00	BASE-02	278554.00	BASE-03	971503.00	BASE-04	34313.00	BASE-05	196000.00
BASE-06	579928.00	BASE-07	5,944.00	BASE-08	0.00	BASE-09	0.00	BASE-10	0.00
AD VALOREM	128,486,031.91	STATE PAID	3,714,014.91	SPEC ASSMT	7,025,160.88	NET TAX	131,797,197.88	SR DISCOUNT	3,933,920.23
CURRENT TAX	127,843,277.63								

ROLL: PARCEL NUMBER ORDER W A S H I N G T O N C O U N T Y PROPERTY VALUES FOR 1985-86 REAL PROPERTY 10/14/85 PAGE 4819													
ROLL-CONTROL													
251280	01000	KEY: 00547208	CTI: UT1:	PCA: 3022	LOC: 20605	DIST: 088-09	H 88 09	JVI:00000	MAP: NOOPR	LAND BLD-YAL ASSESSED TAXABLE	600 600 600	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX	12.38 12.38 12.38 12.30
YOUNG, WILLIAM R MARY 20605 SW CIPOLE RD SHERWOOD OR 97140													
AREA: C25R ROLL SEQ: 65742 UNZONED FARM LAND-POTENTIAL TAXABLE SALE 0000 02140061													
25129A	00100	KEY: 00547208	CTI: UT1:	PCA: 6002	LOC: 01311	DIST: 088-10	H 88 09	JVI:00000	MAP: NOOPR	LAND BLD-YAL ASSESSED TAXABLE	2,400 2,400 2,400	AD VALOREM STATE TAX NET TAX YR D DISCOUNT CURRENT TAX	45.94 45.94 45.94 45.94
YOUNG, WILLIAM R MARY 20605 SW CIPOLE RD SHERWOOD OR 97140													

ROLL-CONTROL

25128C 00102 KEY: 00547402 UT1: KETTLERBERG, DONALD 13825 SW TUAL-SHERWOOD RD SHERWOOD OR 97140	CTL: 5000 UT2: 5000	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65714	JV:26267 MAP: NOOPR SALE 0578 78021985	LAND BLD-YAL -ASSESSED TAXABLE	73.500 20.600 62.900 94.100	AD VALOREM NET TAX DISCOUNT CURRENT TAX	2,386.40 2,386.40 2,314.81
25128C 00103 KEY: 00990162 UT1: MORRISON, ARLENE C SCOTT ACCEPTANCE CORP 6498 SW BARBUR BLVD PORTLAND OR 97219	CTL: 3002 UT2: 3002	PCA: 3002 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65715	JV:00217 MAP: 00007 SALE 1283 84047757 ED N	LAND ASSESSED TAXABLE	87.300 87.300	AD VALOREM NET TAX DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	2,413.93 2,413.93 2,129.35
25128C 00200 KEY: 00547411 UT1: HEYMIN, QUEENIE HEYMIN TREE ENTERPRISES LTD BY GEMMA, ALICE L PO BOX 128 TUALATIN OR 97062	CTL: 3002 UT2: 3002	PCA: 3002 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65716	JV:25570 MAP: 00002 SALE 0000 78025569	LAND ASSESSED TAXABLE	326.500 326.500	AD VALOREM NET TAX DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	13,349.30 13,349.30 12,400.01
25128C 00201 KEY: 00935862 UT1: BRUNE INVESTMENT COMPANY BY ALLED SYSTEMS COMPANY 13985 SW TUAL-SHERWOOD RD SHERWOOD OR 97140	CTL: 3012 UT2: 3012	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65717	JV:36528 MAP: NOOPR SALE 0679 79037058 V 88 H	LAND BLD-YAL -ASSESSED TAXABLE	199.700 138.700 138.400 138.400	AD VALOREM NET TAX DISCOUNT CURRENT TAX	34,449.02 34,449.02 1,019.57 33,429.55
25128C 00202 KEY: 01032035 UT1: BRUNE HOWARD E 122 CONDOLEA DRIVE LAKE OSWEGO OR 97034	CTL: 3012 UT2: 3012	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65718	JV:25570 MAP: NOOPR SALE 0679 79035571	LAND ASSESSED TAXABLE	62.500 62.500	AD VALOREM NET TAX DISCOUNT CURRENT TAX	1,383.46 1,383.46 1,534.99
25128C 00300 KEY: 00547420 UT1: WELLS, LARRY SCHUTTE, HANK P O BOX 381 SHERWOOD OR 97140	CTL: 3012 UT2: 3012	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65719	JV:84747 MAP: NOOPR SALE 0000 09000182	LAND BLD-YAL -ASSESSED TAXABLE	78.200 168.200 168.900	AD VALOREM NET TAX DISCOUNT CURRENT TAX	3,069.67 3,069.67 4,917.58
25128C 00301 KEY: 00547439 UT1: WELLS, LARRY ASSOCIATES P O BOX 381 SHERWOOD OR 97140	CTL: 3012 UT2: 3012	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65720	JV:14688 MAP: NOOPR SALE 0000 09000183	LAND BLD-YAL -ASSESSED TAXABLE	103.600 912.600 1015.900	AD VALOREM NET TAX DISCOUNT CURRENT TAX	25,763.73 25,763.73 24,990.33
25128C 00302		PCA: 3012	DIST: 088-10	88 10	LAND	80.000	AD VALOREM	2,551.22

KEY: 00547448 UT1: WELLS, LARRY SCHUTTE, HANK P O BOX 381 SHERWOOD OR 97140	CTL: 3012 UT2: 3012	PCA: 3012 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65721	JV:77240 MAP: NOOPR SALE 0000 10330422	LAND BLD-YAL -ASSESSED TAXABLE	20.600 100.600 100.600	AD VALOREM NET TAX DISCOUNT CURRENT TAX *** DELINQUENT TAXES ***	2,551.22 2,551.22 2,472.68
25128C 00400 88 09 KEY: 00547459 UT1: FRONTIER LEATHER COMPANY BOX 502 SHERWOOD OR 97140	CTL: 3002 UT2: 3002	PCA: 3002 LOC: AREA1-2	DIST: 088-09 ROLL SECT: 65722	88 09 JV:29409 MAP: NOOPR SALE 0000 04670110 V	LAND ASSESSED TAXABLE	100 100	AD VALOREM NET TAX DISCOUNT CURRENT TAX	2.13 2.13 2.08
25128C 00500 88 10 KEY: 01047290 UT1: FRONTIER LEATHER COMPANY BOX 502 SHERWOOD OR 97140	CTL: 3002 UT2: 3002	PCA: 3002 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65723	88 10 JV:29409 MAP: NOOPR SALE 0000 04670110 V	LAND ASSESSED TAXABLE	38.900 38.900	AD VALOREM NET TAX DISCOUNT CURRENT TAX	886.31 886.31 956.81
25128C 00500 KEY: 00547466 UT1: CEREGHINO, JOHN GLADYS 14100 SW TUALATIN SHERWOOD SHERWOOD OR 97140	CTL: 14100 UT2: 14100	PCA: 3132 LOC: AREA1-2	DIST: 088-09 ROLL SECT: 65724	88 09 JV:56404 MAP: NOOPR UNIONED FARM LAND-POTENTIAL SEE MOBILE HOME ROLL	LAND ASSESSED TAXABLE	33.900 33.900	AD VALOREM NET TAX DISCOUNT CURRENT TAX	342.87 342.87 526.38
25128C 00501 KEY: 00989657 UT1: KIMWOOD CORPORATION PO BOX 97 COTTAGE GROVE OR 97424	CTL: 3002 UT2: 3002	PCA: 3002 LOC: AREA1-2	DIST: 088-10 ROLL SECT: 65725	88 10 JV:00002 MAP: NOOPR SALE 0881 81031224 V WD B	LAND ASSESSED TAXABLE	561.400 561.400	AD VALOREM NET TAX DISCOUNT CURRENT TAX	14,237.10 14,237.10 13,809.99
25128C 00600 KEY: 00547499 UT1: BILES, JOE HAZEL PO BOX 3393 ALOHA OR 97006	CTL: 1388 UT2: 1388	PCA: 1388 LOC: AREA1-2	DIST: 088-09 ROLL SECT: 65726	88 09 JV:00000 MAP: NOOPR M 13980 SW TUAL-SHERWOOD RD	LAND BLD-YAL -ASSESSED TAXABLE	33.100 63.000 32.100	AD VALOREM NET TAX DISCOUNT CURRENT TAX	672.84 672.84 652.83
25128C 00700 KEY: 00547484 UT1: MCPOLAND, JAMES FITCH, GERALD J 205 S SHERWOOD BLVD M O BOX 353 SHERWOOD OR 97140	CTL: 1012 UT2: 1012	PCA: 1012 LOC: AREA1-2	DIST: 088-09 ROLL SECT: 65727	88 09 JV:00003 MAP: OOPR SALE 0783 83027850 I CT 0	LAND BLD-YAL -ASSESSED TAXABLE	64.800 14.600 58.400	AD VALOREM NET TAX DISCOUNT CURRENT TAX	1,224.06 1,224.06 1,187.54

