

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 729

AN ORDINANCE ADOPTING FINDINGS WITH RESPECT TO THE APPLICATION OF THE CITY OF SHERWOOD FOR A PERMIT APPROVING USE OF TAX LOTS 1402 AND 1403, WASHINGTON COUNTY ASSESSORS TAX MAP #2S1 29C, SENIOR COMMUNITY CENTER, GRANTING APPROVAL OF SAID APPLICATION WITH CONDITIONS AND FIXING AN EFFECTIVE DATE.

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1: The Council adopts as its findings of fact the findings set forth in the City Staff report dated August 8, 1980, a copy of which is marked Exhibit A, hereto attached, under headings "Basic Facts" and "Findings." The Council finds the relevant criteria to be those specified in the staff report.

Section 2: The Council further finds that pursuant to the prescribed procedures, the application for a conditional use permit was the subject of review and public hearing by the City Planning Commission on September 2, 1980. Subsequent to that hearing, the Planning Commission voted to recommend the approval of the application, a copy of the Planning Commission's recommendation being marked Exhibit B and hereto attached.

Section 3: The Council further finds that after due and legal notice, a public hearing was held on September 10, 1980 before an impartial Council, and at said hearing all parties interested were afforded an opportunity to be heard and to present and rebut evidence. At said hearing the Council received in evidence among other documents and testimony, Exhibit A, and the Planning Commission's decision marked Exhibit B hereto attached.

Section 4: After due consideration of the application, the recommendation of the Planning Commission, the Staff report and evidence adduced, the Council makes the following additional finding:

(a) The following conditions to approval are appropriate conditions required to maintain the purposes and objectives of the existing plan and zoning and are reasonable and necessary conditions for protection of the public interest and surrounding property from any adverse effects from the proposed use of the subject property.

- 1) That the City gives notice to property owners within 300 feet of the project, of the date, time and location of the required site review.
- 2) That the City appoint a project development committee with broad community representation and adequately publicize committee meetings.
- 3) That abutting properties be screened to a maximum extent, including solid fences and with the consideration of berms and plantings that within a reasonable period of time will obscure light, glare, and noise from the site. And further that the building be as much as possible equidistant from all abutting residences.

Condition 3 recommended by the Planning Commission should not be imposed as a condition to approval by the Council for the reason that the concerns addressed by said condition are more properly considered and addressed in the site review process. Condition 1 assures that affected property owners will have an opportunity to participate in the process whereby screening requirements will be determined.

Section 5: The application is approved, subject to the conditions set forth in Section 4, to permit development and use of the subject property, more particularly described on the sheet marked "Exhibit C - Description" and hereto attached, as a Senior Community Center.

Section 6: This ordinance shall become effective on the 31st day after its enactment by the City Council.

PASSED:

By the Council, by unanimous vote of all Council members present, after being read by caption three times this 8 day of October, 1980.

Polly Blankenbaker
Polly Blankenbaker
Recorder - City of Sherwood

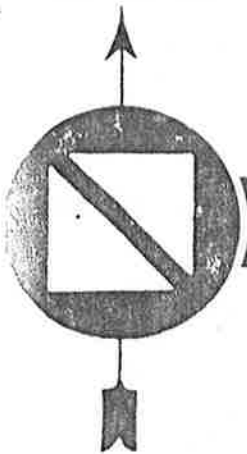
APPROVED:

By the Mayor this 8 day of October, 1980.

Marjorie Stewart
Marjorie Stewart
Mayor - City of Sherwood

SEP 12 1980

32D:1001
AN-80-01



PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

320 S.W. STARK STREET (SUITE 530)

PORTLAND, OREGON 97204

PHONE: 229-5307

August 18, 1980

CITY OF SHERWOOD

Attn: Todd Dugdale, Plng. Dir.

Enclosed please find copies of the Final Order(s) adopted
by the PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY
COMMISSION on:

July 24, 1980

FINAL ORDER(S) NO.: 1617

Sincerely,

Donald E. Carlson
Executive Officer

DEC/jk
Enc.

STAFF

DONALD E. CARLSON, Executive Officer
KENNETH S. MARTIN, Executive Assistant
DENIECE WON, Program Executive
JEAN KRETZER, Administrative Assistant

Jamie Mater, ^{Chair} COMMISSIONERS
PETER McDONALD, ^{Vice-Chair}
JEANNE ROBINETTE
FRANK EISEMAN
Wayne Atteberry

Gene Ginther
FAMA PARTLOW
Eric Jorgensen
CAROL STEELE
MARIE WILLIAMS

FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1617 - Annexation of territory to the City of Sherwood.

