

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 730

AN ORDINANCE DETERMINING THE ESTIMATED PROJECT COST OF SEWER AND WATER IMPROVEMENTS IN THE ROCK CREEK WATER AND SEWER LOCAL IMPROVEMENT DISTRICT; DETERMINING THAT THE PROPERTY BENEFITTED SHALL BEAR ALL OF THE COST OF THE IMPROVEMENT, LESS THOSE SUMS TO BE CONTRIBUTED BY THE UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY; RATIFYING AND ADOPTING THE APPORTIONMENT AND ASSESSMENT OF THE ESTIMATED COST TO THE RESPECTIVE LOTS, PARTS OF LOTS AND PARCELS OF LAND WITHIN THE ASSESSMENT DISTRICT ACCORDING TO THE SPECIAL AND PECULIAR BENEFITS OCCURRING THERETO FROM THE IMPROVEMENTS; SPREADING THE ASSESSMENT: DIRECTING THE CITY RECORDER TO ENTER ALL ASSESSMENTS IN A SEPARATE LIEN DOCKET OF THE CITY AND TO FILE A TRANSCRIPT OF THE ASSESSMENT WITH THE WASHINGTON COUNTY DIRECTOR OF RECORDS AND ELECTIONS WITH RESPECT TO ALL PROPERTIES BENEFITTED AND ASSESSED OUTSIDE THE CITY LIMITS, AND DECLARING SAME TO BE A LIEN ON THE RESPECTIVE PROPERTIES UNTIL PAID; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The council finds that by Ordinance No. 710 enacted July 1, 1979, there was duly and legally formed the Rock Creek Water and Sewer Local Improvement District, and further finds that pursuant to reports of the consulting engineer for the City that the legal descriptions of the boundaries of the district should be amended to make more definite and certain the description of the boundaries set forth in Exhibit A of Ordinance No. 710 as adopted by Section 1 of said ordinance, and said ordinance and said boundaries are hereby amended to conform to the legal description set forth in the engineer's report, attached hereto and incorporated herein as Exhibit I.

Section 2. The council finds that by Ordinance No. 710, the council authorized and directed the preparation of an estimated project cost by the City's consulting engineer and a proposed method of apportioning and assessing said costs to properties benefitted. Pursuant to said direction the City's consulting engineer submitted his report dated November 27, 1979, a copy of which is marked Exhibit I, attached hereto and made a part hereof.

Section 3. The council further finds that due to the circumstance that proceedings were required to be delayed due to the necessity to submit to the legal voters of the City of Sherwood a charter amendment authorizing a higher rate of interest on assessment liens and improvement bonds, which charter amendment was duly approved by the voters at election held September 16, 1980. By reason of said delay, the estimated project cost should be increased by 8%, the amount of construction cost increase since the date of the engineer's report of the estimated project cost as reflected by the Engineer's News Record Index, and the council therefor finds the estimated project cost, less the anticipated contribution from the Unified Sewerage Agency of Washington County, and less the estimated service connection charges, (construction cost) of 19,500, to be \$1,042,038.00.

Section 4. The council further hereby finds and determines that the apportionment of said costs upon each lot, part of lot or parcel, as prepared by the City Engineer, and as set forth in the attached schedule entitled "Property Assessment Roll - Rock Creek Water and Sewer Local Improvement District", which by this reference is made a part hereof, is according to the special and peculiar benefits accruing thereto from the improvements.

Section 5. The City Council further finds and hereby determines that the City Recorder of Sherwood mailed or caused to be delivered to the owner of each lot proposed to be assessed, notice of the impending assessment proposed on that property, the amount of the proposed assessment on that property, and stated a date by which time objections should be filed with the City Recorder and requiring that any such objection state the grounds therefor.

Section 6. The council further finds that on December 19, 1979, the council held a public hearing after due and legal notice; whereat all affected persons were afforded an opportunity to be heard with respect to the proposed assessments and the apportionment thereof.

Section 7. The City Council has duly considered said objections, the engineer's report and the proposed apportionment of costs and assessment, and the council does hereby determine said assessments to be properly apportioned and according to the special benefits accruing to each parcel, lot or part of lot within the said local improvement district, and each lot, parcel or part of lot as designated in the attached apportionment schedule be and the same is hereby assessed and charged with the total sum shown on the line opposite each parcel, plus 8% for the estimated increase in estimated project cost, and said amount shall constitute a lien against said property from and after passage of this ordinance and entry thereof in the City Lien Record, and filing of a certified transcript of the assessment with the Director of Records and Elections for Washington County, Oregon, with respect to properties within the district outside the corporate limits of the City of Sherwood.

Section 8. The City Recorder be, and she is hereby directed to enter each and all of said lots, parts of lots, or parcels, and the amount of the assessment thereagainst, as shown on the attached schedule as adjusted, in the lien docket of the City of Sherwood, separate from other prior or subsequent assessments, and to file a transcript of the assessment insofar as it affects property beyond the corporate limits of the City of Sherwood as required by ORS 224.090, and same shall constitute a lien against each respective lot, parcel, or part of lot.

The Council further directs that said assessment liens shall not be due for payment and interest shall not accrue thereon until 30 days after the City sends to the property owners applications to pay said assessments on the installment basis. From said time said assessment shall bear interest at the rate of 10% per annum until paid.

Section 9. Inasmuch as it is necessary for the preservation of the public peace, health and safety of the people of the City of Sherwood that this ordinance take effect immediately in order that provision may be made for financing the project, an emergency is hereby declared to exist and this ordinance shall be effective upon its passage by the council and approval by the mayor.

PASSED: By the Council after being read by caption three times this 28 day of October, 1980.


Polly Blankenbaker, REcorder
City of Sherwood

APPROVED: By the Mayor this 28 day of October, 1980.


Marjorie Stewart, Mayor
City of Sherwood

GARY M. BUFORD & ASSOCIATES

P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034

• consulting engineers
• land surveyors
• PHONE (503) 635-3511

November 27, 1979

Rec. No. L506.301

Mr. Tad Milburn
City Administrator
City of Sherwood
City Hall
Sherwood, Oregon 97140

RE: Engineer's Report
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
Sherwood, Washington County, Oregon

Dear Mr. Milburn:

As requested during November 14, 1979 City Council meeting, we have prepared this Engineer's Report for the Rock Creek Water and Sewer Local Improvement District to be reviewed by Sherwood City Council at their November 27, 1979 meeting. This report includes the legal description of boundary for the proposed Rock Creek Water and Sewer Local Improvement District, estimated project cost, a recommended assessment methodology with estimated assessment rates, and a typical assessment calculation.

INTRODUCTION

The original Rock Creek Water and Sewer Local Improvement District was formed through Resolution of City of Sherwood No. 190, March 14, 1979, and confirmed and ratified by City of Sherwood Ordinance No. 710, July 11, 1979. This ordinance directed the preparation of a pre-assessment roll and directed a public hearing to be held with respect thereto. Prior to holding a public hearing on the pre-assessment roll, the City Attorney advised that the City should reconsider the method of assessment. This action prompted the City Council to request this Engineer's Report.

PROJECT DESCRIPTION

Sheet 1 of 2 of the enclosed Drawing No. 134-1 outlines the proposed Rock Creek Water and Sewer Local Improvement District. In general, the L.I.D. boundaries were traced by including all areas within Sherwood's urban growth boundaries that would be served by the Rock Creek Trunk Sewer. Properties currently served by the Frontier Leather Company's sewage pumping station were not included even though these properties will be served by the Rock Creek Trunk. These properties are already served by an existing public sewer system; therefore, they would not benefit by construction of the Rock Creek Trunk Sewer.

The L.I.D. area covers approximately 925 acres, about thirty percent (30%) of the L.I.D. area is inside the City Limits, and seventy percent (70%) of the L.I.D. area is outside the City Limits.

Areas outside the City have been included only with respect to the proposed sewer system improvements. As provided by ORS Chapter 224, cities have the power and authority to assess properties outside their city limits, when such properties are benefited by sewer system improvements. The City may also assess benefited properties outside the City for proposed water system improvements, subject to Washington County approval as provided in ORS Chapter 225. In accordance with previous Council action in this regard, this Engineer's Report has limited assessment for waterline improvements to properties within the City limits.

Included within the proposed L.I.D. boundaries are several single-family dwellings and a few industrial plants. The benefited area is estimated to be approximately ninety-five percent (95%) undeveloped.

The legal description contained within the amended Engineer's Report for Rock Creek Water and Sewer Local Improvement District was found to be in error and was subsequently revised. Upon submittal to the City Council, they adopted the revised legal description at their October 17, 1979 meeting. The legal description as adopted by Council on that date is enclosed with this report. In addition, the revised Engineer's Estimate that was approved during the October 17, 1979 meeting is also enclosed (see Table 'A').

PRELIMINARY DESIGN

Sewer - The proposed Rock Creek Trunk Sewer is a gravity line that originates at the Frontier Leather Company sewage pumping station and connects at the Upper Tualatin Interceptor near the Rock Creek crossing of Pacific Highway 99W. An 18-inch stubout is provided as part of the Unified Sewerage Agency's work on the interceptor sewer.

Water - The proposed water system improvements are comprised of 12-inch diameter water lines which are a part of the City's proposed looped system. The 12-inch line in Edy Road will ultimately extend westerly to Six Corners to complete one loop, and the 12-inch line in Murdock Road will extend southerly to Wilsonville Road, thence westerly to complete another loop.

The alignment and pipe sizes of both the sanitary sewer and waterline improvements are shown on Sheets 1 and 2 of enclosed Drawing No. 134-1.