ROLL	PARCEL NUMBER	ORDER	W A S H I N G T O N C O U N T Y	PROPERTY VALUES FOR 1985-86	REAL PROPERTY	10/14/85	PAGE	4816			
ROLL-CONTROL											
LEGAL CONTINUATION											
251288	00101		PCA: 5032	DIST: 088-09	88 09	JV:67210	MAP: OOPR	LAND VAL	23,400	AD VALOREM	1,914.48
KEY: 00547279	UT1:	LOC: 19935	CIPOL RD	ROLL SEGI:	65700			BLD-VAL	28,000	STATE PAID	100.00
GALBREATH, JOSEPH A	UT2:	AREA: C25A						-ASSESSED	48,400	NET TAX	913.98
MADLEINE		1.95AC						OOPR		YS DISCOUNT	22.53
19935 SW CIPOL RD								TAXABLE	48,400	CURRENT TAX	887.03
SHERWOOD	OR 97140										
251288	00102		PCA: 5032	DIST: 088-09	88 09	JV:67210	MAP: NOOPR	LAND VAL	1,800	AD VALOREM	22.18
KEY: 00547288	UT1:	LOC: 19935	CIPOL RD	ROLL SEGI:	65701			BLD-VAL	1,800	STATE PAID	100.00
GALBREATH, JOHN D	UT2:	AREA: C25A						-ASSESSED		NET TAX	913.98
MARY LIFE ESTA		3.06AC						OOPR		YS DISCOUNT	22.53
19935 SW CIPOL RD								TAXABLE		CURRENT TAX	24.41
SHERWOOD	OR 97140										
251288	00102	00 01	PCA: 5022	DIST: 088-02	88 02	JV:67210	MAP: OOPR	LAND VAL	18,600	AD VALOREM	1,498.28
KEY: 00547322	UT1:	LOC:		ROLL SEGI:	65702			BLD-VAL	23,200	STATE PAID	100.00
GALBREATH, JOHN D	UT2:	AREA: C25A						-ASSESSED	73,200	NET TAX	1,399.28
MARY LIFE ESTA		2.65AC						OOPR		YS DISCOUNT	1,354.33
19935 SW CIPOL RD								TAXABLE	73,200	CURRENT TAX	1,354.33
SHERWOOD	OR 97140										
251288	00103		PCA: 5032	DIST: 088-02	88 02	JV:67210	MAP: NOOPR	LAND VAL	6,200	AD VALOREM	124.74
KEY: 00547297	UT1:	LOC:		ROLL SEGI:	65703			BLD-VAL	6,200	STATE PAID	100.00
GALBREATH, JOSEPH M I	UT2:	AREA: C25R						-ASSESSED	6,200	NET TAX	124.74
MARY LIFE ESTA		8.95AC						OOPR		YS DISCOUNT	122.04
19935 SW CIPOL RD								TAXABLE		CURRENT TAX	122.04
SHERWOOD	OR 97140										
251288	00104		PCA: 6002	DIST: 088-10	88 10	JV:67210	MAP: NOOPR	LAND VAL	9,700	AD VALOREM	246.00
KEY: 01236237	UT1:	LOC:		ROLL SEGI:	65704			BLD-VAL	9,700	STATE PAID	100.00
GALBREATH, JOSEPH A ET AL	UT2:	AREA: C25R						-ASSESSED	9,700	NET TAX	246.00
CONTROL INC		39.62AC						OOPR		YS DISCOUNT	238.68
10831 SW CASCADE AVENUE								TAXABLE		CURRENT TAX	238.68
PORTLAND	OR 97223										
251288	00200		PCA: 5022	DIST: 088-02	88 02	JV:00000	MAP: NOOPR	LAND VAL	6,600	AD VALOREM	134.90
KEY: 00547320	UT1:	LOC:		ROLL SEGI:	65705			BLD-VAL	6,600	STATE PAID	100.00
GALGRAVE, DELMAR A	UT2:	AREA: C25R						-ASSESSED	6,600	NET TAX	134.90
RUTH		6.60AC						OOPR		YS DISCOUNT	4.02
11345 SW HERRAN RD								TAXABLE		CURRENT TAX	130.88
SHERWOOD	OR 97140									*** DELINQUENT TAXES ***	65.55
251288	00300		PCA: 5032	DIST: 088-10	88 10	JV:04267	MAP: NOOPR	LAND VAL	2,600	AD VALOREM	62.94
KEY: 00547339	UT1:	LOC:		ROLL SEGI:	65706			BLD-VAL	2,600	STATE PAID	100.00
TAYLOR, LLOYD D	UT2:	AREA: C25R						-ASSESSED	2,600	NET TAX	62.94
ARLETTE M		6.01AC						OOPR		YS DISCOUNT	63.98
PO BOX 1981								TAXABLE		CURRENT TAX	63.98
LAKE OSWEGO	OR 97034										
251288	00301		PCA: 3012	DIST: 088-10	88 10	JV:00000	MAP: 00001	LAND VAL	28,800	AD VALOREM	2,132.80
KEY: 00547368	UT1:	LOC: 13345	EDY RD	ROLL SEGI:	65707			BLD-VAL	24,100	STATE PAID	100.00
STONE, RICHARD F	UT2:	AREA: V-2						-ASSESSED	24,100	NET TAX	65.80
		0.2AC						OOPR		YS DISCOUNT	2,068.62
13345 SW EDY RD								TAXABLE		CURRENT TAX	2,068.62
STONE, RICHARD B											

SHERWOOD OR 97140											
3 STONE RICHARD B 1 BS U 04/85 - 85011654											
SALE 0283 85007818											
251288	00499		PCA: 5032	DIST: 088-10	88 10	JV:32194	MAP: NOOPR	LAND VAL	1,700	AD VALOREM	43.12
KEY: 00547399	UT1:	LOC: 13345	EDY RD	ROLL SEGI:	65708			BLD-VAL	1,700	STATE PAID	100.00
TAYLOR, LLOYD D	UT2:	AREA: C25R						-ASSESSED		NET TAX	41.83
ARLETTE M		4.25AC						OOPR		YS DISCOUNT	41.83
PG BOX 1661								TAXABLE		CURRENT TAX	41.83
LAKE OSWEGO	OR 97034										
251288	00401		PCA: 3012	DIST: 088-10	88 10	JV:23460	MAP: 00002	LAND VAL	167,500	AD VALOREM	18,139.69
KEY: 01032260	UT1:	LOC:		ROLL SEGI:	65709			BLD-VAL	167,500	STATE PAID	100.00
ROTTICCI, EDWARD G AND	UT2:	AREA: V-2						-ASSESSED	754,600	NET TAX	18,139.69
JANE M AND		4.62AC						OOPR		YS DISCOUNT	18,139.69
GOODRICH, JEREMY F ET AL								TAXABLE		CURRENT TAX	18,139.69
13501 SW EDY RD											
SHERWOOD	OR 97140										
251288	00402		PCA: 3012	DIST: 088-10	88 10	JV:32194	MAP: NOOPR	LAND VAL	62,600	AD VALOREM	2,031.63
KEY: 01166222	UT1:	LOC:		ROLL SEGI:	65710			BLD-VAL	62,600	STATE PAID	100.00
TAYLOR, LLOYD AND ARLETTE	UT2:	AREA: V-2						-ASSESSED	80,600	NET TAX	1,991.33
PETERSON, ELLIE		1.56AC						OOPR		YS DISCOUNT	61.33
LIFE ESTATE								TAXABLE	80,600	CURRENT TAX	1,990.68
PO BOX 1661											
LAKE OSWEGO	OR 97034										
251288	00403		PCA: 3012	DIST: 088-10	88 10	JV:23460	MAP: NOOPR	LAND VAL	156,500	AD VALOREM	8,171.00
KEY: 01181680	UT1:	LOC:		ROLL SEGI:	65711			BLD-VAL	156,500	STATE PAID	100.00
TAYLOR, LLOYD D AND ARLETTE	UT2:	AREA: V-2						-ASSESSED	325,500	NET TAX	8,171.00
PO BOX 1661		6.37AC						OOPR		YS DISCOUNT	7,622.87
LAKE OSWEGO	OR 97034							TAXABLE		CURRENT TAX	7,622.87
										*** DELINQUENT TAXES ***	