Proceedings on Proposal No. 1617 commenced upon receipt by the Boundary Commission of a resolution and property owner consents from the City of Sherwood on June 9, 1980 requesting that certain property be annexed to the city. The resolution and property owner consents meet the requirements for initiating a proposal set forth in ORS 199.490, particularly Section (2).

Upon receipt of the petition the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on July 24, 1980. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

FINDINGS

On the basis of the public hearing and the study, the Boundary Commission found that:

1. The territory to be annexed is contiguous to the city and contains 19.51 acres, 1 single family residence, an estimated population of 4 persons, and is evaluated at \$118,600.
2. The petitioners desire city services to facilitate residential development on 7000 sq. ft. lots.
3. LCDC Goals #2, 3, 10, 11, & 14 are satisfied as outlined in Exhibit "A" and in the body of this report. Other goals were found not to apply here.

The territory to be annexed is inside the regional Urban Growth Boundary.

The area is identified as Urban Intermediate on the county Framework Plan. However, the county and the city are almost ready to adopt an Urban Planning Area Agreement which will jointly identify the area to be annexed as Immediately Urbanizable.

The city's Draft Comprehensive Plan which is not yet adopted or approved by LCDC, identifies the area as suitable for immediate urban development.

4. The city has water, sewer, police and other city services immediately available to the site. Sewer can be provided by gravity to the Cedar Creek

trunk which will be finally connected to the Upper Tualatin Interceptor in the immediate future. Other major underdeveloped residential areas of the city are undevelopable at this time because the Cedar Creek Trunk will have to be extended to open them up. The area to be annexed can be served by existing laterals. Fire service is available from Tualatin R.F.P.D.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The petitioners desire urban services which the city has available immediately.
2. The annexation will allow for immediate development of residential sites utilizing existing sewers whereas a large portion of the residential land currently within the city is undevelopable due to lack of sewer service.

ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1617 on July 24, 1980.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Sherwood as of the date of approval.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

Date: September 5, 1980

By: James A. Mater
James (Jamie) Mater
Chairman

Attest: Donald [Signature]