ASSESSMENT METHODOLOGY

Sanitary sewer and waterline improvement costs are normally allocated on a front-footage basis, area basis, or a combination of the two. As discussed above, the sanitary sewer system improvement costs may be spread over the entire Local Improvement District, whereas the water system costs are to be assessed against benefited properties within the City limits.

Sanitary Sewer Assessment Method

The following assessment method is recommended for assessing sanitary sewer construction costs:

Type I Area Assessment applies to all properties within 300 feet of a proposed sanitary sewer and which contain or abut a sanitary sewer. The Type I assessment rate is \$4,938.81 per acre. This rate is calculated as the sum of two area costs. The first area cost is derived by dividing the cost to construct 8-inch sanitary sewer to serve adjacent properties by the total area of those properties within 300 feet of a sewer that contain or abut a sanitary sewer. The second area cost is calculated by taking the total construction cost of the sanitary sewer system, deducting Unified Sewerage Agency's contribution of twenty-five percent (25%) of the construction cost of the sewer between the existing pump station and the Upper Tualatin Interceptor, deducting the cost of constructing 8-inch sanitary sewers to serve abutting properties, and dividing the remaining cost by the total benefited acres within the District.

Both rates will include a proportionate share of the legal, administrative, engineering, and contingency costs.

Type II Area Assessment applies to all remaining property within the Local Improvement District boundary and outside the Type I assessment area. The Type II assessment rate is \$329.25 per acre. This rate is calculated in the same manner as the second area cost described above under Type I Area Assessment.

Service Connections: We recommend assessing all properties requesting sewer service connection on a uniform rate per service; i.e., total cost of all service connections divided by total number of service connections.

Currently, the City of Sherwood is working on preparation of an ordinance to restrict development within floodplain areas. This ordinance is expected to be adopted by City Council before construction of the Rock Creek Water

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and Sanitary Sewer L.I.D. is completed. Consequently, we recommend that property within the 100-year floodway (as defined by the U. S. Army Corps of Engineers) or within powerline easements be given a zero assessment because the use of these lands is or will be severely restricted. Final determination of property subject to 100-year floodway will be based on a study currently being prepared by U.S. Army Corps of Engineers, but as of this date, has not been released.

Waterline Assessment Method

Assessment for waterline improvements should take into consideration that the 12-inch diameter waterlines are oversized to provide for future expansion of the City's water system grid. Consequently, we recommend that the water system improvements cost be assessed on a front-footage basis and a uniform area basis.

The front-footage assessment should be limited to one-half the cost of an 8-inch line. Estimating that an 8-inch line can be installed for two-thirds the cost of a 12-inch line, an 8-inch line would cost approximately \$24.54 per foot, including fire hydrants, valves, administration, engineering, and legal expenses. By assessing one-half the cost of an 8-inch line to each side of a given line, the recommended frontage assessment would be \$12.27 per front foot. All remaining water system improvement costs would then be spread on a uniform acreage basis.

Moreover, we also recommend that land which lies within the 100-year floodway or within powerline easements be given a zero assessment.

A summary of proposed assessment rates for the Rock Creek Water and Sewer Local Improvement District is shown on enclosed Table 'B'. An example of a typical assessment calculation based on the proposed assessment rates is shown on enclosed Table 'C'.

Sincerely,



CARL B. JENSEN, P.E., P.L.S.

PLE/md

Enclosures

GARY M. BUFORD & ASSOCIATES

P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034

• consulting engineers
• land surveyors
• PHONE (503) 635-3511

November 27, 1979

LEGAL DESCRIPTION OF BOUNDARY OF PROPOSED ROCK CREEK WATER AND SEWER LOCAL IMPROVEMENT DISTRICT

Beginning at the southeast corner of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County; thence West along the south line of said Section 32, 660 feet; thence North 1,320 feet to the easterly prolongation of the centerline of Wilsonville Road (C.R. 341); thence West along said centerline of Wilsonville Road, 165 feet; thence North $13^{\circ}15'$ East, 1,008 feet; thence South $88^{\circ}21'$ West, 593.05 feet; thence North 330 feet to the easterly prolongation of the centerline of S.E. Division Street; thence North $88^{\circ}21'$ East, 139.42 feet along said centerline of S.E. Division Street; thence North $0^{\circ}25'07''$ East, 331 feet; thence North $0^{\circ}25'08''$ East, 350.84 feet; thence South $89^{\circ}54'45''$ East, 170.00 feet; thence South $0^{\circ}05'15''$ West, 45.00 feet to the Initial Point of April Meadows No. 2; thence South $89^{\circ}54'45''$ East, 150.00 feet to the east line of S.E. Flower Street; thence North $0^{\circ}05'15''$ East, 35.00 feet; thence South $89^{\circ}54'45''$ East, 100.00 feet to the southeast corner of Lot 38 of said April Meadows No. 2; thence North $0^{\circ}05'15''$ East, 90.00 feet; thence South $89^{\circ}54'45''$ East, 260.00 feet to the southeast corner of Lot 44 of April Meadows No. 2; thence North $0^{\circ}05'15''$ East, 240.00 feet; thence North $39^{\circ}21'27''$ West, 126.44 feet; thence North $86^{\circ}16'45''$ West, 80.72 feet; thence North $30^{\circ}35'15''$ East, 70.39 feet to the southerly line of E. Willamette Street; thence North $2^{\circ}03'54''$ West, 88.50 feet to the northerly line of E. Willamette Street; thence North $43^{\circ}45'08''$ East, 100.00 feet; thence North $37^{\circ}59'45''$ West, 80.00 feet; thence North $63^{\circ}00'00''$ West, 78.00 feet; thence North $75^{\circ}36'35''$ West, 72.00 feet; thence North $72^{\circ}00'00''$ West, 65.00 feet; thence North $62^{\circ}00'00''$ West, 65.00 feet; thence North $48^{\circ}00'00''$ West, 65.00 feet to the Initial Point of G&T Terrace; thence North $0^{\circ}28'00''$ East, 1,084.30 feet to the Initial Point of Sherwood Acres and the centerline of S.W. Tualatin-Sherwood Road (C.R. No. 954); thence South $89^{\circ}59'00''$ West, 153.46 feet along said centerline; thence North $0^{\circ}01'00''$ West, 885.50 feet to the southeasterly right of way line of the Southern Pacific Railroad; thence South $47^{\circ}49'00''$ West, 318.10 feet along said right of way

Rock Creek Water and Sewer LID
Boundary Description Continued

line; thence South 29°09'00" East, 16.00 feet; thence South 47°49'00" West, 979.11 feet to the south line of Section 29, Township 2 South, Range 1 West, Willamette Meridian; thence West along the south line of said Section 29 to a point 909.01 feet west of the quarter corner on the south line of Section 29; thence North 515.50 feet; thence North 89°36'00" West, 1295.49 feet; thence North 493.90 feet; thence North 89°50'00" West, 420 feet, more or less, to the centerline of North Sherwood Boulevard; thence northerly along the centerline of North Sherwood Boulevard to a point located 770.00 feet south of the quarter corner on the west line of Section 29; thence East 874.50 feet; thence North 790 feet, more or less, to the northerly right of way line of S.W. Edy Road (C.R. No. 1070); thence West and northwesterly along the northerly right of way line of S.W. Edy Road to the southeasterly right of way line of S.W. Pacific Highway (99W); thence Northeasterly along the southeasterly right of way line of S.W. Pacific Highway to the north line of Section 29; thence East along the north line of Section 29, 610 feet, more or less, to the northerly extension of the west line of that tract of land conveyed to Richard Cereghino by Deed Book 281, Page 85, Washington County Deed Records; thence South along said northerly extension and the west line of above tract to the centerline of S.W. Edy Road being also the Unified Sewerage Agency Boundary line; thence along said Unified Sewerage Agency Boundary and the centerline of S.W. Edy Road, 1,550 feet, more or less; thence Northeasterly along the Unified Sewerage Agency Boundary line 3,950 feet, more or less, to a point on the north line of Section 28, Township 2 South, Range 1 West, Willamette Meridian, said point being 2,450 feet, more or less, East of the northwest corner of Section 28; thence East along the section line 1,250 feet, more or less, to the centerline intersection of S.W. Herman Road and S.W. Cipole Road; thence Southeasterly along the centerline of S.W. Cipole Road to the centerline of S.W. Tualatin-Sherwood Road; thence Westerly and Southwesterly along S.W. Tualatin-Sherwood Road, 1,950 feet, more or less, to the northerly extension of the centerline of S.W. Dahlke Lane; thence South along said centerline, 592.4 feet; thence South 83°16'00" West, 419.10 feet; thence North 5°28'00" West, 246.4 feet to the centerline of S.W. Tualatin-Sherwood Road; thence Southwesterly along said centerline to the northerly

Rock Creek Water and Sewer LID
Boundary Description Continued

extension of the centerline of S.W. Tonquin Road; thence Southeasterly along said centerline to the north-south centerline of the northwest quarter of Section 33, Township 2 South, Range 1 West, Willamette Meridian; thence South along said north-south line of said Section 33 to a point on the south line of said Section 33; thence West along the south line of Section 33, 1320 feet, more or less, to the Point of Beginning.