KEY: PARCEL NUMBER ORDER		CT1:	PCA:	DIST:	BB:	MAP:	LAND	AD VALOREM	
25128A 00300	KEY: 00547180	CT1:	PCA: 5032	DIST: 088-09	BB 09	MAP: NOOPR	LAND ASSESSED 6,700	AD VALOREM 140.44	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65688	JV: 100000	TAXABLE 6,700	NET TAX 4.31	
TEL EARL J TRUSTEE 12155 SW TUAL-SHERWOOD RD SHERWOOD OR 97140			16.00AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE			VB DISCOUNT 4.31	CURRENT TAX 136.23
25128A 00400	KEY: 00547199	CT1:	PCA: 1012	DIST: 088-10	M 88 09	MAP: NOOPR	LAND BLD-VAL 23,000	AD VALOREM 1,326.32	
UT1:	UT2:	UT2:	LOC: 13025	AREA: C2SR	ROLL SEQ: 65687	JV: 100000	ASSESSED 23,000	NET TAX 1,326.32	
(MAYEZ ALFRED J 15025 SW TUAL-SHERWOOD RD SHERWOOD OR 97140			90AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 23,000	VB DISCOUNT 1,326.32	CURRENT TAX 1,286.56
25128A 00501	KEY: 01231955	CT1:	PCA: 5032	DIST: 088-09	JV: 100000	MAP: 00003	ASSESSED 0		
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65688	JV: 100000	TAXABLE 0		
YOUNG WILLIAM R MARY P MARSHALL, P M PO BOX 287 TUALATIN OR 97062			08 AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE				
				ADDITIONAL TAX LIABILITY					
				*****					
				8/84 - 84033399					
				CODE SPLIT					
				SALE 0000 81013348					
25128A 00501 01	KEY: 01231955	CT1:	PCA: 5032	DIST: 088-10	M 88 09	MAP: NOOPR	LAND ASSESSED 31,500	AD VALOREM 728.87	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65689	JV: 100000	TAXABLE 31,500	NET TAX 728.87	
YOUNG WILLIAM R MARY MAC EQUIPMENT CO OREG LTD PO BOX 278 TUALATIN OR 97062			20.19AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE			VB DISCOUNT 728.87	CURRENT TAX 774.90
				ADDITIONAL TAX LIABILITY					
				*****					
				8/84 - 84033399					
				CODE SPLIT					
				SALE 0000 81013348					
25128A 00502	KEY: 01233212	CT1:	PCA: 5032	DIST: 088-10	M 88 09	MAP: NOOPR	LAND ASSESSED 2,100	AD VALOREM 51.68	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65690	JV: 100000	TAXABLE 2,100	NET TAX 51.68	
YOUNG WILLIAM R AND MARY I NOVAK, WALTER M AND RAGEN SAMORA ET AL-TRUSTEES RT 1 BOX 9-BE WOODLAND WA 98674			16.01AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE			VB DISCOUNT 51.68	CURRENT TAX 51.68
				ADDITIONAL TAX LIABILITY					
				*****					
				SALE 1282 83007252					
25128A 00600	KEY: 00547213	CT1:	PCA: 5032	DIST: 088-10	M 88 09	MAP: 00005	LAND BLD-VAL 32,500	AD VALOREM 2,209.32	
UT1:	UT2:	UT2:	LOC: 20283	AREA: C2SR	ROLL SEQ: 65691	JV: 27251	ASSESSED 32,500	NET TAX 2,209.32	
GASELEY WILLIAM CHRISTINA 1 COLUMBIA HARDWOOD AND MOUNTING CO 12700 SW HALL BLVD TIGARD OR 97223			19.41AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 32,500	VB DISCOUNT 2,209.32	CURRENT TAX 2,148.13
				ADDITIONAL TAX LIABILITY					
				*****					
				SALE 0784 84034348					
25128A 00671	KEY: 00955274	CT1:	PCA: 3012	DIST: 088-10	M 88 09	MAP: 00005	LAND BLD-VAL 158,000	AD VALOREM 7,318.39	
UT1:	UT2:	UT2:	LOC:	AREA: V-2	ROLL SEQ: 65692	JV: 27252	ASSESSED 158,000	NET TAX 7,318.39	
SHEMOR DEVELOPMENT CO PO BOX 328 MEMBERG			4.86AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 158,000	VB DISCOUNT 7,318.39	CURRENT TAX 7,094.90
				ADDITIONAL TAX LIABILITY				*** DELINQUENT TAXES ***	
				*****					
				10/84 - 84039453					
				CODE CHANGE 88-9 TO 88-10					
25128A 00700	KEY: 00547224	CT1:	PCA: 3012	DIST: 088-09	M 88 09	MAP: NOOPR	LAND BLD-VAL 112,500	AD VALOREM 4,161.70	
UT1:	UT2:	UT2:	LOC: 19988	AREA: V-2	ROLL SEQ: 65693	JV: 175449	ASSESSED 112,500	NET TAX 4,161.70	
				UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 112,500	STATE PAID 100.00	
				ADDITIONAL TAX LIABILITY				NET TAX 4,041.70	

TRETT, MARLOWE C 19985 SW CIPOLE RD SHERWOOD OR 97140			2.62AC	8 OF E REC 82-83 7/1/82 81-21300 5/81 83 PTR	10:1 TRETT MARLOWE C SALE 0581 81021300	WD F	OOPR TAXABLE 197.600	VB DISCOUNT 3.20	CURRENT TAX 3,320.23
25128A 00800	KEY: 00547233	CT1:	PCA: 5032	DIST: 088-09	M 88 09	MAP: OOPR	LAND BLD-VAL 23,400	AD VALOREM 1,219.88	
UT1:	UT2:	UT2:	LOC: 19945	AREA: C2SR	ROLL SEQ: 65694	JV: 100000	ASSESSED 23,400	NET TAX 1,219.88	
CEREGHINO, JAMES CHRISTINA V 19945 SW CIPOLE RD SHERWOOD OR 97140			2.51AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 23,400	VB DISCOUNT 1,219.88	CURRENT TAX 1,086.28
25128A 00900	KEY: 00547242	CT1:	PCA: 1012	DIST: 088-09	M 88 09	MAP: OOPR	LAND BLD-VAL 23,000	AD VALOREM 1,213.59	
UT1:	UT2:	UT2:	LOC: 19915	AREA: C2SR	ROLL SEQ: 65695	JV: 100000	ASSESSED 23,000	NET TAX 1,213.59	
GALBREATH, JOSEPH A ET AL WADDILL, THELMA L AND JOHN 19915 SW CIPOLE RD SHERWOOD OR 97140			1.00AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 23,000	STATE PAID 100.00	CURRENT TAX 1,113.59
25128A 01000	KEY: 00547251	CT1:	PCA: 5032	DIST: 088-10	M 88 09	MAP: NOOPR	LAND ASSESSED 3,700	AD VALOREM 93.84	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65696	JV: 100000	TAXABLE 3,700	NET TAX 93.84	
CEREGHINO, GERDA DAVID E AND RUTH FISHER, TRUSTEES 14345 SW EDY RD SHERWOOD OR 97140			8.00AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 3,700	VB DISCOUNT 93.84	CURRENT TAX 91.02
25128B 00100 00 01	KEY: 00547304	CT1:	PCA: 6002	DIST: 088-02	JV: 67210	MAP: NOOPR	LAND ASSESSED 800	AD VALOREM 16.34	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65697	JV: 67210	TAXABLE 800	NET TAX 16.34	
GALBREATH, JOSEPH A MADELINE I JOHN D 19935 SW CIPOLE RD SHERWOOD OR 97140			5.20AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 800	VB DISCOUNT 16.34	CURRENT TAX 15.83
25128B 00100 88 09	KEY: 00547200	CT1:	PCA: 5032	DIST: 088-09	M 88 09	MAP: NOOPR	LAND ASSESSED 3,000	AD VALOREM 62.88	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65698	JV: 29409	TAXABLE 3,000	NET TAX 62.88	
GALBREATH, JOSEPH A MADELINE I JOHN D 19935 SW CIPOLE RD SHERWOOD OR 97140			11.86 AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 3,000	VB DISCOUNT 62.88	CURRENT TAX 60.99
25128B 00101	KEY: 00547313	CT1:	PCA: 5022	DIST: 088-02	JV: 67210	MAP: NOOPR	LAND ASSESSED 300	AD VALOREM 10.25	
UT1:	UT2:	UT2:	LOC:	AREA: C2SR	ROLL SEQ: 65699	JV: 67210	TAXABLE 300	NET TAX 10.25	
GALBREATH, JOSEPH A MADELINE I 19935 SW CIPOLE RD SHERWOOD OR 97140			10.9AC	UNZONED FARM LAND-POTENTIAL	ZONE = MAE		TAXABLE 300	VB DISCOUNT 10.25	CURRENT TAX 9.94