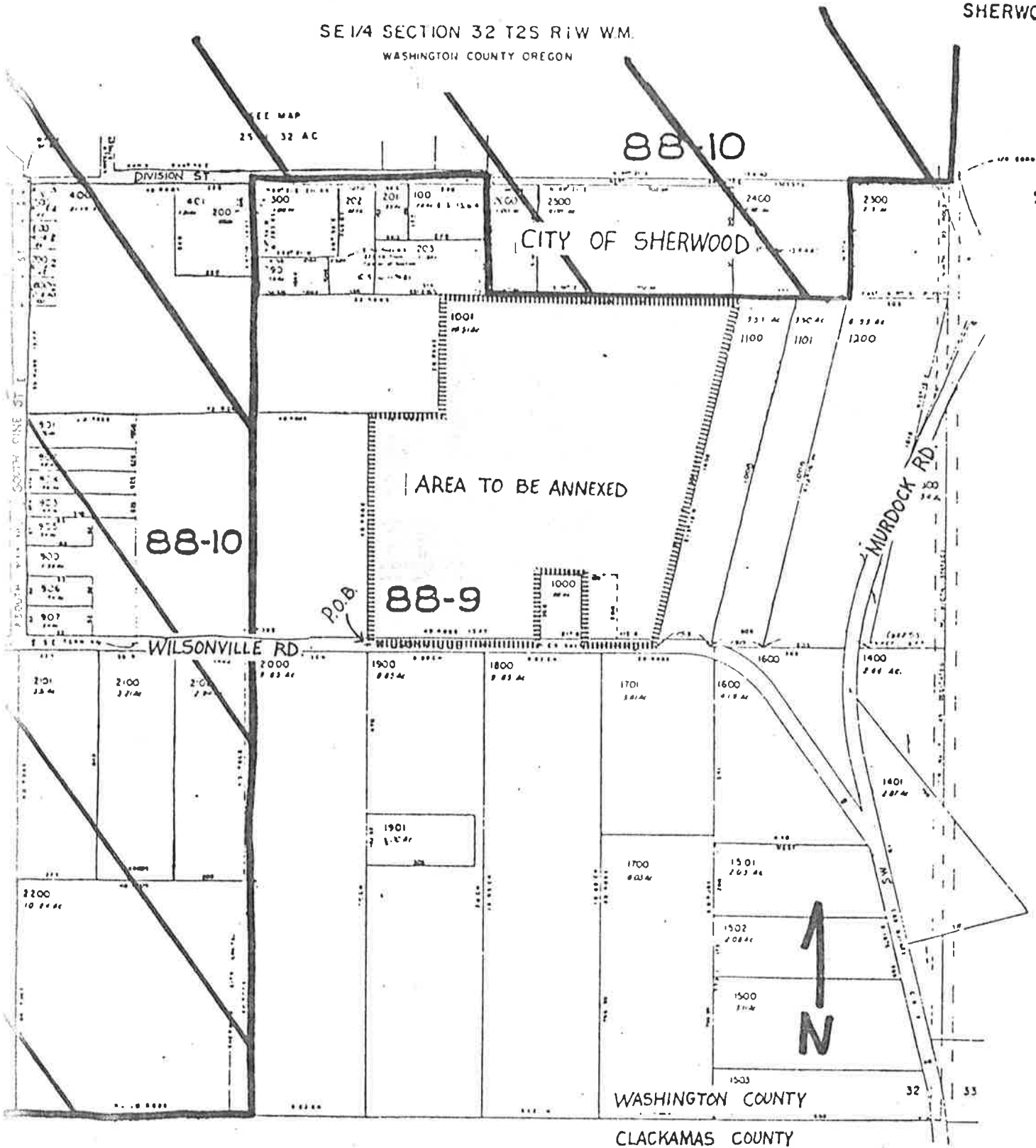
ANNEXATION
CITY OF SHERWOOD

Beginning at a point 1651.32 feet West and 1320.00 feet North of the Southeast corner of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, which point is on the centerline of Wilsonville Road (C.R. No. 341); thence North 660.00 feet; thence East 198.00 feet; thence North 330.00 feet; thence East 871.00 feet; thence South $13^{\circ}15'$ West 1008 feet more or less to the centerline of said Wilsonville Road; thence West along said centerline of Wilsonville Road 213.60 feet; thence North 200.00 feet; thence West 117.80 feet; thence South 200.00 feet to the centerline of said Wilsonville Road; thence West along said centerline of Wilsonville Road to the point of beginning.

Proposal No. 1617

25 1 32D
SHERWOOD

SE 1/4 SECTION 32 T2S R1W WM.
WASHINGTON COUNTY OREGON



PROPOSAL NO. 1617
CITY OF SHERWOOD
ANNEXATION
FIGURE 2

A tract of land in Section 29, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon being part of those certain tracts of land described in deeds recorded in Book 117, Page 336 and Book 148, Page 234, Washington County Deed Records and being described as follows: Commencing at the Southwest corner of said Section 29, thence South $89^{\circ} 22'$ East, 440.00 feet; thence North $00^{\circ} 01'$ West, 469.09 feet along the East line of said tract described in Book 117, Page 336 to the Southwesterly line of Southwest Sherwood Blvd.; thence South $45^{\circ} 47'$ West, 130.00 feet perpendicular to said Southwesterly line to the true point of beginning of the tract herein described; thence South $44^{\circ} 13'$ East, 429.6 feet parallel with said Road to the West line of that certain tract of land described in Book 265, Page 785; thence South, 72.8 feet along said West line and the West line of that certain tract of land described in Book 265, Page 837 to the South line of said Section 29; thence North $89^{\circ} 22'$ West, 305.9 feet along said South Line to the Southeast corner of Lot 14, Gleneagle Subdivision; thence North $43^{\circ} 04' 20''$ West, 266.1 feet along the Easterly line of said Lot 14 to the Southwesterly extension of the Southeasterly line of that certain tract of land described in Book 373, Page 608; thence North $45^{\circ} 47'$ East, 262.3 feet along said Southwesterly extension, said Southeasterly line and the Northeasterly extension thereof to the point of beginning.