TABLE 'A'
SUMMARY OF ESTIMATED PROJECT COSTS
ROCK CREEK WATER AND SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

I. SANITARY SEWER

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Cost (Rounded off to nearest \$100)</u>
18" Trunk Sewer (CSP)	5,500 l.f.	\$ 38.50	\$211,800.00
15" Trunk Sewer (CSP)	2,400 l.f.	34.50	82,800.00
10" Trunk Sewer (CSP)	1,300 l.f.	31.00	40,300.00
8" Lateral Sewer (CSP) (w/A.C. Pvm't. Repair)	2,925 l.f.	25.50	74,600.00
8" Lateral Sewer (CSP) (w/o A.C. Pvm't. Repair)	3,450 l.f.	23.00	79,400.00
Southern Pacific RR Xing (15" Trunk Sewer)	1 each	22,800.00	22,800.00
Tees & Services (Estimated Quantity)	30 each	500.00	<u>15,000.00</u>
Subtotal			\$526,700.00
* Legal, Engineering & Contingencies (30%)			<u>158,000.00</u>
** TOTAL			\$684,700.00

* No right of way acquisition included.

** Unit Prices of Sewers include trench excavation and backfill, pipe, pipe zone material, manholes, surface restoration, and minor A.C. pavement repair.

II. WATERLINE

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Cost (Rounded off to nearest \$100)</u>
12" Waterline (DIP) (w/A.C. Pvm't. Repair)	8,600 l.f.	\$ 26.00	\$ 223,600.00
12" Waterline (DIP) (w/o A.C. Pvm't. Repair)	2,700 lf.	24.00	64,800.00
Fire Hydrants	11 each	1,500.00	16,500.00
Southern Pacific RR Xing	1 each	15,000.00	<u>15,000.00</u>
	Subtotal		\$ 319,900.00
	* Legal, Engineering, & Contingencies (30%)		<u>96,000.00</u>
	*** TOTAL		\$ 415,900.00
TOTAL PROJECT COST			<u>\$1,100,600.00</u>

* No right of way acquisition included.

*** Unit Prices of Waterlines include trench excavation and backfill, pipe, pipe zone material, fittings, valves, misc. appurtenances, surface restoration, and connections to existing waterlines.

TABLE 'C'

ROCK CREEK WATER AND SEWER LID

SAMPLE ASSESSMENT CALCULATION

Tax Map 2S 1 28B
Tax Lot 300
Tax Lot Area = 12.69 Acres

WATERLINE ASSESSMENTS

Area Assessment

Area within LID & City Limits	12.69 Acres	
Area within 100-Year Floodway or Powerline Easement	<u>3.07 Acres</u>	
Area to Assess	9.62 Acres	
Assessment Rate	\$1,283.59/Acre	
Area Assessment		\$12,348.14

Frontage Assessment

Frontage Length	318 Feet	
Frontage Assessment Rate	\$12.27/Front Ft.	
Frontage Assessment		3,901.86

SANITARY SEWER ASSESSMENTS

Type I Area Assessment

Area within LID	12.69 Acres	
Area within 300 ft. of Sanitary Sewer	5.27 Acres	
Area within Floodway or Easement	<u>2.01 Acres</u>	
Area Assessed at Type I Rate	3.26 Acres	
Type I Assessment Rate	\$4,938.81	
Type I Area Assessment.		16,100.52

Type II Area Assessment

Area outside Type I Assessment Area	7.42 Acres	
Area with Floodway or Power Easement	<u>1.06 Acres</u>	
Area Assessed at Type II Rate	6.36 Acres	
Type II Area Assessment Rate	\$329.25/Acre	
Type II Area Assessment		<u>2,094.03</u>

TOTAL ASSESSMENT. \$34,444.55

TABLE 'B'

ROCK CREEK WATER AND SEWER LID

ESTIMATED ASSESSMENT RATES

<u>Item</u>	<u>Assessment Rate</u>
Waterline Area Assessment	\$1,283.59/Acre (212.32 Acres)*
Waterline Frontage Assessment	\$12.27/Front Foot (11,686 Front Feet)*
Sanitary Sewer - Type I Assessment Rate	\$4,938.81/Acre (68.64 Acres)*
Sanitary Sewer - Type II Assessment Rate	\$329.25/Acre (637.67 Acres)*

Waterline Area Assessment applies to all property within the LID Boundary and within present City Limits.

Waterline Frontage Assessment applies to all property within LID Boundary and within present City Limits with frontage along proposed waterline.

Sanitary Sewer - Type I Area Assessment applies to all property within 300 feet of proposed sewer and which contains or abuts a sanitary sewer.

Sanitary Sewer - Type II Area Assessment applies to all property within the LID Boundary outside Type I Assessment Area.

Properties within 100-year Floodway or within Powerline Easements are to be given a zero assessment and, therefore, are not included within the above assessment areas.

* Actual areas to carry full assessment rate.

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

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For Explanation of Type I & Type II Area Assessments, see Page 17

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 28A												
400	Alfred J. Chavez 13025 SW Tual-Sher. Rd. Sherwood, OR 97140	0.90 [0.90]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 0.90	285.72		285.72
500	Wm. R. & Mary Young 20605 SW Cipole Rd. Sherwood, OR 97140	39.54 [32.67]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 32.67	10,371.75		10,371.75
600	Walter E. & Madge W. Cole 20285 SW Cipole Rd. Sherwood, OR 97140	19.41 [19.41]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 19.41	6,162.09		6,162.09
601	Gerrie & Mary Grace Braun 2 Yorick Lake Oswego, OR 97034	4.86 [4.86]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 4.86	1,542.90		1,542.90
700	Marlowe C. Treit 19985 SW Cipole Rd. Sherwood, OR 97140	2.62 [2.62]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 2.62	831.77		831.77
800	James & Christina W. Cereghino 19945 SW Cipole Rd. Sherwood, OR 97140	2.31 [2.31]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 2.31	733.35		733.35

TOTAL ASSESSMENT PLUS 8%

308.58
11,201.49
6,655.06
1,666.33
898.31
792.02

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

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December 4, 1979

For Explanation of Type I & Type II Area Assessments, see Page 17

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 28A (cont.) 900	Joseph A. & Madeline Galbreath, Et Al 19935 SW Cipole Rd. Sherwood, OR 97140	1.00 [1.00]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.00	317.47		317.47
1000	Gerda Cereghino, David E. & Ruth J. Fisher, Trustees 14345 SW Edy Rd. Sherwood, OR 97140	8.68 [8.68]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 8.68	2,755.64		2,755.64
2S 1 28B 100	Joseph A. & Madeline I. & John D. Galbreath 19935 SW Cipole Rd. Sherwood, OR 97140	56.17 [51.16]	(1) 39.23	46,857.11	524	6,428.66	(1) 2.17	9,210.54	(1) 45.83 (2) 3.16 (3) 48.99	14,549.65		77,045.96
101	Joseph A. & Madeline I. Galbreath 19935 SW Cipole Rd. Sherwood, OR 97140	3.02 [1.95]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.66 (2) .29 (3) 1.95	527.00		527.00
102	John D. Galbreath Mary Galbreath Life Estate 19935 SW Cipole Rd. Sherwood, OR 97140	27.25 [3.60]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.60	1,142.89		1,142.89

TOTAL ASSESSMENT PLUS 8%

342.87

2,976.09

83,209.63

569.16

1,234.32

- (1) Land Area Assessed @ 100% Assessment Rate
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- (3) Total of (1) & (2)

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ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) Within ID-Acres	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 28B (cont.) 103 [1]	Joseph M. Galbreath Mary Galbreath Life Estate 19935 SW Cipole Rd. Sherwood, OR 97140	8.79 [0.35]	-0-	-0-	-0-	-0-	-0-	-0-	0.35	-0-	-0-	-0-	0
300	Lloyd D. Taylor P. O. Box 753 Lake Oswego, OR 97034	12.69 [12.69]	(1) 9.62 (2) 3.07 (3) 12.69	11,490.32	318	3,901.36	(1) 3.26 (2) 2.01 (3) 5.27	13,837.04	(1) 6.36 (2) 1.06 (3) 7.42	2,019.11		31,247.83	33,747.66
301	Stanley M. & Audrey B. Turnlund 13545 SW Edy Rd. Sherwood, OR 97140	0.92 [0.92]	(1) 0.92	1,098.87	165	2,024.29	(1) 0.92	3,904.93	-0-	-0-		7,028.09	7,590.33
400	Lloyd D. Taylor P. O. Box 753 Lake Oswego, OR 97034	10.60 [10.60]	(1) 10.60	12,660.86	996	12,219.36	(1) 10.03	42,572.23	(1) 0.57	180.96		67,633.41	73,044.09
25 1 28C 100	Bernard F. & Rita Darling 13805 SW Tual.-Sher.Rd. Sherwood, OR 97140	3.37 [3.37]	(1) 0.80 (2) 2.57 (3) 3.37	955.54	481	5,901.12	-0-	-0-	(1) 0.80 (2) 2.57 (3) 3.37	253.98		7,110.64	7,679.49

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ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