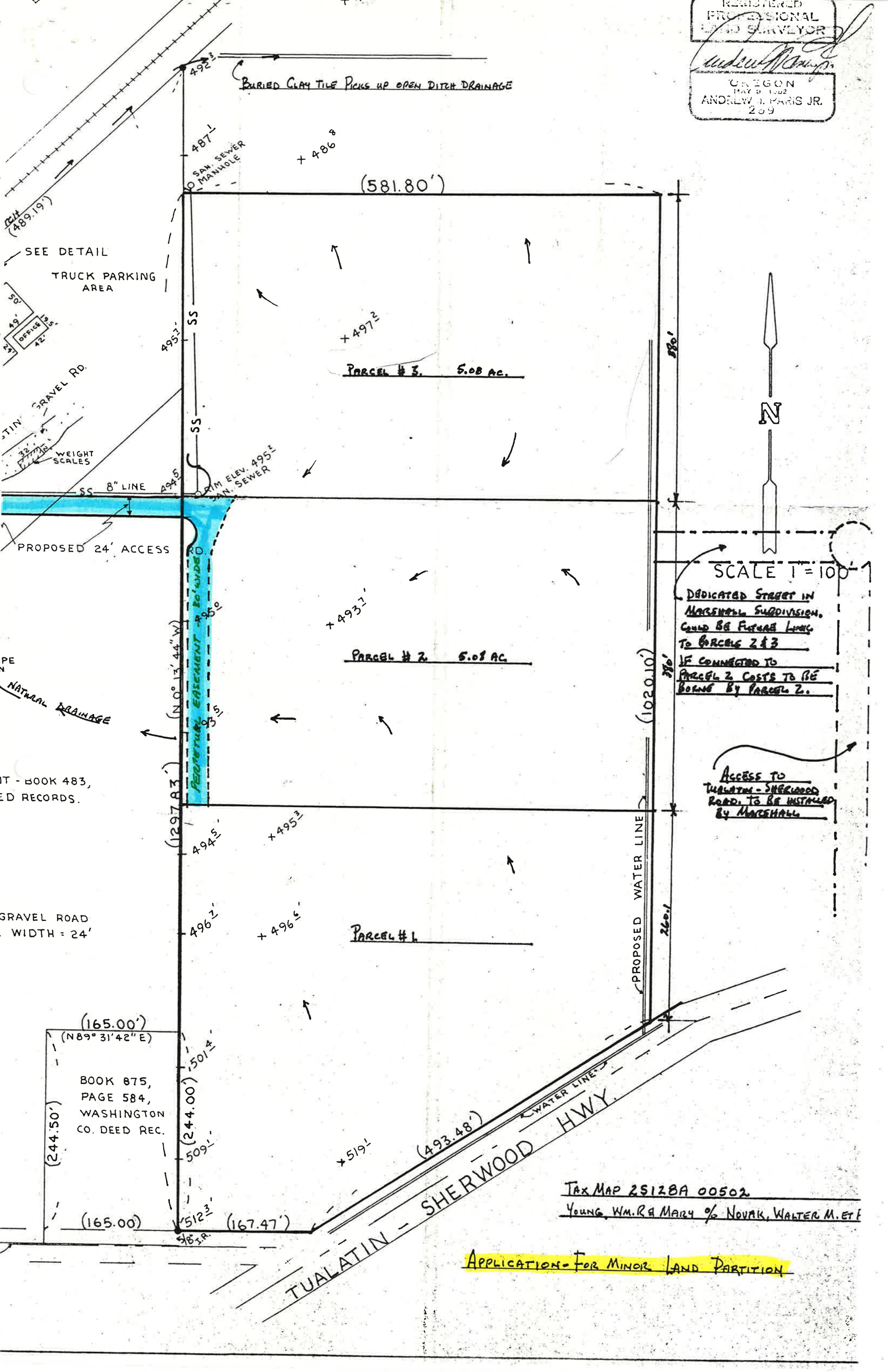
NE 1/4 SECTION 28 T S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=200'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Andrew J. Paris Jr.*  
OREGON  
MAY 9 1992  
ANDREW J. PARIS JR.  
259



SCALE 1" = 100'  
DEDICATED STREET IN  
MARSHALL SUBDIVISION,  
COULD BE FUTURE LINK  
TO PARCELS 2 & 3  
IF CONNECTED TO  
PARCEL 2 COSTS TO BE  
BORNE BY PARCEL 2.

ACCESS TO  
TUALATIN - SHERWOOD  
ROAD TO BE INSTALLED  
BY MARSHALL

TAX MAP 25128A 00502  
YOUNG, WM. RA & MARY % NOVAK, WALTER M. ET F

APPLICATION - FOR MINOR LAND PARTITION



**STAFF REPORT**

**TO:** City of Sherwood  
Planning Commission

**DATE TYPED:** October 8, 1986

**FROM:** Carole W. Connell, Consulting Planner  
Benkendorf & Associates

**FILE NO:** 2271-49

**SUBJECT:** Request for a Minor Plan Amendment/Zone Change from Community Commercial (CC) to High Density Residential (HDR)

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**I. PROPOSAL DATA**

**Applicant:** Dewitt Montgomery  
3633 S.E. Tenino  
Portland, Oregon 97202

**Owner:** Same as above

**Request:** Minor Plan Map Amendment/Zone Change of 1.3 acres from CC to HDR, currently fully developed and known as the Village Green Apartments.

**Location:** The Village Green Apartments located at 435 North Sherwood Blvd. and further described as Tax Lots 201, 202, 203, 300, Map 2S-1-32BB.

**II. BACKGROUND DATA**

The purpose of this request is to revise the zoning designation to comply with the actual use of the property. The subject property is currently zoned Community Commercial (CC), and the existing apartments are a non-conforming

use. Under the present zoning regulations, if more than 60 percent of the property is destroyed, the owner is unable to rebuild the apartments as they exist today. The CC zone, which extends from downtown to the subject parcel, only allows apartments above or behind a commercial use. The applicant applied for a new mortgage on the property and was unable to get approval because of the non-conforming use status. The property is fully developed.

### **III. SHERWOOD CODE PROVISIONS**

- A. Chapter 1, Section 3.00 Amendments
- B. Chapter 1, Section 4.00 Plan Compliance Review Process
- C. Chapter 1, Section 7.00 Public Notice Requirements
- D. Chapter 2, Section 2.10 High Density Residential (HDR)

### **IV. SHERWOOD COMMUNITY DEVELOPMENT PLAN**

#### **A. General Residential Objectives**

1. Encourage the formation of balanced neighborhoods with a mix of residential, commercial, institutional and recreational uses appropriate to local resident needs.
2. Seek to provide housing which meets local needs with regard to style, price, density, quality and energy efficiency.
3. Specify the purpose and density requirements for residential land use classifications used in the Comprehensive Plan.

**Policy 4:** The City will create, designate and administer five residential planning designations specifying the purpose and standards of each consistent with the need for a balance in housing densities, styles, prices and tenures.

**a. High Density Residential (HDR)**

This designation is intended to provide for high density multi-family urban housing with a diversity in style, design and amenities in keeping with sound site planning principles in the following general areas:

- o Where related public, institutional and commercial uses may be mixed with or are in proximity to compatible high density residential uses.
- o Where a full range of urban facilities and services are available at adequate levels to support high density residential development.
- o Where direct access to major fully improved streets is available.
- o Where higher density development will not exceed land, air or water carrying capacities.

**Response:** The existing apartment complex consists of seven buildings, including 25 apartments, a swimming pool and parking. The units continue to provide multi-family housing opportunities for Sherwood residents. The existing use is in compliance with the intent of the HDR zone which is "intended to provide for higher density multi-family urban housing with a diversity of style, design and amenities and other related uses compatible with a density not to exceed 21 dwelling units per net buildable acre."

There are 25 existing dwelling units. If the property were to be developed today, the HDR zone would allow up to 21 units, based on an estimated net site acreage of one acre. There is a variety of apartment units in the complex, available for both singles and families. The units are close to

institutional uses, the shopping center and a fully improved major street, North Sherwood Blvd. City sewer and water services are also connected to the complex.