A tract of land in Section 29, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows: Beginning at a point in the Southwesterly line of Southwest Sherwood Road at the most Northerly corner of that certain tract of land described in Deed recorded in Book 300, Page 99, Washington County Deed Records; thence South $45^{\circ} 47'$ West, 130.00 feet along the Northwesterly line of said tract and its Southwesterly extension; thence North $44^{\circ} 13'$ West, 50.00 feet; thence North $45^{\circ} 47'$ East, 130.00 feet to the Southwesterly line of said Road; thence South $44^{\circ} 13'$ East, 50.00 feet to the point of beginning.



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

TAX LOT: 29C : 1402, 140

CASE NO: CU-80-03

DATE: Sept. 5, 1980

NOTICE OF DECISION

TO: City Council
City of Sherwood

The Planning Commission of the City of Sherwood, Oregon decided to recommend approval of your application for a Conditional Use permit for a Senior/Community Center on September 2, 1980.

The decision was based on the following major findings:
Findings contained in the attached staff report dated August 8, 1980.

The following conditions were placed on approval of the application:

1. That the City give notice to property owners within 300 feet of the project of the date, time and location of the required site review.
2. That the City appoint a project development committee with broad community representation and adequately publicize committee meetings.
3. That abutting properties be screened to a maximum extent, including solid fences and with the consideration of berms and plantings that within a reasonable period of time will obscure light, glare, and noise from the site. And further that the building be as much as possible equidistant from all abutting residences.

Clyde List, Chairman
Sherwood Planning Commission

STATUS OF PLAN COMPLIANCE REVIEW

<input type="checkbox"/>	Final Action	
<input checked="" type="checkbox"/>	Additional Required Action	
	Review Body	Date of Meeting
<input type="checkbox"/>	Planning Commission	
<input checked="" type="checkbox"/>	City Council	<u>9/10/80</u>
<input type="checkbox"/>	Design Review Board	

SENIOR/COMMUNITY CENTER
SERVICE AREA POPULATION

	1970		1977 ¹		1985 ⁴		2000 ⁴	
	%	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER
TOTAL POPULATION								
ED 969	-	1,396	-	2,086 ²	-	4,200 ²	-	9,300 ⁴
Addit. Portion								
Tract 321	-	499	-	-	-	900	-	1,050
Tract 322	-	2,198	-	-	-	3,450 ⁴	-	4,400
Total	-	4,093	-	-	-	8,550	-	14,750
LOW INCOME POPULATION								
ED 969	36	503	38	793	38	1,596	38	3,534
Addit. Portion								
Tract 321	46	230	46	-	46	414	46	483
Tract 322	26	571	26	-	26	897	26	1,144
Total	-	1,304	-	-	-	3,907	-	5,161
ELDERLY POPULATION								
ED 969	11	154	10	207	10	420	10	930
Addit. Portion ³								
Tract 321	11	55	-	-	11	99	11	116
Tract 322	21	462	-	-	21	725	21	924
Total	-	671	-	-	-	1,244	-	1,970
HANDICAPPED POPULATION								
ED 969	-	-	3	58	3	126	3	279
Addit. Portion								
Tract 321								
Tract 322								
Total								

1. 1977 Sherwood Housing Survey
2. 1978 Sherwood Urban Growth Study
3. CRAG 1977 General Planning Data and Projections
4. Percentages of Elderly and handicapped are assumed to be the same as in 1970.

3. To accommodate community based recreational, social and related services to low income senior and handicapped citizens of Sherwood; services which are currently inadequate or nonexistent.
4. To provide a facility which is most easily accessible by low income senior and handicapped citizens, on mass transit lines and related to other necessary services and uses.
5. To provide a multi-purpose facility that may be used by community groups by arrangement.
6. To provide a place where low income senior and handicapped citizens may go for information and referral in order to obtain needed services.

E. Site and Facility Needs

In order to meet the above objectives, a senior citizens center which can accommodate from 150 to 200 persons is required. Based on comparable program and service requirements of existing senior citizen/community centers in Washington County and the needs identified above, the center facility will need to include space for main meeting rooms, auditorium, lounge, conference room, kitchen and storage, center office and restrooms. To include ample space of these facilities a 5,300 square foot building is required.

Three alternative sites for the Senior Citizen/Community Center have been identified based on the following criteria.

1. Ease of access by Sherwood-Scholls area low income and senior citizens.
2. Proximity to Tri-Met line.
3. Cost of site and site preparation.
4. Proximity of other community facilities and shopping.
5. Adequacy of site to accommodate parking and future expansion (minimum 1 acre).

The sites are as follows (see map)

Site A Holmes Property - a portion of 2.81 acres off No. Sherwood Blvd. between the old downtown area and Six Corners.