For Explanation of Type I & Type II Area Assessments, see Page 17

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT			SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment	Type I Area Assessment		Type II Area Assessment			
			Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 28C (cont.) 101	Black Bull Enterpr. c/o Lyle F. & Nedra Hathaway 11050 SW Hazelbrook Sherwood, OR 97140	8.74 [8.74]	(1) 7.74 (2) 1.00 (3) 8.74	9,244.81	1,033	12,673.29	(1) 5.50 (2) 1.00 (3) 6.50	23,344.70	(1) 2.24	711.13	45,973.93
102	Donald E. Kettleberg 13825 SW Tual-Sher. Rd. Sherwood, OR 97140	3.19 [3.19]	(1) 1.46 (2) 1.73 (3) 3.19	1,743.85	168	2,061.10	-0-	-0-	(1) 1.46 (2) 1.73 (3) 3.19	463.51	4,268.46
103	Black Bull Enterpr. c/o Cosmet, Inc. 12995 SW Pacific Hwy. Tigard, OR 97223	2.40 [2.40]	(1) 2.40	2,866.61	180	2,208.32	(1) 1.24	5,263.17	(1) 1.16	368.27	10,706.37
200	Madeline & Roscoe Nelson & M.S. Rosenblatt, Jr. et al 3465 SW Brentwood Dr. Portland, OR 97201	24.35 [24.35]	(1) 18.64 (2) 5.71 (3) 24.35	22,264.00	330	4,048.58	(1) 8.82 (2) 2.57 (3) 11.39	37,436.40	(1) 9.82 (2) 3.14 (3) 12.98	3,117.56	66,866.54
201	Howard E. Brune 10100 SW North Dakota Tigard, OR 97223	7.79 [7.79]	(1) 7.79	9,304.53	291	3,570.12	-0-	-0-	(1) 7.79	2,473.09	15,347.74

TOTAL ASSESSMENT PLUS 8%

49,651.84

4,609.94
11,562.88

72,215.86

16,575.56

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ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 28C (cont.) 300	Larry Wellons & Hank Schuette P. O. Box 381 Sherwood, OR 97140	2.36 [2.36]	(1) 2.12 (2) 0.24 (3) 2.36	2,532.17	206	2,527.30	(1) 1.41	5,984.73	(1) 0.71 (2) 0.24 (3) 0.95	225.40	11,269.60	12,171.16	
301	Larry Wellons & Assoc. P. O. Box 381 Sherwood, OR 97140	4.05 [4.05]	(1) 2.77 (2) 1.28 (3) 4.05	3,308.54	249	3,054.84	(1) 1.72	7,300.52	(1) 1.05 (2) 1.28 (3) 2.33	333.34	13,997.24	15,117.02	
302	Larry Wellons & Hank Schutte c/o Wilbur T. West 13575 SW Peters Rd. Lake Oswego, OR 97034	2.00 [2.00]	(1) 2.00	2,388.84	434	5,324.50	(1) 1.72	7,300.52	(1) 0.28	88.89	15,102.75	16,310.97	
400	Frontier Leather Co. P. O. Box 502 Sherwood, OR 97140	5.85 [5.85]	(1) 4.69 (2) 1.09 (3) 5.78	5,601.83	483	5,925.65	(1) 1.86 (2) 0.31 (3) 2.17	7,894.75	(1) 2.83 (2) 0.85 (3) 3.68	898.44	20,320.67	21,946.33	
500	John & Gladys Cereghino 14100 SW Tual-Sher. Rd. Sherwood, OR 97140	10.05 [0.31]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 0.15 (2) 0.16 (3) 0.31	47.62	47.62	51.43	

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ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 28C (cont.) 501	Lamley Corporation Rt. 1, Box 33M Newberg, OR 97132	22.12 [22.12]	(1) 20.95 (2) 1.17 (3) 22.12	25,023.17	1,670	20,488.29	-0-	-0-	(1) 20.95 (2) 1.17 (3) 22.12	6,651.00	52,162.40	56,335.39	
800	Gerald Fitch P. O. Box 553 Sherwood, OR 97140	1.97 [1.97]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.84 (2) 0.13 (3) 1.97	584.14	584.14	630.87	
801	Lawerance V. & Helen Kummer Rt. 1, Box 44 Sherwood, OR 97140	1.40 [1.40]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 0.91 (2) 0.49 (3) 1.40	288.90	288.90	312.01	
25 1 29A 100	Gerda Cereghino David E. & Ruth J. Fisher, Trustees 14345 SW Edy Rd. Sherwood, OR 97140	66.53 [6.19]	-0-	-0-	-0-	-0-	(1) 4.67	19,821.77	(1) 1.52	482.55	20,304.32	21,928.66	
101	David E. & Joann Cereghino 14345 SW Edy Rd. Sherwood, OR 97140	0.96 [0.61]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 0.61	193.66	193.66	209.15	

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ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 29A (cont.) 800	Roger D. & Gwen B. Congdon, c/o Arthur & Richard C. Spada 7251 St. Paul Hwy. NE St. Paul, OR 97137	24.35 [13.06]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 13.06	4,146.16		4,146.16
900 [2]	Portland General Electric, Attention: H. Clark, Asst. Treas. 621 SW Alder St. Portland, OR 97205	51.21 [30.00]	-0-	-0-	-0-	-0-	-0-	-0-	30.00	-0-		-0-
2S 1 298 600	Earl V. & Carol A. Edwards 16105 SW Edy Rd. Sherwood, OR 97140	0.65 [0.65]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 0.65	206.36		206.36
700	Nels O. Anderson Rt. 4, Box 237 Sherwood, OR 97140	7.46 [7.46]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 7.46	2,368.33		2,368.33
800 [3]	Portland General Electric, Attention: H. Clark, Asst. Treas. 621 SW Alder St. Portland, OR 97205	40.00 [40.00]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 12.00	3,809.64		3,809.64

TOTAL ASSESSMENT PLUS 8%

4,477.85
0
222.87
2,557.80
4,114.41

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ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 29B (cont.) 900	Clarence D. Jr. & Pamela Ann Langer 16375 SW Edy Rd. Sherwood, OR 97140	4.85 [4.85]	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.30 (2) 1.55 (3) 4.85	1,047.65	1,047.65
901	Clarence D. & Lillian L. Langer 15600 SW Edy Rd. Sherwood, OR 97140	4.85 [4.85]	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(1) 4.76 (2) 0.09 (3) 4.85	1,511.16	1,511.16
25 1 29C 100	Gloria Lorraine Cereghino 15245 SW Edy Rd. Sherwood, OR 97140	4.60 [4.60]	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(1) 4.60	1,460.36	1,460.36
200	Clarence D. & Lillian L. Langer 15600 SW Edy Rd. Sherwood, OR 97140	95.98 [82.95]	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(1) 82.95	26,334.14	26,334.14
500	Ferdinand W. & Leola May Langer 6614 SW Pine Dr. Portland, OR 97223	25.13 [25.13]	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(1) 25.13	7,978.02	7,978.02

TOTAL ASSESSMENT PLUS 8%

1,131.46
1,632.05
1,577.19
28,440.87
8,616.26

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ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 29C (cont.) 700	Arch Diocese of Portland, St. Francis Church P. O. Box 279 Sherwood, OR 97140	10.73 [10.41]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 10.41	3,304.86		3,304.86	3,569.25
800 [4]	Harold A. Coleman P. O. Box 272 Sherwood, OR 97140	0.59 [0.32]	0.32	-0-	-0-	-0-	-0-	-0-	0.32	-0-		-0-	0
25 1 29D 100	Oregon-Washington Lumber Co. 301 NW Murray Rd.	49.65 [49.65]	(1) 35.31 (2) 14.34 (3) 49.65	42,174.98	518	6,355.05	(1) 11.12 (2) 6.18 (3) 17.30	47,198.73	(1) 24.19 (2) 8.16 (3) 32.35	7,679.60		103,408.36	111,681.03
101	Oregon-Washington Lumber Co. 301 NW Murray Rd. Portland, OR 97229	1.85 [1.85]	-0-	-0-	-0-	-0-	(1) 1.65 (2) 0.20 (3) 1.85	7,003.41	-0-	-0-		7,003.41	7,563.68
102	Oregon-Washington Lumber Co. 301 NW Murray Rd. Portland, OR 97229	0.93 [0.93]	-0-	-0-	-0-	-0-	(1) 0.93	3,947.38	-0-	-0-		3,947.38	4,263.17

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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within ID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 29D (cont.) 103	Schwan's Sales Ent. 113 W. College Dr. Marshall, MN 56258	1.00 [1.00]	(1) 1.00	1,194.42	120	1,472.21	(1) 0.83	3,522.93	(1) 0.17	53.97		6,243.53
200	Richard S. Gooman 14960 SW Edy Rd. Sherwood, OR 97140	4.73 [4.73]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.24 (2) 1.49 (3) 4.73	1,028.60		1,028.60
300	Ferdinand W. & Leola May Langer 6614 SW Pine Dr. Portland, OR 97223	60.46 [60.46]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 58.71 (2) 1.75 (3) 60.46	18,638.67		18,638.67
600	Frontier Leather Co. P. O. Box 502 Sherwood, OR 97140	24.14 [24.14]	(1) 22.36 (2) 1.78 (3) 24.14	26,707.24	911	11,176.55	(1) 17.38 (2) 1.44 (3) 18.82	73,769.24	(1) 4.98 (2) 0.34 (3) 5.32	1,581.00		113,234.03
25 1 32AA 100	Donald C. & Faye E. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	3.08 [3.08]	-0-	-0-	-0-	-0-	(1) 1.68	7,130.74	(1) 1.40	444.46		7,575.20