**B. Commercial Land Use Objectives**

1. To provide for commercial activities which are suitable to regional, community and neighborhood demand.
2. To locate commercial activities with safe and convenient access by consumers.
3. To encourage the location of commercial uses in well-planned commercial centers.
4. Commercial uses will be developed so as to complement rather than detract from adjoining uses.
5. A new City Center commercial area will be located south of Six Corners.
6. **Community Commercial (CC) Objectives**

This designation is intended for the following general areas:

- a. Where retail and service uses can be centrally located in the community and/or are easily accessible on major fully improved streets from all areas of the City.
- b. Where the creation and/or expansion of planned commercial center(s) will not create undue congestion or produce substantial conflicts with the established land use pattern.
- c. Where concentrations of residential use are, or in the foreseeable future will be sufficient to support retail activity.



- d. Where adequate off-street parking and pedestrian ways are provided or can be provided in and near where development is to occur.
- e. Where a full range of urban services and facilities are available or can be provided in conjunction with development.

**Response:** Because of the extensive existing development in the immediate vicinity of the subject property, it is unlikely that this area will convert to a commercial center. Six Corners and the downtown core are the two areas in Sherwood specifically designated as commercial centers. The subject site is not defined in the Comprehensive Plan as a well-planned commercial center.

It is likely that the creation of a commercial center in this immediate area would cause substantial conflicts with the existing residential land use pattern. The development of a commercial center in this area would cause unnecessary competition with existing commercial centers, currently underutilized. The surrounding schools, church and small offices are compatible with the existing high density residential development.

## **V. FINDINGS OF FACT**

- A. The subject property is 1.33 acres in size and consists of Tax Lots 201, 202, 203 and 300, Map 2S-1-32BB. The property is currently planned and zoned Community Commercial (CC). The site is fully developed with 25 apartments in seven buildings, a swimming pool and off-street parking.
- B. Surrounding land uses include a mixture of residential, institutional, small retail and office use, and a vacant parcel. Surrounding zoning is HDR, MDRH, IP, and CC.

- C. Because the subject property is under 4 acres in size, this request is a Minor rather than a Major Plan Map Amendment.
- D. Access to the parcel is available from N. Sherwood Blvd., which includes sidewalks. Sherwood Blvd. is an arterial street and requires 70 feet of right-of-way. Currently, there is 60 feet dedicated.
- E. There are no designated recreational resources on or adjoining the site. The Cedar Creek Greenway is about 600 feet west of the site.
- F. Tri-Met bus service is available at the Six Corners intersection.
- G. City sewer and water service is currently available to the existing units. The apartments are also served by Sherwood City Police and the Tualatin Fire District.
- H. The Comprehensive Plan policies identified in Section IV of this report describe residential objectives and the HDR zoning designation, and commercial objectives and the CC zoning designation.
- I. If approved, the proposal would result in a loss of 1.3 acres of commercial land and a gain of 1.3 acres of high density residential land. There would be no potential gain in housing, however, because the property is already developed. Because the existing development slightly exceeds the allowable density of the HDR zone, there will be no opportunity for additional units to be placed on the subject tax lots.
- J. LCDC, the Tualatin Fire District and Washington County have been notified of this proposal. Each of the above agencies stated they had no conflicts with the request.

## **VI. CONCLUSION**

- A. The subject property is not designated or appropriate as a future commercial center in Sherwood.

- B. The subject property is currently developed with 25 apartments, in conformance with the intent and use restrictions of the HDR zone. The development exceeds the allowable HDR density by four units.
- C. The proposed amendment is in conformance with the Comprehensive Plan text portions regarding residential land use and the HDR zone.
- D. It is in the public interest to clarify and correct the zoning of this site to both fit the established use and to protect the existing commercial centers in Sherwood.
- E. The existing land use pattern in the immediate vicinity of the subject property is a compatible mix of residential, institutional and small retail and office uses. There is no need for this area to convert to primarily commercial uses.
- F. The proposed amendment will allow an existing, established residential use in Sherwood to be expanded, or if destroyed, rebuilt.
- G. An additional 10 feet of right-of-way is needed for N. Sherwood Blvd., 5 feet from each side of the road.

## **VII. RECOMMENDATION**

Staff recommends **approval** of the proposed Plan Amendment with the following condition:

1. There shall be dedicated to the City 5 feet of road right-of-way for N. Sherwood Blvd.

2271-49.sr

Staff Use

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

CASE NO. 2271-49  
FEE 450  
RECEIPT NO. \_\_\_\_\_  
DATE 9-25-86

Type of Land Use Action Requested

<input type="checkbox"/> Annexation	<input type="checkbox"/> Conditional Use
<input checked="" type="checkbox"/> Plan Amendment <u>Minor</u>	<input type="checkbox"/> Minor Partition
<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Design Review
	<input type="checkbox"/> Other _____

Owner/Applicant Information

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Applicant:	<u>De Witt H. Montgomery</u>	<u>3633 SE Tenino Portland</u>	<u>777-3037</u>
Owner:	<u>same</u>		
Contact for			
Additional Info:	<u>same</u>		<u>777-3037</u>

Property Information

Street Location: 435 N. Sherwood Blvd (25-1-32808) <sup>Map</sup>

Tax Lot No. 201, 202, 203, 300 Acreage App 1.33

Existing Structures/Use: 25 Apt units + Pool in 7 blds.

Existing Plan Designation: Community Commercial (CC)

Proposed Action

Proposed Use Same as Existing: 25 Apt units + Pool in 7 blds

Proposed Plan Designation HDR High Density Residential

Proposed No. of Phases (one year each) \_\_\_\_\_

Standard to be Varied and How Varied (Variance Only) \_\_\_\_\_

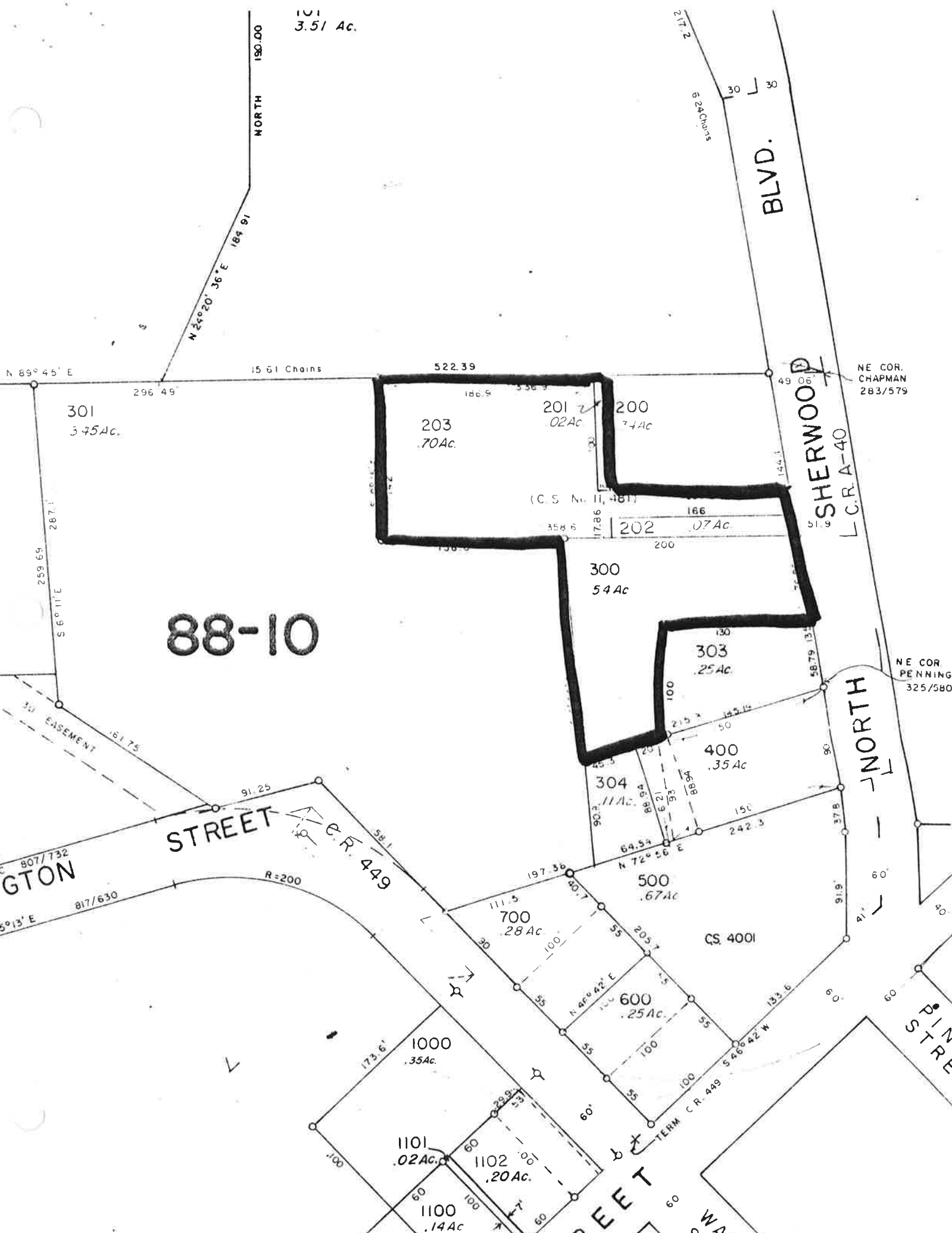
No variance requested

Purpose and Description of Proposed Action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



101  
3.51 Ac.