Site B Gazeley Property - 1.2 acres in several parcels off of So. Sherwood Blvd. on the southern edge of the Old downtown area.

Site C Catholic Church Property - a portion of a larger tract located off of Oregon Street on the eastern edge of the old downtown area.

Site A is recommended due to its central location, service by Tri-Met; its proximity to existing concentrations of senior citizen housing; a proposed public greenway and shopping.

F. Estimated Project Costs

Facility Costs

The following are the 1980 costs estimated by the City of Sherwood for the Sherwood Senior Citizens/Community Center assuming acquisition of a two acre portion of Site A. Costs comparable facilities including the recently completed Forest Grove Senior Center were used in arriving at per unit facility costs.

Site Acquisition (2 acres)	\$ 75,000
Construction - 5,300 sq. ft., landscaping and parking	264,000
Architect, engineer, legal services (10% of construction)	26,450
Contingency Costs 5%	13,225
Total Requirements	\$379,175

Operation and Maintenance

It is the intention of the City to lease the center to Loaves and Fishes or comparable organization or organizations who will operate and maintain the Center according to City specified standards and procedure.

principally serve this population by making available low or no cost recreation, meeting, and social service facilities to the general public. Of special concern is the significant numbers and percentage of low income elderly persons who are known to have additional problems related to transportation, nutrition, recreation and social services.

Sherwood Senior Citizens

March, 1977 census information from the Portland State Center for Population and Research indicates that there are 207 persons sixty years and older in the City of Sherwood representing 10% of the total population. Another 13% of the population are between 45 and 60 years old. A housing survey conducted by the City of Sherwood in March 1978 indicated that these Senior Citizens occupy almost 16% of the housing units in Sherwood. The survey indicated that the majority of seniors live alone, and on low incomes. It was found that 79% of the approximately 124 senior households were low income (at or under \$13,500 per year) while a significant 64% of these households earned less than \$9,451 per year. Of the senior households 5% had one or more handicapped persons. The absolute number and percentage of senior citizens in Sherwood's population is expected to rise substantially due to the ageing of the larger population of persons between the ages of 45 and 60 years and the occupancy of a new 44 unit senior citizen housing project in the old downtown area. The senior citizens to be served by the center are concentrated within the Sherwood City limits more specifically within Census tract 321 and enumeration district 969 (See Map). Based on 1977 Sherwood Housing Survey results, there is a significant concentration of Sherwood senior citizens in the old downtown area. The construction of a forty four unit low income senior citizen housing project in the area will further increase the existing 77% senior population in the old town neighborhood.

D. Project Objectives

1. To serve the needs of an increasing population of low income residents in the Sherwood-Scholls area.
2. To serve the special needs of low and moderate senior and handicapped.

for a Sherwood Senior Citizen's Center to accommodate and deliver a full range of senior citizen services presently offered in Tigard. The need for a Sherwood Senior Center is also suggested by studies cited in the comprehensive plan of the Washington County Area Agency on Ageing. The plan needs analysis indicates that substantial numbers of Washington County senior citizens have needs in the areas of in home assistance, transportation, recreation and nutrition which cannot be met by existing center. The Area Council on Ageing has taken formal action supporting the Sherwood Senior Center concept.

Community Recreation and Meeting Facilities

The City of Sherwood currently does not have any indoor recreational facilities accessible to the general public. Meeting space for community organizations is currently inadequate requiring that several organizations share the same facilities. Lack of meeting space in the City Hall has forced the City to borrow space from the high school when it is available.

C. Persons Principally Benefiting From A Senior Citizens/Community Center.

The Sherwood Senior Citizen/Community Center facility will be designed to accommodate services principally benefiting low income senior, and handicapped citizens in the Sherwood-Scholls area. The facility will be leased by Loaves and Fishes or comparable senior citizens service agency and the facility will be available for recreational, social service and other community related activities benefitting the center service area population. Table 1 indicates the existing and projected numbers and percentages of low income, senior and handicapped citizens which would potentially benefit by Center facilities. Total figures were derived by adding existing and projected population in the Sherwood City limits with existing and projected population in the Sherwood Scholls area. The potential service area is indicated in Map

Low Income Persons

U. S. Census figures indicate that there were 36% low income persons among Sherwood's 1970 population. Sherwood's 1977 Housing Survey indicated this figure to be approximately 38%. It is the intent of the Senior Citizen/Community Center to