TOTAL ASSESSMENT PLUS 8%

6,743.01
1,110.89
20,129.76
122,292.75
8,181.22

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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32AA (cont.) 200	Donald C. Cohran c/o Ralph & Louise Cardinal, Trustees 3535 SW Buddington Portland, OR 97219	10.92 [10.92]	(1) 10.92	13,043.07	557	6,833.52	(1) 3.66	15,534.83	(1) 7.26	2,304.83		37,716.25
1100	James M. & Nancy V. Dailey Route 3, Box 12 Sherwood, OR 97140	0.07 [0.07]	(1) 0.07	83.61	-0-	-0-	-0-	-0-	(1) 0.07	22.22		105.83
1101	Raymond E. Leach 1500 N. Maple Canby, OR 97013	5.06 [5.06]	(1) 5.06	6,043.77	545	6,686.30	-0-	-0-	(1) 5.06	1,606.40		14,336.47
1200	James M. & Nancy V. Dailey Route 3, Box 12 Sherwood, OR 97140	3.14 [3.14]	(1) 3.14	3,750.48	302	3,705.07	-0-	-0-	(1) 3.14	996.86		8,452.41
2S 1 32AD 100	Sanford M. & Marilyn G. Rowe 1780 E. Willamette Sherwood, OR 97140	1.13 [1.13]	(1) 1.13	1,349.70	131	1,607.17	-0-	-0-	(1) 1.13	358.74		3,315.61

TOTAL ASSESSMENT PLUS 8%

40,733.56

114.30

15,483.38

9,128.61

3,580.86

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Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within 100' Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 32AD (cont.) 200 [5]	Travport, Inc. 9185 SW Oleson Rd. Portland, OR 97223	0.34 [0.06]	0.06	-0-	-0-	-0-	-0-	-0-	0.06	-0-	-0-	-0-	0
300 [6]	Martin H. Sunden, Jr. c/o Smelser, Inc. 701 John Adams St. Oregon City, OR 97045	19.23 [19.10]	(1) 9.55	11,406.71	1,185	14,538.10	-0-	-0-	(1) 9.55	3,031.84		28,976.65	31,294.79
1100	Richard E. & Elaine A. Espey Rt. 2, Box 13A Sherwood, OR 97140	3.53 [3.53]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.53	1,120.67		1,120.67	1,210.32
1101	John W. & Geraldine M. Hefner Rt. 2, Box 13B Sherwood, OR 97140	3.50 [3.50]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.50	1,111.15		1,111.15	1,200.04
1200	Bobby J. & Joan M. Reisch, c/o Judy A. Corcoran 9604 SW Kelly Portland, OR 97219	6.02 [6.02]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 6.02	1,911.17		1,911.17	2,064.06
1300	Kenneth F. Foster Rt. 3, Box 6 Sherwood, OR 97140	2.34 [2.34]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 2.34	742.88		742.88	802.31

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For Explanation of Type I & Type II Area Assessments, see Page 17

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)	TOTAL ASSESSMENT PLUS 8%
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment				
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)			
25 1 32D (cont.) 1400	Jack I. & Jemette D. Groom, c/o WZR 5875 SW Elm Beaverton, OR 97005	2.44 [2.44]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 2.44	774.63		774.63	836.60
1401	Shirley Ann Groom Rt. 2, Box 14C Sherwood, OR 97140	3.09 [3.09]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.09	980.98		980.98	1,059.46
1500	Robert & Lavon E. Schlarbaum Rt. 2, Box 15 Sherwood, OR 97140	3.15 [3.15]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 3.15	1,000.03		1,000.03	1,080.03
1501	Dwight J. & Sandra K. Hardin Rt. 2, Box 14H Sherwood, OR 97140	1.97 [1.97]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.97	625.42		625.42	675.45
1502	Earl E. Sandager & Harold J. Jacobson Rt. 2, Box 14K Sherwood, OR 97140	1.95 [1.95]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.95	619.07		619.07	668.60
1503	Arthur J. Ball & Donna Alameda 2106 N. Mabury Santa Ana, CA 92701	1.99 [1.99]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.99	631.77		631.77	682.31

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

Rec. No. L506.302
December 4, 1979

For Explanation of Type I & Type II Area Assessments, see Page 17

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
2S 1 32D (cont.) 1600	Clara M. Lee c/o Charles F. & Geraldine K. Burck 735 SW St. Clair Ave. Portland, OR 97205	4.02 [4.02]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 4.02	1,276.23		1,276.23
2300	Bobby J. & Joan M. Reisch, c/o Judy A Corcoran 9604 SW Kelly Portland, OR 97219	2.11 [2.11]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 2.11	669.86		669.86
2400	Martin H. Sundem, Jr. c/o Smelser, Inc. 701 John Adams St. Oregon City, OR 97045	2.82 [2.76]	(1) 2.76	3,296.60	-0-	-0-	-0-	-0-	(1) 2.76	876.22		4,172.82
2500	Jack B. & Ann D. Walker 11905 SW Carmen Tigard, OR 97223	4.00 [4.00]	(1) 4.00	4,777.68	-0-	-0-	-0-	-0-	(1) 4.00	1,269.88		6,047.56
2S 1 33 1100	Gordon H. & Mildred Snyder 380 SE Sunset Blvd. Sherwood, OR 97140	67.25 [6.31]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 5.97 (2) 0.34 (3) 6.31	1,895.30		1,895.30

TOTAL ASSESSMENT PLUS 8%

1,378.33

723.45

4,506.65

6,531.36

2,046.92

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

Rec. No. L506.302
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For Explanation of Type I & Type II Area Assessments, see Page 17

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within 10-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 1 33 (cont.) 1200	Donald C. & Faye E. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	43.09 [23.97]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 20.82 (2) 3.15 (3) 23.97	6,609.73	6,609.73	
1300	Donald C. & Faye E. Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	1.64 [1.64]	-0-	-0-	-0-	-0-	-0-	(1) 1.64	520.65	520.65		
1400	Victor H. & Dorothy G. Vossen 16735 SW Pacific Hwy. Tigard, OR 97223	22.38 [22.38]	-0-	-0-	-0-	-0-	-0-	(1) 22.38	7,104.98	7,104.98		
1500	Leroy J. & Delores A. Moser 6424 SW Washington Ct. Lake Oswego, OR 97034	11.90 [11.90]	-0-	-0-	-0-	-0-	-0-	(1) 11.90	3,777.89	3,777.89		
1600	Kenneth F. Foster Rt. 3, Box 6 Sherwood, OR 97140	39.46 [39.46]	-0-	-0-	-0-	-0-	-0-	(1) 39.46	12,527.37	12,527.37		
1800	Jack I. & Jamette D. Groom, c/o WZR 5875 SW Elm Beaverton, OR 97005	37.80 [37.80]	-0-	-0-	-0-	-0-	-0-	(1) 37.80	12,000.37	12,000.37		

TOTAL ASSESSMENT PLUS 8%

7,138.51
562.30
7,673.38
4,080.12
13,529.56
12,960.40

- (1) Land Area Assessed @ 100% Assessment Rate
- (2) Land Area within 100-year Floodway or within Powerline Easements
- (3) Total of (1) & (2)

ESTIMATED ASSESSMENTS
ROCK CREEK WATER & SEWER LOCAL IMPROVEMENT DISTRICT
SHERWOOD, OREGON

For Explanation of Type I & Type II Area Assessments, see Page 17

Washington County Tax Map/ Tax Lot Nos.	Name & Address Of Owner	Total Tax Lot Area (Acres) [Area Within LID-Acres]	WATER ASSESSMENT				SANITARY SEWER ASSESSMENT				Service Connection Charge (\$)	TOTAL ASSESSMENT (\$)
			Area Assessment		Frontage Assessment		Type I Area Assessment		Type II Area Assessment			
			Area Within LID & City Limits (Acres)	Area Assess. (\$)	Frontage Length (ft.)	Frontage Assess. (\$)	Area (Acres)	Assess. (\$)	Area (Acres)	Assess. (\$)		
25 133 (cont.) 1802	George M. & Cora L. Edwards Rt. 2, Box 16 Sherwood, OR 97140	1.29 [1.29]	-0-	-0-	-0-	-0-	-0-	-0-	(1) 1.29	409.54		409.54
	SUBTOTALS	1,089.76 [847.64]	(1) 227.03 (2) 33.98 (3) 261.01	271,169.25	11,797	144,730.75	(1) 80.57 (2) 13.71 (3) 94.28	841,978.56	(1) 651.94 (2) 33.14 (3) 685.08	206,971.44	19,500.00	964,850.00
	Total Estimated Service Connection Charge											19,500.00
	U.S.A. Share											116,250.00
	TOTAL PROJECT COST											1,100,600.00

TOTAL ASSESSMENT PLUS 8%

442.32

1,042,038.00

0

116,250.00

1,158,288.00

NOTES

- [1] MAP 2S 1 28B, Lot 103: Area within LID will receive no benefit and thus given zero assessment. Tax Lot is flag lot with no buildable land area within LID boundary.
- [2] MAP 2S 1 29A, Lot 900: Area within LID will receive no benefit and thus given zero assessment. Portland General Electric (PGE) has designated this area for utility use only (i.e., substation, transmission corridors, and buffer area).
- [3] MAP 2S 1 29B, Lot 800: 28⁴ acres within tax lot will receive no benefit and thus given zero assessment. Portland General Electric (PGE) has designated this area for power utility use only (i.e., substation, transmission corridors, and buffer area).
- [4] MAP 2S 1 29C, Lot 800: Area within LID will receive no benefit and thus given zero assessment. Tax lot is strip lot with no buildable land area within LID boundary.
- [5] MAP 2S 1 32AD, Lot 200: 0.06 acres of tax lot within LID will receive no benefit and thus given zero assessment. This portion of tax lot is in process of being dedicated to City of Sherwood for a public street right of way.
- [6] MAP 2S 1 32AD, Lot 300: 9.55 acres of tax lot is included within April Meadows III subdivision, which is to be served by existing water and sanitary sewer system of City of Sherwood, and thus will receive no benefit and is given a zero assessment.