NORTH 190.00

N 24° 20' 36" E 184.91

N 89° 45' E

15.61 Chains

522.39

301  
3.75 Ac.

296.49

186.9

201  
.02 Ac.

200  
.74 Ac.

203  
.70 Ac.

NE COR.  
CHAPMAN  
283/579

(C.S. No. 11,481)

202  
.07 Ac.

300  
5.4 Ac.

88-10

SHERWOOD  
L.C.R. A-40

303  
.25 Ac.

NE COR.  
PENNINGTON  
325/580

400  
.35 Ac.

304  
.11 Ac.

500  
.67 Ac.

STREET

C.R. 449

700  
.28 Ac.

600  
.25 Ac.

1000  
.35 Ac.

1101  
.02 Ac.

1102  
.20 Ac.

1100  
.14 Ac.

NORTH

PINE STREET

STREET

S.W.

ZONE CHANGE: 435 N. Sherwood Blvd., Sherwood, OR

### REQUIRED FINDINGS

1. Our existing apartment complex, more than just being in compliance with the H.D.R. zone, furthers its goals. Section 2.10 A. Purpose says:

"This designation area is intended to provide for higher density multi-family urban housing with a diversity of style design, and amenities and other related uses compatible with a density not to exceed 21 dwelling units per net buildable acre."

We are within the density guidelines having only 25 units when the H.D.R. would allow 27.9. Our variety of apartments, including studio and 2-bedroom apartments and 2- and 3-bedroom duplex units, promotes a diversity of living situations and amenities leading to a tenant mix including singles and families.

2. This amendment's purpose is to change the zoning to conform to the present land use. I think the C.C. zone is misapplied here, and that the H.D.R. zone is more in character with the existing structures and neighboring facilities.

I think the public interest is well served by this change because, in the case of a fire, we would be unable to rebuild our apartments. Furthermore, there is no economic impetus to establish the type of mixed use commercial and apartment space called for in this C.C. zone. This would result in vacant space unable to be built upon until the zoning was changed.

There is not enough demand for the existing commercial and retail space as can be seen by vacancies at Six Corners. There is ample demand for medium-priced apartments as evidenced by our low vacancy and by the new M.D.R. building planned adjacent to our property.

3. The highest and best use for this land will continue to be as an apartment complex. There is an abundance of demand for our service. We are an existing complex that is in compliance with the purpose and specifications of the zone we wish to become. It is possible that property values and future economic enterprise in the area could be adversely effected by continuing with the misplaced zone.

Since there is no new development, there is no effect on the transportation or natural resources of the area.

ZONE CHANGE: 435 N. Sherwood Blvd., Sherwood, OR

PURPOSE AND DESCRIPTION OF PROPOSED ACTION:

Our proposal would change the zoning from C.C. to H.D.R. This change would conform the zoning to the existing use. No new development is proposed. The existing density (25 units/1.33 acres) of 18.79 units per acre is within the guidelines of H.D.R. There is adjacent property already zoned H.D.R.

Under the present zoning regulations, if more than 60 percent of our property was destroyed, we would be unable to rebuild. The zone only allows apartments over or behind commercial space. It is an extension of the zoning existing downtown and I believe it is misapplied here.

The present zoning interferes with our ability to get a new mortgage and adequate insurance.

**ZONE CHANGE: 435 N. Sherwood Blvd., Sherwood, OR**

**AREAS NOT BEING ADDRESS:**

**Much of the information requested in Table 4.04 is pertinent to new development only. In this situation, no new building is being proposed and there are no changes to the environment or community facilities. Therefore, these questions are not being addressed.**



**ZONE CHANGE: 435 N. Sherwood Blvd., Sherwood, OR**

**LAND USE:**

The total acreage is 1.33 acres. The property is made up of four tax lots: #201, #202, #203 and #300. They are .7, .54, .07 and .02 of an acre respectively.

The Existing Comprehensive Plan Designation is Community Commercial (CC).

The existing land use is a 25-unit apartment complex. There are seven buildings and a pool. The buildings are 28'x120', 28'x72', 28'x60', two 24'x60' and two 26'x62'.

There are no easements.

There is varied land use in the adjacent properties:

**In Map #25 132AB:**

**Lot #800, 801, 900**

**Lot #1000**

**Lot #1100**

**Lots #1200 and 1300**

**Playing fields and school buildings**

**Residential**

**Residential**

**Telephone company**

**In Map #25 132BA:**

**Lot #100**

**Lot #101**

**Lot #200**

**Lot #301**

**Lots #302, 800 and 900**

**Lot #303**

**Lots #304 and 400**

**Lot #500**

**Lot #600**

**Lot #700**

**Lot #1000**

**Lot #1102**

**Awaiting development**

**HDR Apartment complex**

**Insurance office**

**Church and parking**

**City park and floodplain**

**Residential**

**Doctors' offices and parking**

**Pizza outlet and retail shop**

**Residential**

**Residential**

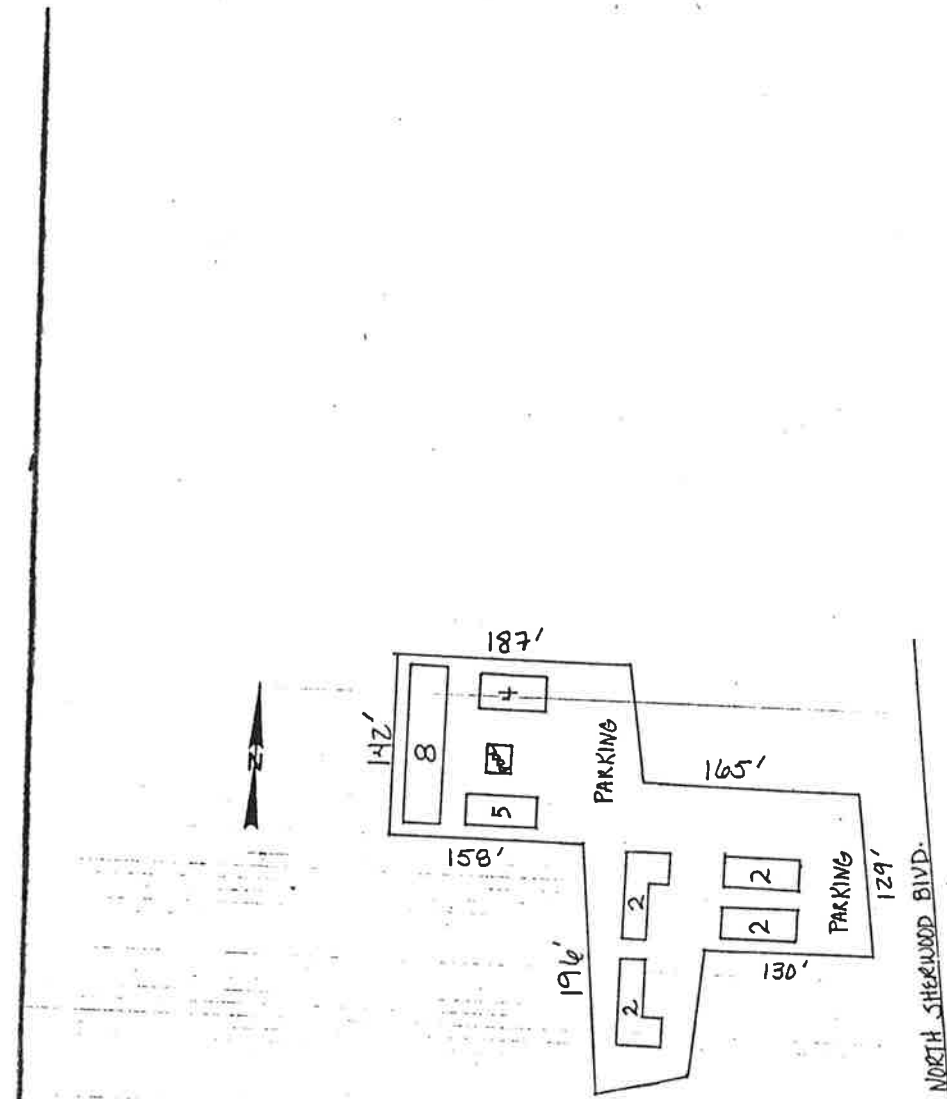
**Residential**

**Residential**

**ZONE CHANGE: 435 N. Sherwood Blvd., Sherwood, OR**

**EXHIBITS:**

1. Tax Maps 25 132BA, 25 132AB
2. Preliminary Title Report
3. Vicinity maps showing properties within one-half mile and indicating subject property and its relationship to City Limits and Urban Growth Boundary
4. Names and addresses of owners of record
5. Lists of tax lots within 300-feet and the owner and address
6. Purpose and description of Proposed Change
7. Building Schedule



**Building Sketch**

October 9, 1986

TO: Planning Commission  
FROM: Jim Rapp, City Manager  
RE: Old Town Zoning



Attached find a draft ordinance establishing an Old Town "overlay" zone. This zoning was the priority recommendation contained in the 1983 Ragland Old Town Study (copies of which have been provided you). Old Town merchants and property owners have met to discuss the ordinance, and it has been reviewed by Mr. Ragland. Some minor changes have been made to the draft subsequent to my July 7 memorandum, as a result of these meetings.