PROJECT SUMMARY

A. Relationship to Ongoing Community Development Goals and Activities

The major community development focus in the City of Sherwood is to revitalize and stabilize the old downtown neighborhood area (See Map). The neighborhood serves as the geographical, cultural and governmental center for the City and surrounding area. The neighborhood is the oldest in the City and houses the most significant concentration of low income and senior citizen households. The development of a Senior Citizen/Community Center has been identified by the City as a "next step" in addressing the community development needs of the old downtown. The City has determined a need for a community center which would principally benefit low income and senior citizens in the Sherwood-Scholls area. A senior Citizens/Community Center is requested in order to complement recent City community development projects including the construction of forty-four (44) FHA Section 515 low income senior citizen apartment units; the reconstruction of downtown sidewalks; the expansion of community park facilities and the planning of public sewer, water and street improvements in the area.

B. Relationship to Existing Facilities/Services

The construction of a Senior Citizen/Community Center facility in Sherwood will provide for a broad range of community based activities which are currently limited due to lack of facilities. General public facilities are either non-existent or inadequate for activities including indoor recreation, meetings, nutrition and social services for low income and senior citizens.

Senior Citizens Facilities/Services

The only organization providing community wide services to senior citizens in the Sherwood-Scholls area is the Tigard Loaves and Fishes Center. Currently the Tigard Center is unable to reach all but a few area senior citizens due to the center's lack of accessibility (Tigard) and its presently inadequate facilities. The Tigard Center has only 2,500 square feet of space which it borrows for four hours a day from a local church. Local Sherwood organizations including the Sherwood Friends Church, the Sherwood Methodist Church and the Sherwood Kiwanis Club who are currently represented on the Tigard Loaves and Fishes Center Steering Committee have identified a need

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

- a) That all public facilities servicing the proposed development, including but not limited to sanitary sewers, water, streets, storm drains, electrical distribution, parks and public safety are adequate.
 - b) Approval is in conformity with the existing zoning, the Comprehensive Plan, or elements thereof to the extent that it, or elements of it have been adopted.
-
- c) There is a demonstrable public need for the use of the type and kind in question.
 - d) That the public need is best served by allowing the conditional use for the particular piece of property in question as compared to other available property.
 - e) That surrounding property will not be adversely affected by approval of the request, or that the adverse affects of the use on the surrounding uses, the neighborhood or the City as a whole, are sufficiently ameliorated by the conditions imposed. Adverse effects to be considered include but are not limited to air, land or water degradation, noise, glare, heat vibration or other conditions which may be injurious to public health, safety or welfare.
 - f) That the proposed development has easy and direct access over fully improved streets and can be served by adequate sanitary sewerage, water supply, fire hydrants, parks, public safety, storm drainage or other public services and that the provision of any required improvements needed to provide such services is guaranteed by binding agreement between the developer and the City.

STAFF RECOMMENDATION

Based on the above facts and findings, the Staff recommends approval of the Conditional Use permit with the following conditions.

1. That the City give notice to property owners within 300 feet of the project of the date, time and location of the required site review.
2. That the City appoint a project development committee with broad community representation and adequately publicize committee meetings.

2. Conformance with Current Planning and Zoning

The proposed use is permitted as a Conditional Use in the current R-1/R-3 zone as well as the proposed MDRH Comprehensive Plan designation. The Community Center is indicated for the proposed site on the Comprehensive Plan Map and is the site selected by the City Council after public testimony in the development of the federally funded Community Development Block Grant Project.

The proposal is otherwise consistent with the Land Use Element of the Comprehensive Plan. During fiscal 1980-81 the City will select an architect and complete site planning and design. The completed site plan will be subject to review and approval by the Site Review Board.

3. Public Need for the Proposed Use

The proposed Senior/Community Center project was selected by the Council after receiving public testimony during 1979. The project application evaluated need and location, and identified persons to be served by the center (see attachment B).

4. Suitability of Location

The proposed site was selected after an analysis and recommendation from a site selection committee composed of citizens and elected officials. Three sites were chosen for detailed review. (see Project application on file with City Recorder, City Hall). The proposed site was selected based on identified selection criteria (See Attachment B Section E).