EXPLANATION OF SANITARY SEWER TYPE I & TYPE II AREA ASSESSMENTS

Type I Area Assessment applies to all properties within 300 feet of a proposed sanitary sewer and which contain or abut a sanitary sewer.
Type II Area Assessment applies to all remaining property within the Local Improvement District boundary and outside the Type I assessment area.

STAFF REPORT

August 8, 1980

CASE NO: CU-80-03
 SUBJECT: Conditional Use for a Senior/Community Center
 LOCATION: No. Sherwood Blvd. (see Figure 1)
 APPLICANT: City of Sherwood

DESCRIPTION OF PROPOSED ACTION:

The City is seeking approval of a conditional use permit to construct an approximately 5,300 square foot Senior/Community Center with grant funds provided under the HUD Community Development Block Grant program.

APPLICABLE STANDARDS FOR REVIEW:

Action on a conditional use request shall follow criteria contained in Article VI Section 6.02 of the Sherwood Zoning Ordinance (See Attachment A).

BASIC FACTS

LAND USE

Current Zoning:

2S1 29C : 1402 R-1 (low density residential)
 2S1 29C : 1403 R-3 (high density residential)

Proposed Plan Designation

MDRH - Medium Density Residential High

Acreage

2S1 29C : 1402 = 2.34
 2S1 29C : 1403 = .15
 Total Site 2.49
 Buildable Acres 2.49

Existing Structures/Uses

None/Vacant

ENVIRONMENTAL RESOURCES

Topography

Westerly 3-7%

Soils

Type : Hillsboro Silt Loam
 Land Use Limitations/Soil Characteristics
 Natural Drainage is good
 Moderate permeability
 Slow run off with slight erosion hazard
 Agricultural Capability Class
 Class II

Flood Plain

Not applicable

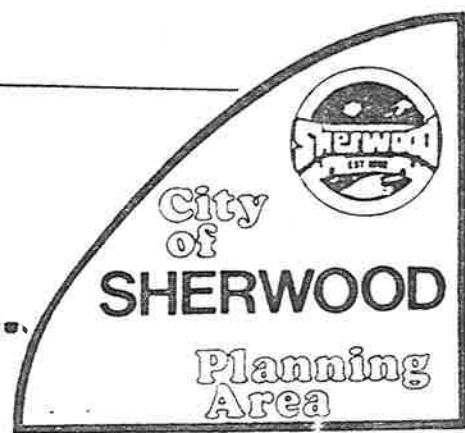
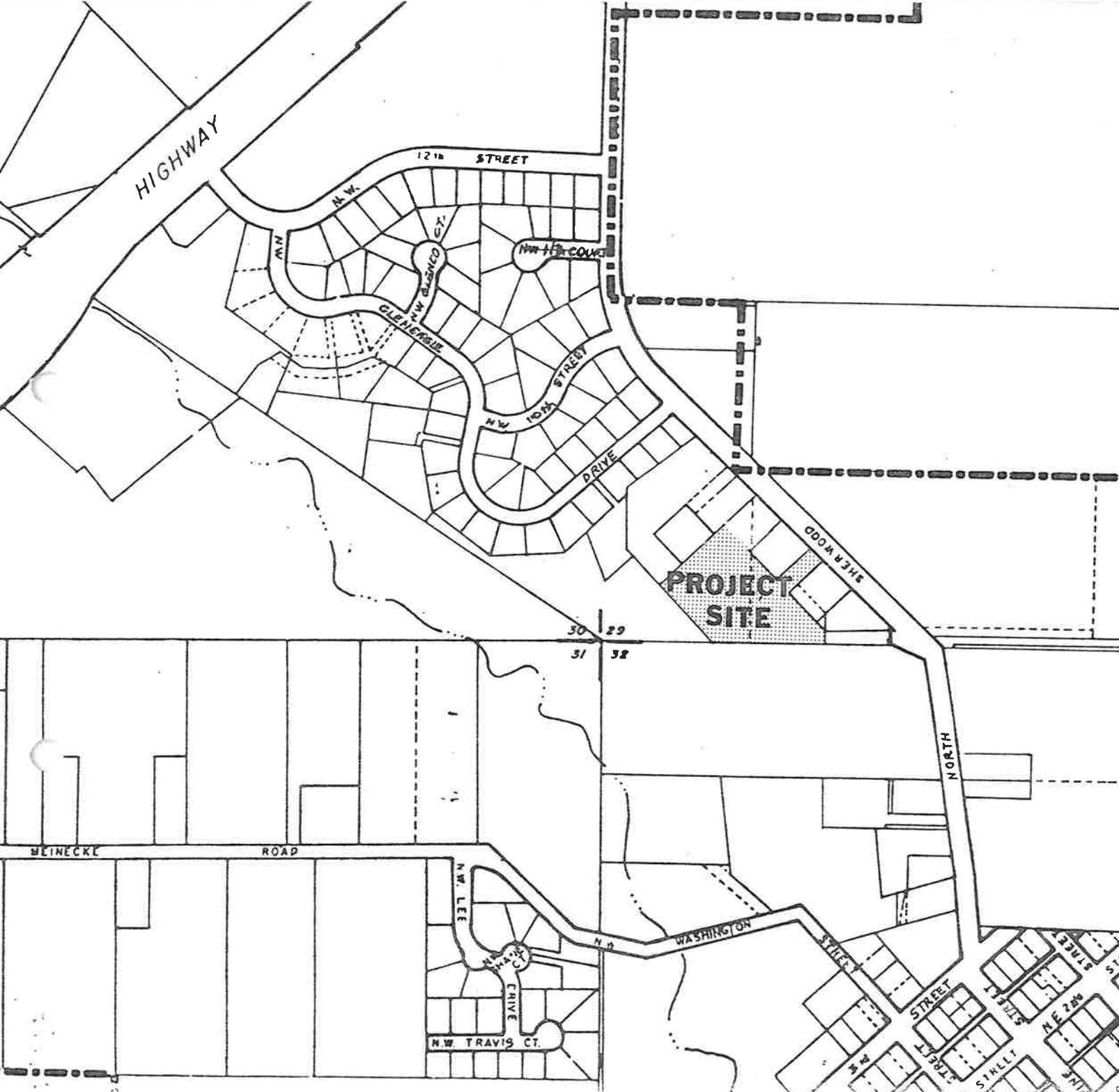


FIGURE 1
VICINITY MAP

Legend:

Date:

SCALE 1" = 400'

Recreation Resources

The site is adjacent to Glen Park and acquired portion of the planned Cedar Creek Greenway. 1,000 ft. from the Stella Olson Community Park.

COMMUNITY FACILITIES AND SERVICES

Water

12" main in No. Sherwood Blvd.

Sewer

8" Lateral with terminus at site frontage on No. Sherwood Blvd.

Drainage

Natural drainage westerly to Cedar Creek.

12-15" storm sewer in No. Sherwood Blvd.

Public Safety

Fire Protection: Tualatin Fire District

Police: City of Sherwood

TRANSPORTATION

Vehicle Access

Access is via a 50 foot frontage on No. Sherwood Blvd.

(60' RW, 40' PV)

A private access street section (50' RW 32'PV

Adjacent multi-family housing project south of the proposed site may be available in the future for access and circulation.

Bike and Pedestrian Access

An 8' combination bike and pedestrian way is located on No. Sherwood linking the site with Six Corners and Old Town. The site will have direct access to the planned trail system in the adjacent Cedar Creek Greenway.

Transit

The Site is served by Tri-Met along No. Sherwood Blvd.

FINDINGS

1. Adequacy of Services

- a. Water: Available from 12" line in No. Sherwood Blvd.
- b. Sewer: Available either by 8" line in No. Sherwood Blvd. or 8" line northwest of site in Gleneagle subdivision.
- c. Drainage: Natural drainage to Cedar Creek is adequate with on site conveyance to an outfall through Glen Park.
- d. Park/Open Space
The facility can be linked via planned trails through the Cedar Creek Greenway to Stella Olson Park. The Greenway is directly available from the facility.
- e. Public Safety:
Fire protection is adequate in a fire zone 3. City Police will provide security.
- f. Private utilities are adequate to the site.

EXHIBIT "A"

PARCEL I

A tract of land situate in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows:

BEGINNING at the quarter section corner of the East line of said Section 32; thence North $89^{\circ}53'50''$ West along the South line of Parcel I of that tract conveyed to John M. Healy, et al, by Deed recorded November 9, 1971, in Book 842, Page 596, records of Washington County, Oregon to a point 20 feet South of the Southwest corner of that tract conveyed to Richard D. Myers, et ux, by deed recorded July 23, 1973, in Book 936, Page 880, Records of Washington County, Oregon; thence North 20 feet to the Southwest corner of said Myers tract; thence along the South line of said Myers tract South $89^{\circ}53'50''$ East 280 feet to the Southeast corner thereof; thence North $0^{\circ}25'07''$ East 661.84 feet; thence South $89^{\circ}54'45''$ East 170 feet; thence South $0^{\circ}05'15''$ West 45 feet; thence South $89^{\circ}54'45''$ East 150 feet; thence North $0^{\circ}05'15''$ East 35 feet; thence South $89^{\circ}54'45''$ East 100 feet; thence North $0^{\circ}05'15''$ East 90 feet; thence South $89^{\circ}54'45''$ East 260 feet; thence North $0^{\circ}05'15''$ East 240 feet; thence North $39^{\circ}21'27''$ West 126.44 feet; thence South $86^{\circ}13'$ East 400.38 feet to the East line of said Healy tract being the East line of said Section 32; thence South $0^{\circ}07'30''$ West along the East line of said Healy tract 1,073.85 feet to the place of beginning.