Two public hearings and Commission actions are actually necessary. The first to approve the zoning text, and the second to approve the zone boundary, as shown on the attached map.



P.O. Box 167  
Sherwood, Oregon 97140  
625-5522 625-5523

July 7, 1986

TO: Interested Parties

FROM: Jim Rapp, City Manager

A handwritten signature in cursive script that reads "Jim R".

RE: Old Town Overlay Zone

Attached find a draft zoning ordinance creating an Old Town (OT) overlay zoning district. The creation of this district was identified as the top priority of the 1983 Ragland/Hagerman (R/H) study of Old Town. The study's recommendations for the district are also attached.

Section references between the two attached are not the same, as the Community Development Code's numbering system is in the process of changing. All of the Ragland/Hagerman suggestions are incorporated "as-is" with the following exceptions:

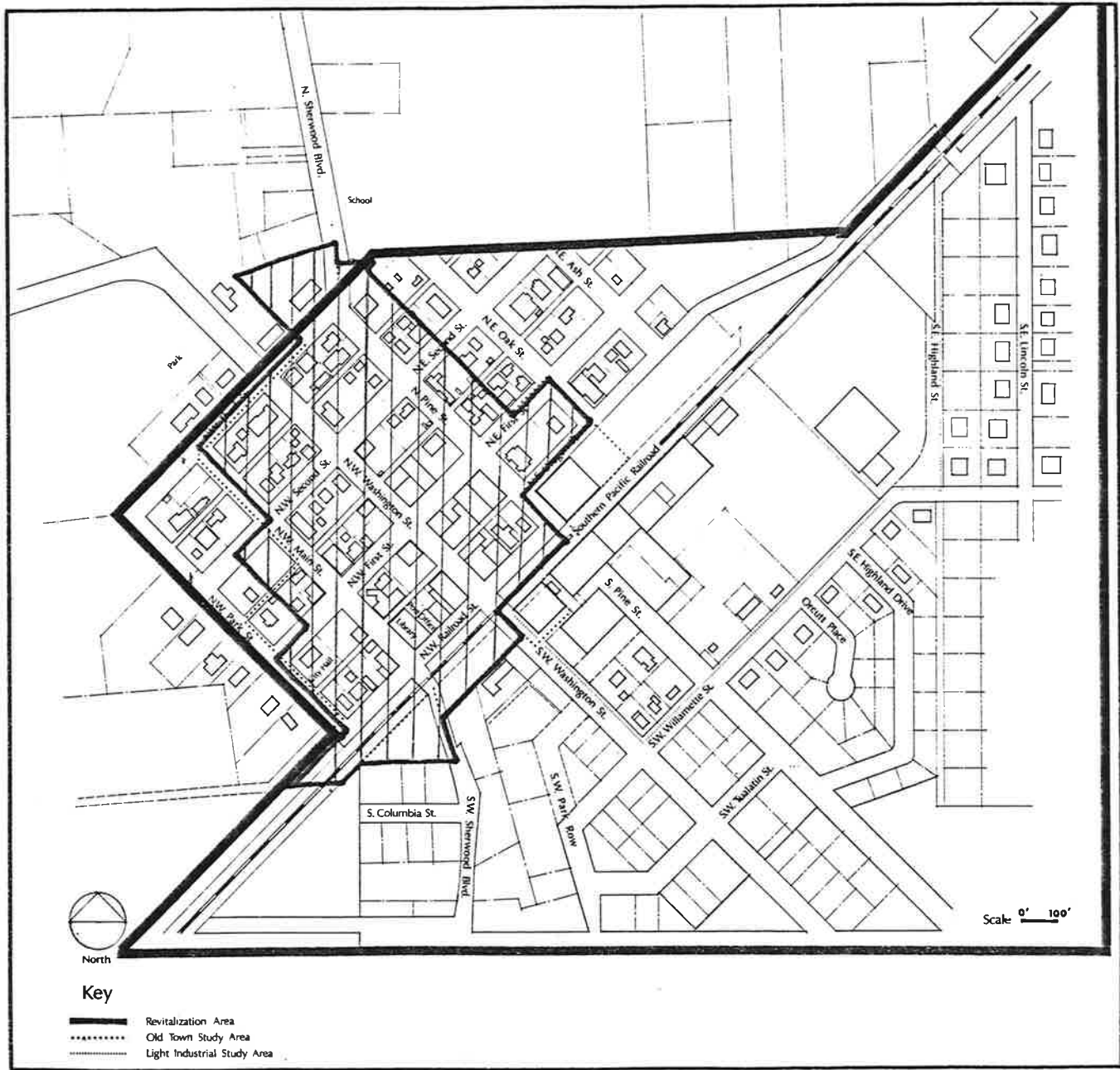
1. Uses - Home occupations have been expanded as suggested by the R/H study. In addition, boarding and rooming houses have been made a permitted use.
2. Lot Dimensions - There was no recommendation for varying lot sizes in the R/H study. In the draft ordinance, the 4000 square foot commercial minimum proposed, is a 1000 square foot reduction from the current standard, and makes all but 3 or 4 lots in Old Town conforming.
3. Height - The R/H study made no mention of height restrictions, except in a general way in the design guidelines. The 3 story limitation proposed in the ordinance is still higher than any current, or to my knowledge, past building in Old Town.
4. Off-Street Parking - The R/H report suggested reductions in off-street parking requirements varying from 25% to 75%. To simplify matters the commercial off-street parking reduction proposed in the ordinance has been set at 50% across-the-board.

Also, the blanket exception for off-street parking has been extended to one additional half block (Block 5).

The ordinance also proposes an additional credit based on existing public, off-street parking. The R/H study did not directly address this provision, although it was suggested by the #3 and #15 priority projects recommended by R/H, which called for expanded parking.

5. Off-Street Loading - This requirement was also not suggested by R/H. It is the logical companion to any off-street parking reduction.
6. District Boundaries - The boundaries proposed by the R/H study are for the most part the same as those proposed by the ordinance. Two light industrial parcels, (Sherwood Lumber and Marshall Technologies) have been excluded. One CC parcel that would be isolated by the OT zoning has been included, as have two vacant MDRH parcels on the district periphery.

Following review by Old Town merchants and property owners, and area businesses as a whole, this ordinance will be submitted to the Planning Commission and Council for review and adoption.



# Sherwood Old Town Plan

Ragland / Hagerman Partnership      Don Barney & Associates      Lord & Associates, Inc. Economists

## Legend

Old Town (O.T.)  
Overlay Zone



Date:

Figure No.

2.115 **OLD TOWN (OT)**

2.115.01 **Purpose**

The OT zoning district is an overlay district generally applied to commercially zoned property, and residential properties with the potential for commercial conversion, in the Smockville Subdivision, also known as Old Town. The OT zone recognizes the unique and significant characteristics of Old Town, and is intended to provide development flexibility with respect to uses, site size, setbacks, heights, and community design elements, in order to preserve and enhance the area's commercial viability and historical character.

2.115.02 **Permitted Uses**

The following uses are permitted outright, provided such uses meet the environmental performance standards contained in Section 5.803.