5. Environmental Impacts

Environmental assessments were completed for the potential sites selected by the Site Selection Committee during the Community Development Block Grant application process. The proposed site was selected in part, due to its complimentary relationship to an adjacent senior apartment complex and proximity to the planned greenway system. The environmental assessment for the proposed site is on file at the office of the City Recorder, City Hall.

Measures to address possible adverse effects of the proposed use on adjoining residential uses can and will be addressed in the mandatory site review before the Site Review Board.

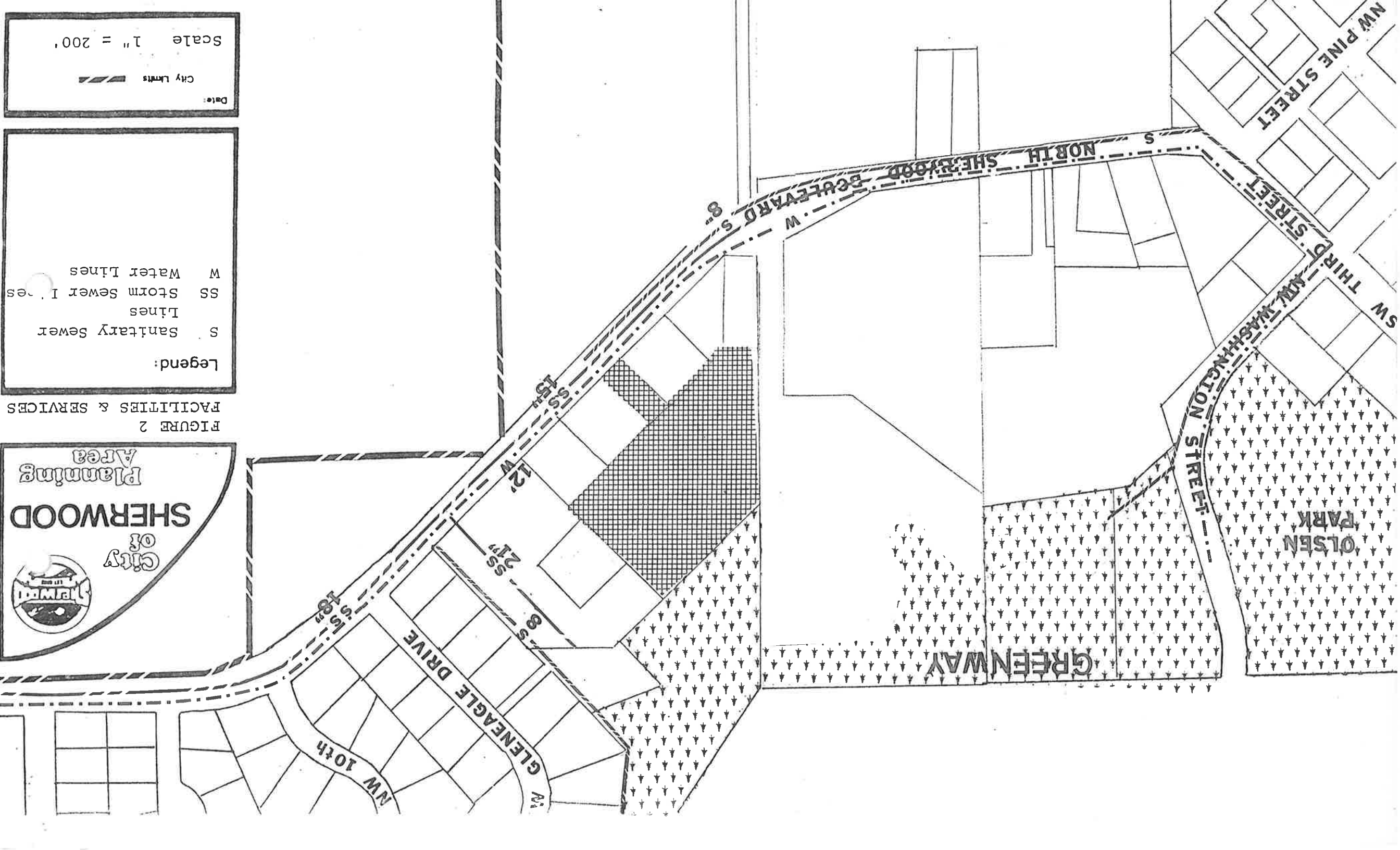


SHERWOOD
City of
Planning Area

FIGURE 2
FACILITIES & SERVICES





Legend:
 S Sanitary Sewer Lines
 SS Storm Sewer Lines
 W Water Lines

Date: _____
 City Limits
 Scale 1" = 200'