PARCEL II

A tract of land situate in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows:

BEGINNING at the quarter section corner of the East line of said Section 32; thence West 16 rods 20 feet to the Northeast corner of that tract described as Parcel II conveyed to John M. Healy, et al, by deed recorded November 9, 1971, in Book 842, Page 596, records of Washington County, Oregon; thence South along East line of said Healy tract 20 rods to the Southeast corner thereof; thence West along South line of Healy tract 333.75 feet to the Southwest corner thereof; thence North along West line of Healy tract 310 feet; thence West 702.88 feet to the Northwest corner of that tract conveyed to Jack B. Walker and Ann D. Walker, husband and wife by Warrenty Deed recorded November 10, 1971, in Book 842, Page 814, Records of Washington County, Oregon; thence North 20 feet; thence North $88^{\circ}21'$ East 1,030 feet, more or less along the North line of Parcel II of said Healy tract to the place of beginning.



Legal Description
for
Travport, Inc

12284

July 11, 1979

April Meadows III - Parcel 3 (TL200)

Situate in the Northeast quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, City of Sherwood, Oregon and being described as follows:

Beginning at the initial point of the recorded plat of April Meadows, said point being S 89° 39' 49" W a distance of 872.22 feet and N 0° 20' 54" W a distance of 751.95 feet from the east quarter corner of said Section 32 and running thence S 0° 20' 54" E on the west line of the recorded plat of April Meadows Number 2 a distance of 70.00 feet; thence S 89° 36' 56" W a distance of 170.34 feet; thence N 0° 04' 04" W a distance of 70.0 feet to a point on the west right of way line of Roy Street and the south boundary of the plat of April Meadows; thence N 89° 36' 56" E on said south line a distance of 170.00 feet to the point of beginning containing 0.27 acres more or less.

STAFF REPORT
March 9, 1979

CASE NO.: PD-79-01
ZC-79-02

SUBJECT: General Development Plan and Program and Zone Change Request for a Low Density Planned Unit Development

LOCATION: Southwest of Murdock Road and Willamette Street

APPLICANT: Travport, Inc.

DESCRIPTION OF PROPOSED ACTION

The applicant is proposing the development of a low density residential planned unit development on a 22.39 acre site Southwest of Murdock Road and Willamette Street.

The proposal includes variety of single family detached, single family attached and duplex units to be developed in three phases. Specifically, pursuant to Article III Section 3.09 of the Sherwood Zoning Ordinance, the applicant is seeking approval for:

1. An amendment to the Sherwood Zoning Ordinance map changing the present R-1 (single family residential) zone to R-1/PD.
2. A general development plan, program, and preliminary subdivision on plat for Phase I of a proposed three phase development.
3. The general type and interrelationship of the uses in the remaining two (2) phases.

Approval of items #2 and #3 are contingent on the approval of the zone change. Site Review Board action is not required in the R-1 zone but subdivision review procedures shall be required for subsequent phases.

APPLICABLE STANDARDS FOR REVIEW

A decision to recommend approval of a planned unit development district shall be based for PD criteria and standards for review attached to this report (see attachment A) and applicable portions of the Sherwood subdivision ordinance.

BASIC FACTS

1. Current zoning is R-1 (single family residential)
2. Parcel Data

2S1 32 AD:200	.34 acre
:300	19.23
2S1 32 D:2400	2.82
<u>TOTAL SITE</u>	<u>22.39</u>

3. Existing structures/uses Vacant

4. Access: The proposed site can be served by extensions of Willamette, Roy and Division Streets supplemented by proposed local access streets. The site has approximately 1074 feet of frontage on Murdock Road.

5. Public Services:
Water The proposed site can be serviced from an existing 8" main from Roy

Street and an existing 6" line on Cochran Drive.

Sanitary Sewer The northwesterly portion of the proposed site can be serviced by existing 8" lines from Roy Street, Cochran Drive and an easement to June Court.

Drainage Natural drainage from the proposed site occurs along a swale running in a northerly course and eventually crossing Murdock Road north of the proposed site. Existing storm drains on Roy Street, Cochran Drive and June Court can serve the northwesterly corner of the proposed site.

Electrical power, telephone service and police services are available.

Parks and Recreation The nearest park (Stella Olson) is approximately one mile from the proposed site.

Schools The development would be served by the Sherwood School District 88J.

Fire Protection The development would be served by the Tualatin Rural Fire District.

FINDINGS

Note: The applicant has provided written evidence addressing the required findings (see Attachment A)

1. Conformance to the Sherwood Zoning and Subdivision ordinances and the Comprehensive Plan to the extent that it has been adopted.
 - A. Permitted Uses: Proposed single family uses are allowed in the R-1 zone. Proposed duplex uses are allowable upon Planning Commission approval.
 - B. Permitted Density: Section 3.09 Article II of the Sherwood Zoning Ordinance provides for two options in computing the number of allowable units in a residential planned unit development.

ALTERNATIVE A:

Gross Development Area -	960,498 sq. ft.
Park Site and Streets -	348,915 sq. ft.
Net Development Area -	611,583 sq. ft.
Minimum per/unit area -	7,000 sq. ft.
Units Allowable (R-1) -	87 units
10% PD Allowance -	9 units
Units Allowable (R-1/PD)	96 units

ALTERNATIVE B:

Under the second alternative the Planning Commission may specify a number of units in excess of Alternative A if it is found that the proposed development compensates for added units with features which alleviate density effects.

The applicant proposes to increase units allowable under Alternative A from 96 to 100. Proposed dedication of park land, development restriction within a 10 foot conservation easement, proposed large lots on sloped areas and higher density uses buffering Murdock Road have the effect of alleviating density effects. Maximum density computed on the basis of the proposed preliminary land use element would be as follows:

	VLDR	LDR	MDRL	TOTAL
Gross acres	7	9.5	5.5	22
Units per acre	4	5	8	-
Units Allowable (R-1/PD)	28	47.5	44	120

C. Lot dimensions, set backs, etc: The applicant proposes a zero lot line/commonwall concept for a portion of the units while maintaining prescribed front and rear yard setbacks. Zero lot line and duplex units are proposed at densities of 4,000 sq. ft. per dwelling unit. Common wall and duplex units are subject to approval by the Planning Commission as a part of the overall PD concept.

D. The proposed development conforms to the Comprehensive Plan Policy goals.

E. Subdivision improvement standards (see Section 4 below)

2. PUD Design Concept

A. Use-Mix: The applicant proposes a 100 unit low density development including 40 single family detached units on lots of 7-10,000 sq. ft.; 42 single family attached (common wall) units on 4,000 sq. ft. lots and 18 duplex units with densities of 4,000 sq. ft. per dwelling unit. A 2.25 acre portion of the proposed development is reserved for a park site.

B. System of Ownership and Management: Single family detached and attached units are intended for individual ownership. Duplex units would be available for rent. All areas with the exception of the park site will be owned and maintained by the individual lot owner. Lots along Murdock Road would be subject to a 10 foot landscaped conservation easement.

C. Relationship to the Neighborhood: The site is located between a built up single family neighborhood and undeveloped property outside of the City limits. The development is compatible with the existing uses along the northern boundary of the proposed site. The use of increased

densities and a conservation easement along Murdock Road has the effect of mitigating impacts of future arterial street traffic on the development. Adverse impacts on the adjoining uses resulting from the increased rate of storm water run off and traffic have been addressed in the preliminary utility plan and street layout. Reverse frontage of lots on Murdock Road and the use of duplex lots across from the proposed park site serve to minimize impacts of non residential uses on the development.

- D. Exceptions from underlying zone standards including zero lot lines, 40' local streets and densities of 4,000 sq. ft. per dwelling unit are warranted based on the amenities included in the site development concept. The use of varying densities take good advantage of topographical variation and some to buffer adjoining uses. The inclusion of a site for neighborhood park development is appropriate to meet open space needs created by the development.
3. Public Need For the Kind and Location of Use Proposed
- A public need for a variety of affordable home ownership and rental opportunities exist in the city based on results of a 1978 Housing Survey. Results indicate that the vast majority (95%) of Sherwood residents seek home ownership while fewer than 73% currently own their own home. The need for a more affordable single family unit is indicated by results showing that over 20% of Sherwood residents are paying excessive housing costs and less than half of the households are able to afford the average single family home(\$60,000) without paying an excessive portion of their incomes for housing.
- The location of the site for single family use is favorable considering other available properties in the city.
4. Adequacy of Services/Service Plans (See preliminary Utility Plan)
- A. Water Water service is adequate. Specific design should conform to the updated water system plan currently in preparation.
- B. Sanitary Sewer Sewer service is adequate to serve units proposed in Phase I. Remaining units in Phases 2 and 3 will require a tie-in to the Onion Flat Trunk line when complete. USA has indicated disapproval of the interim use of the Oregon Street pump station (See Attachment B)
- C. Drainage Drainage facilities proposed including storm drains and a runoff retention pond appear to be adequate to handle on-site drainage (see Attachment C). The pond proposed will also be designed to retain

Delete

runoff from the future development of approximately 81 acres of adjoining land up to 36 cu. ft. per second during a 25 year storm or approximately the same amount currently draining through the site. Off site drainage via the existing swale to the northeast to Murdock Road may require additional steps to prevent erosion if it cannot be shown that runoff rates and amounts can be maintained at existing 25 year storm levels.