- A. Uses permitted outright in the OC zone, Section 2.106.02, the CC zone, Section 2.108.02, and the MDRH zone, Section 2.104.02, provided that uses permitted outright on any given property are limited to those permitted in the underlying zoning district, unless otherwise specified by Section 2.115.
- B. In addition to the home occupations permitted under Section 2.203.02, antique and curio shops, cabinet making, arts and crafts galleries, artists cooperatives, and bookshops, are permitted, subject to the standards of Sections 2.203 and 2.115.
- C. Boarding and rooming houses, bed and breakfast inns, and similar accommodations, containing not more than five (5) guest rooms.
- D. Other similar commercial uses or similar home occupations, subject to Section 4.600.



2.115.03 **Conditional Uses**

The following uses are permitted as conditional uses, provided such uses meet the environmental performance standards contained in Section 5.803, and are approved in accordance with Section 4.300.

- A. Uses permitted as conditional uses in the OC zone, Section 2.106.03, the CC zone, Section 2.108.03, and the MDRH zone, Section 2.108.03, provided that uses permitted as conditional uses on any given property are limited to those permitted in the underlying zoning district, unless otherwise specified by Section 2.115.

2.115.04 **Prohibited Uses**

The following uses are expressly prohibited:

- A. Adult entertainment businesses.

2.115.05 **Dimensional Standards**

The dimensional standards of the underlying zoning districts shall apply, with the following exceptions:

A. **Lot Dimensions**

Minimum lot area (CC and OC zoned property only):  
4000 square feet

B. **Setbacks**

Minimum yards (CC and OC zoned property only):  
None, including structures adjoining a residential zone, provided that Uniform Building Code, Fire District regulations, and the community design standards of this Code, not otherwise varied by Section 2.115, are met.

C. **Height**

The maximum height of structures on CC and OC zoned property shall be three (3) stories or forty (40) feet, whichever is less. Provisions for commercial structures adjoining residential zones, and for additional height as a conditional use, do not apply. Chimneys, solar and wind energy devices, radio and TV antennas, and similar devices may exceed the height limitation by twenty (20) feet.

#### **D. Coverage**

Home occupations permitted as per Section 2.203.02 and Section 2.115.02 may occupy up to fifty percent (50%) of the entire floor area of the principal building.

#### **2.115.06 Community Design**

Standards relating to off-street parking and loading, energy conservation, landscaping, access and egress, signs, parks and open space, on-site storage, and site design shall apply, with the following exceptions:

##### **A. Generally**

In reviewing site plans, as required by Section 5.100, the Commission shall utilize the design guidelines contained in the "Sherwood Old Town Revitalization Action Plan". These guidelines, which are made part of this Code by reference, and are attached as Appendix I, shall not be construed as absolute standards, but shall be generally applied, as per the authority established by Section 5.102.06, in order to preserve and enhance the unique and historic characteristics of the area.

##### **B. Landscaping**

1. Perimeter screening and buffering, as per Section 5.203.01, is not required for approved home occupations.
2. Minimum landscaped areas are not required for off-street parking for approved home occupations.
3. Landscaped strips, as per Sections 5.203.02 and 5.604.01, may be a minimum of five (5) feet in width, except when adjoining alleys, where landscaped strips are not required.
4. Fencing and interior landscaping, as per Section 5.203.02, are not required.

##### **C. Off-Street Parking**

1. Required residential, home-occupation, and commercial off-street parking spaces may be located on the same property as the use which the parking serves, or off-site within 500 feet of the use served. Off-site parking shall only be permitted if satisfactory evidence is

presented to the City, in the form of deeds, leases, or contracts, establishing control of the site for vehicle parking purposes.

2. Except as otherwise provided in Section 2.115, minimum standards for off-street parking spaces for commercial uses and home occupations shall be one-half (1/2) of the standards established under Section 5.302.02.B.
3. For Blocks 1 and 2, and the southern halves of Blocks 5 and 6, all on Washington County Assessors Map 2S1-32BC, off-street parking is not required.
4. Minimum requirements for off-street parking established by Section 2.115.06.C2, may be further reduced by a percentage equal to the number of public off-street parking spaces provided within the OT zone, compared to the total off-street parking for existing and proposed uses, as computed by the City, that would otherwise be required in the OT zone.
5. Up to fifty percent (50%) of required off-street parking spaces may have minimum dimensions of eight (8) feet in width and eighteen (18) feet in length.

#### **D. Off-Street Loading**

Off-street loading spaces for commercial uses may be shared and aggregated in one or several locations in a single block, provided that the minimum area of all loading spaces in a block, when taken together, shall not be less than fifty percent (50%) of the minimum standard that is otherwise required by Section 5.303.01.B.

#### **E. Signs**

In addition to signs otherwise permitted for home occupations, as per Section 2.203.01, one (1) exterior sign, up to a maximum of sixteen (16) square feet in surface area, may be permitted for each approved home occupation.

# **APPROVED MINUTES**

**PLANNING COMMISSION MEETING**  
**October 20, 1986**

I. **Call to Order:** The meeting was called to order at 7:35 p.m. by Glen Warmbier. Members present were: Walt Hitchcock, Joe Galbreath, Marian Hosler, and Clarence Langer. Consulting Planner Carole Connell was also present.

II. **Election of Chairperson:** Vice Chair Marian Hosler called for nominations for Chair as a result of David Crowell's resignation. Clarence Langer nominated Glen Warmbier. Mr. Warmbier was unanimously elected Chairman.

III. **Minor Land Partition, Walter Novak.** Mr. Pike representing Mr. Novak explained he had been in touch with Mr. Marshall regarding Mr. Marshall's access road as requested by the Planning Commission. Mr. Marshall has a business in Phoenix, AZ and was not easy to reach; but Mr. Pike was able to speak with Mr. Marshall on October 20. Mr. Marshall was not too willing to discuss joint development of an access road because he felt it would destroy the economic development of his property. Mr. Marshall intended to proceed with his subdivision next year. Mr. Pike noted there is no guarantee that this would actually happen. Mr. Marshall did indicate that he would be applying for an extension to the subdivision approval.

Carole Connell suggested the 3 lots be developed with lot #3 as a flag lot having access to Tualatin-Sherwood Road right along the north property line abutting Marshall's property. If Mr. Marshall's subdivision approval expires, Mr. Pike can develop this road. If the Marshall subdivision is developed, the Novak property should get access from Marshall, as planned. Mr. Hitchcock questioned #3 of the recommendations that the 45 foot set back did not make sense. It was changed to a 15 foot building setback from the property line fronting Tualatin-Sherwood and Edy Roads.

Mr. Warmbier asked for further question and there were none. He asked if anyone else present wanted to speak on the issue. No one came forth. Mr. Hitchcock made a motion to approve the request, subject to the revised sketch and recommendations in the Staff Report with the previously noted change on #3. Marian Hosler seconded and the motion carried unanimously.

IV. **Public Hearing - Request for Minor Plan Map Amendment/Zone Change** - The Village Green Apartments are located at this site. Carole Connell read excerpts from the Staff Report. Staff recommended approval with one condition, that there shall be dedicated to the City 5 feet of road right-of-way for N. Sherwood Blvd.

Mr. Montgomery, representing the owners, agreed to the condition. Financing for needed improvements was denied because of the current zoning.

Planning Commission  
October 20, 1986

Mr. John Pauley, an adjacent property owner, asked if this change would effect his property, the Planning Commission assured him that it would not. Mr. Pauley's property is zoned Commercial.

Mr. Galbreath moved to approve the petition. Clarence Langer seconded. Motion carried unanimously.

V. **Smith Farm Estates:** Was continued to another date as the applicants request.

VI. **Discussion of Proposed Old Town Overlay Zone:** Carole Connell explained that the Planning Commission would analyze the proposed code language that has been prepared and presented to the Planning Commission. The language is based on the Sherwood Old Town Plan, prepared by Dick Ragland.

Walt Hitchcock asked why this isn't done at the same time as Periodic Review. Carole explained that the City Council wanted to continue to work on a few planning projects during the year and that downtown parking and revitalization were of concern. projects separated.

There was much discussion between the members of the Commission. Some felt that the overlay plan would hurt some of the existing businesses.

Carole asked if there was an interest by the Planning Commission to improve Old Town. She said that the purpose was to relax the zoning and codes in order to enhance development of the overlay area of Old Town.

Carole noted that Pages 20 and 21 in the downtown plan design be preliminary recommendations for changes to the code.

Walt Hitchcock would like to hear from some of the property owners who are going to execute this code, and he would like to hear from some of the merchants and what they would like to do. Carole asked that the Planning Commission think further about the proposal and at the next meeting the Planning Commission could hear from the City Manager and some of the Old Town merchants regarding the proposed zone.

Mr. Hitchcock moved to carry this over until next month. Marian Hosler seconded the motion. Motion carried.

Meeting was adjourned at 8:45 p.m.

Rebecca L. Burns  
Minutes Secretary