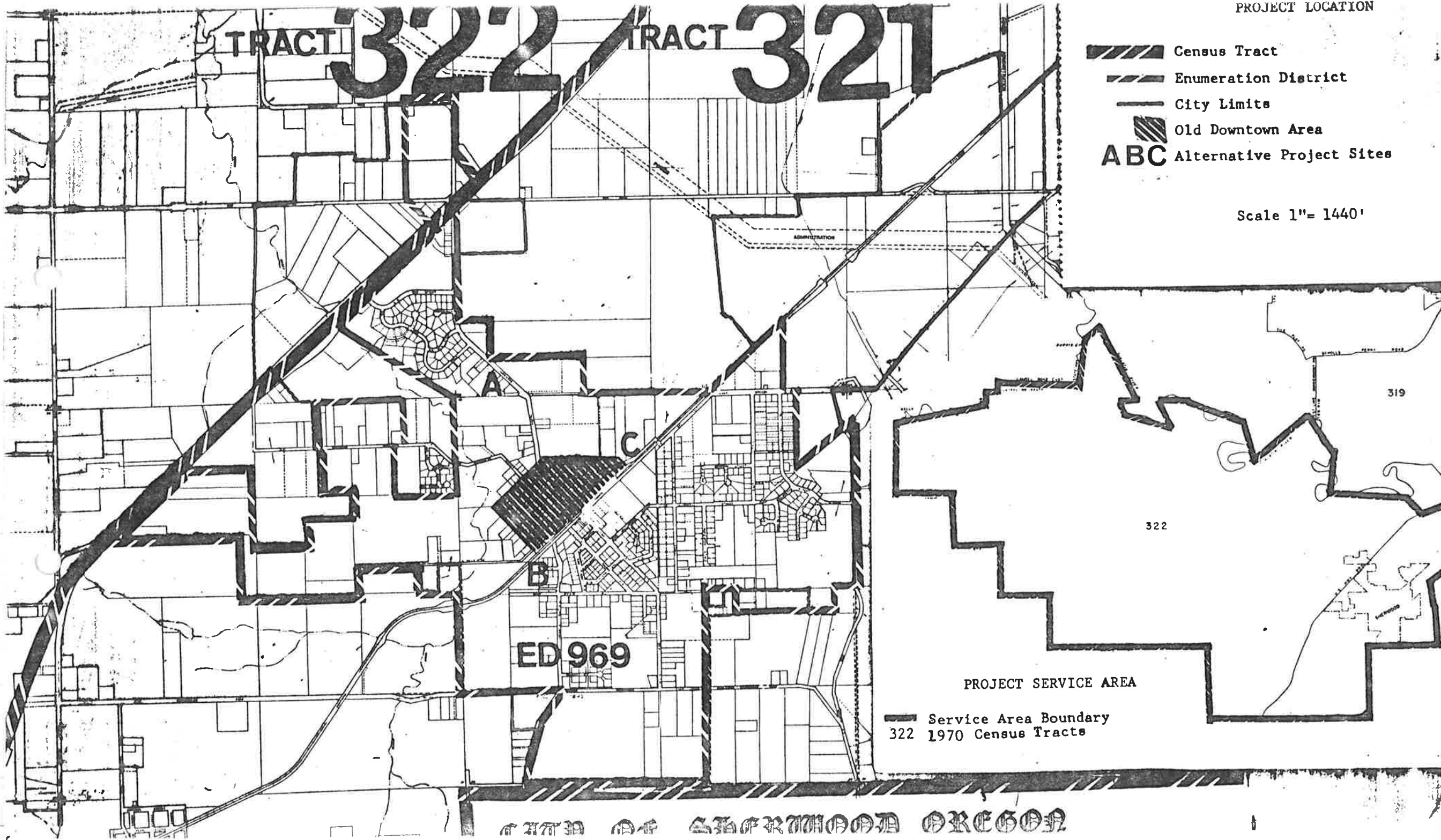


PROJECT LOCATION


TRACT 322 TRACT 321

-  Census Tract
-  Enumeration District
-  City Limits
-  Old Downtown Area
- ABC** Alternative Project Sites

Scale 1"= 1440'



PROJECT SERVICE AREA

-  Service Area Boundary
- 322 1970 Census Tracts