- D. Police protection, electrical distribution and telephone service is available.
- E. Solid waste disposal will be provided on a unit by unit basis.
- F. Fire Protection: (See attached fire district findings Attachment B)
- B. Parks and Open Space The preliminary Environmental Resources Element includes a potential neighborhood park site within the proposed development area. The 2.25 acre area has been indicated on the proposed plan as an area to be reserved for acquisition for a park site. Based on a recommended open space per unit standard of 400 square feet per unit or the current market "money in lieu of" value, the following portion of the reserved site area should be dedicated,

TOTAL PROPOSED UNITS	100 DU
PARK/OPEN SPACE STANDARD	400 sq. ft./DU
TOTAL PARK/OPEN SPACE REQ.	40,000 sq. ft.
ESTIMATED MARKET VALUE	\$16,000
ESTIMATED PER UNIT COST	\$160

5. Schools (See attached letter in Attachment B)

6. Access, Circulation and Parking

- A. Proposed primary circulation is provided by the extension of Roy Street (60') to an extended Division Street (60') and a half street improvement of Willamette Street to Murdock.
- B. Local streets (proposed May Court and March Drive) are shown as 40' rights of way and 24' pavement. These exceptions to the subdivision standards are suggested on the basis of the purely local nature of the streets and the provision of off street parking for each unit.
- C. The collector-arterial system involving Division Street, Roy Street and Willamette Street will be adequate to serve the subdivision if the proposed half street improvement of Willamette Street be completed from Murdock Street to Cochran Drive in Phase I.

delete }

D. Off street parking is provided on a 2 space per unit basis. Since overflow parking on streets may be anticipated especially on through streets, the proposed 40' rights of way on May Court and March Drive should include 28' of pavement with 4' sidewalks.

E. The applicant should be responsible for preliminary sub base preparation of the portion of Murdock Road along the site's boundary to prevent the impact of dust in Phases Two and Three.

7. Timing

Each of the three phases can be completed within one year contingent upon the availability of sewer service via the Onion Flat Trunk in Phases Two and Three.

STAFF RECOMMENDATIONS:

The staff recommends approval of the zone change, general development plan, program and subdivision plat for Phase 1 and the general types and inter-relationships of the uses in the remaining 2 phases with the following conditions:

1. That the development in all phases be limited to a total of 100 dwelling units.
2. That the applicant agree to dedicate a 40,000 square foot portion of the 2.25 acre proposed park site and reserve the remainder of the site for future public acquisition. The terms of the eventual purchase including the period of time the property shall be reserved and a purchase price for which the property will be available to the City shall be made a part of a binding agreement between the applicant and the City of Sherwood.
3. That the water and sewer system proposed in the preliminary utility plan not be included in the approval of the general development plan and subdivision plat and that improvements plans be revised and approved by the City as being in conformance with the city sewer and water system plan and the design of the N. E. Industrial sewer and water L.L.D. improvements.
4. That the storm drainage system be designed to limit the on site storm runoff to the equivalent of runoff from a five year storm under undeveloped conditions and limit off site upstream runoff through the site to the equivalent of a 25 year storm under developed conditions. Compliance with this condition shall be determined by the City Engineer.
5. That the street system be redesigned so as to provide for the reverse fronting of lots on Division Street west of Roy Street.

Delete

}

Delete

}

6. That May Court and March Drive be developed with 40' rights of way, 28 feet of pavement, parking one side and two four foot sidewalks.

Delete 7/5

That a half street improvement of Willamette Street between Cochran Drive and Murdock Road be completed in Phase 1.

March 29, 1979

MEMORANDUM:

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
RE: Addendum to Staff Report dated March 9, 1979 on a request by Travport, Inc. for a low density planned unit development
PROJECT AND CASE NO.
APRIL MEADOWS III
PD-79-~~0001~~
ZC-79-02

BACKGROUND

The staff recieved a revised general development plan and preliminary plat for the proposed April Meadows III PUD on March 28, 1979. The revisions made in the proposed plat are offered to address concerns raised by the Planning Commission in their postponement of this matter at their meeting of March 20, 1979. Specifically, revisions were made, upon request, to resolve conflicts between Travport's plat design and phasing and the need of an adjoining property owner, Ladd C. Arnoti, to have utilities and access at the earliest possible time.

The following supplemental findings and recommendations address the revisions in the originally submitted general development plan and preliminary plat as well as other concerns raised by City consulting engineer, Gary Buford, in his review of the revised material.

AMENDED AND SUPPLEMENTAL FINDINGS

The findings of the Staff Report dated March 9, 1979 ⁰¹² ~~is~~ amended and supplemented as follows:

1. A small portion of Tax Lot 2S 132 D:2500 owned by Mr. Arnadi has been incorporated into the development upon an agreement to trade an equal portion of Tax Lot 2S 132 AD:300. The total site plan acreage remains at 22.05 acres. The new persons having interest in the development should formally indicate that they are in agreement with the submitted development plan.
2. A realignment of E. Division Street is proposed to form a "T" intersection with Roy Street. Roy Street serves as the primary north-south collector from Willamette Street to Murdock Road in the revised plat.
3. The revised plat shows two instead of three development phases with 37 units to be included in the first phase and 63 units in the second phase. The density mix and total unit count remains substantially the same.
4. SERVICE PLANS:

DRAINAGE: Provision for the off site management of the additional stor

water runoff created by Phase I prior to the construction of Phase II is not indicated.

Performance of storm water retention facilities in each phase should meet standards set down in the Washington County ordinance for retention facilities.

FINAL APPROVALS OF PLANS

Detailed public improvement plans should be subject to city staff review and approval prior to construction.

5. STREETS:

- a. The developer should provide all signs restricting parking on Phase I streets.
 - b. The developer should show the location of utility lines in Phase I streets to assure that adequate space is provided.
 - c. The full improvement of Division and Willamette through to Murdock Road should be accomplished as a part of Phase II.
 - d. The applicant should agree to participate in any future Murdock Road LID locally benefitting lots in the development.
6. The landscaping in the conservation easement should be provided by the developer in Phase II to assure consistency in the plantings and buffers provided.
7. The following deletions are made from findings in the March 9 Staff Report.
- a. Item "4C" is deleted in favor of item 4 above.
 - b. Item "6C" should delete reference to the half street improvement of Willamette Street.

SUPPLEMENTAL RECOMMENDATIONS

The following conditions supplement the recommendations in the March 9 Staff Report:

1. That the applicant provide for the retention of storm water created by Phase I prior to the completion of Phase II storm water facilities and that the system in Phase I and II meet standards set forth in the Washington County storm water retention ordinance.
2. That detailed public improvement plans be subject to later city staff review and approval prior to construction.
3. That the applicant provide "no parking" signs where appropriate on Phase I streets and that utility locations be shown and approved by the city staff.

4. That Division and Willamette Streets be fully improved to Murdock Road in Phase II.
5. That the applicant enter into a non-remonstrance agreement with the City for any future sewer, water, drainage or street improvements to Murdock Road locally benefitting the development.
6. That all parties with property interests in Phase I formally declare that they are a party in full agreement with the submitted plans.
7. That the applicant provide for the landscaping of the conservation easement along Murdock Road in Phase II.
8. That conditions #4, #5 and #7 in the March 9 staff report be deleted.

ATTACHMENT A
APPLICABLE CRITERIA AND STANDARDS
FOR REVIEW

PLANNED UNIT DEVELOPMENT

A decision to approve a planned unit development district must be based on required findings as set forth in Article II Sec. 3.09 of the Sherwood Zoning Ordinance and "Fasano" criteria for zone changes.

SHERWOOD ZONING ORDINANCE ART. II SEC. 3.09:

1. That the proposed development is in substantial conformance with the Comprehensive Plan or elements thereof to the extent adopted.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated into the development plan and program.
3. That the proposal is in harmony with the surrounding area or its potential future use.
4. That the system of ownership and the means of developing, preserving and maintaining open spaces is suitable.
5. That the approval will have a beneficial effect on the area which could not be achieved under other zoning districts.
6. That the proposed development or stage thereof can be substantially completed within one year.

FASANO CRITERIA (Supplemental to above)

1. That a public need exists for proposed change in land use.
2. That the proposal best serves public need considering other available properties.
3. That public facilities are adequate.

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

April 9, 1979

NOTICE OF DECISION

The Planning Commission of the City of Sherwood, Oregon decided to recommend approval of your application for a low density planned unit development on April 3, 1979. The decision was based on the following major findings.

Attached staff findings contained in the staff report dated March 9, 1979 and as amended and supplemented by the attached staff addendum report dated March 29, 1979.

The following conditions were placed on approval of the application:

1. That the development in all phases be limited to a total of 100 dwelling units.
2. That the applicant agree to dedicate a 40,000 square foot portion of the 2.25 acre proposed park site and reserve the remainder of the site for future public acquisition. The terms of the eventual purchase including the period of time the property shall be reserved and a purchase price for which the property will be available to the City shall be made a part of a binding agreement between the applicant and the City of Sherwood.
3. That the water and sewer system proposed in the preliminary utility plan not be included in the approval of the general development plan and subdivision plat and that improvements plans be revised and approved by the City as being in conformance with the city sewer and water system plan and the design of the N.E. Industrial sewer and water L.I.D. improvements.
4. That May Court and March Drive be developed with 40' rights of way, 28 feet of pavement, parking one side and two four foot sidewalks.
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6. That the applicant provide "no parking" signs where appropriate on Phase I streets and that utility locations be shown and approved by the city staff.

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