

SUMMARY COMMENTS FOR CANNERY PUD (Dec 8, 2009)

Jim Claus, Ph.D.

One, the staff does not tell us and refuses to disclose what Capstone is buying of the 6.5 acres.

Two, the staff is planning on building extensive infrastructure in the area. We do not have a schedule of completion, cost, or layouts.

One of the most disturbing comments from staff is from Ms. Hajduk. Her public policy statement belongs with the governing body—not Jim Patterson's salaried staff. She states, **"While it is understandable that this is hard for the Commission and public to separate, for all intent and purpose, the property is being developed by a private entity. Simply because the City has a purchase agreement whereby the City will complete certain improvements in exchange for the purchase does not negate the benefits of the overall development. The purchase agreement between the City and the developer is not subject to land use review in the same way a purchase agreement between any other property owner and a developer is not. In review of the land use proposal, the Commission, Council and public must consider the merits of this project alone without consideration of who owns the property."**

This is a city manager policy statement—not from the governing body. As the public we are entitled to know. The city and Capstone are asking for unusual zoning—a Planned Unit Development (PUD). There should be full disclosure by the city to the citizens. The monies and efforts being expended in this project belong to the citizens-- not the staff.

Three, those two combined together so it is impossible to know what the city is gifting/giving away to Capstone for the sale price for an unknown amount of land for the buildings and infrastructure.

Four, the PUD including the buildings that will be built is not complete. We cannot evaluate the PUD because we do not know what type of structures are being built, let alone when they will be built.

Five, the apartment houses that are being built lack specificity, size, # bathrooms, elevations, and there is confusion on the parking. Capstone is suggesting that they are putting in parking that the footprints they are putting in do not have accurate scales of size. (See submitted Maps by the applicant).

Other than the opinion of Thom Nelson as to the value of these assets and the impact on the neighborhood there is no professional estimate as to the value of the assets, no detailing of the proposed PUD assets. All the testimony from the hearing was from neighbor's talking about the negative impacts.

Additionally this entire analysis is being done around Langer's 57 acres will be industrial uses vs. the commercial uses that are actually being proposed. Just the three that are now being proposed will generate at least 40,000 cars a day at the high point, and that is less than half of the development. We need a transportation report that addresses the uses and traffic from the Langer PUD.

How the commission must identify the five acres that will be needed for the parking and the 60,000 sq.ft. arts center prior to passing any land use application on this property. There is no opportunity left. How will the land be replaced if the land is dealt off to Capstone?

Exhibit Q

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*Dean of the Portland Area School of Public Policy*

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## MEMORANDUM

TO: Planning Commission  
FROM: Julia Hajduk, Planning Manager  
DATE: December 1, 2009  
RE: Sherwood Cannery Square PUD

The Planning Commission opened the public hearing and took testimony on the proposed Sherwood Cannery PUD. At the end of the evening, the Commission continued the public hearing to December 8, 2009. The Commission indicated there were several issues that needed to be better addressed by staff of the applicant before a recommendation could be forwarded. This memo summarizes and provides additional information where appropriate to help address the issues raised. In addition, testimony was received by the applicant which is attached as Exhibit L. No other written testimony was provided by the time this memo was distributed.

**CLAUS COMMENTS:** Julia Hajduk needs to use the correct list of Sherwood's governing body. Her use of the incorrect letterhead for the City Council is a Freudian slip. The City of Sherwood has created a new situation where land use planning decisions made purely for staff based support. It is increasingly becoming pure political decisions for Jim Patterson's staff. Sherwood has a reputation of playing zoning games in its land use planning. It has occurred because under the tenure of Patterson-Schultz we have apparently spent millions of dollars (we will not ever know how much because of inaccessible budget records). Keith Mays and Ross Schultz and his associates from the Port of Portland still dominate the operations of the city. It is late for Julia Hajduk to try to call back a city council defeated in the last election. It would be nice if Hajduk could at least correct the letterhead and list of current elected officials. We understand the "taking" of the Robin Hood Theater and conversion of the asset to the general fund for the staff is standard modis operandi. We understand as the chickens are on their way home to roost (financially) there will be many

wishes for the staff to have the old council for protection of what could be called waste, fraud and abuse of public funds. But the staff needs to spend time considering that conversion to a public treasury to pay their salaries is not the same as guarding a public trust. Even a staff intent on misusing the public funds as ours is should be able to get the letter head right. Please don't try to tell us that this was done to save money—that would add insult to injury.

### **Parking – is it adequate? Flexibility**

As documented on page 40 of the narrative, the parking required if the development were not in the Old Cannery portion of Old Town would be 150 spaces (73 for the east residential and 77 for the west residential). With the 65% parking reduction allowed outright in the Old Cannery portion of Old Town, the parking required is 97. The standards regarding parking in this portion of Old Town state "for all property and uses within the Old Cannery Area of the Old Town Overlay District, requirements for off-street automobile parking shall be no more than 65% of that normally required by Section 16.94.020." That said, concern about the impact of focusing all the density in one area on adjacent on-street parking should be considered as part of this PUD. The total number of on-site and adjacent on-street parking spaces is approximately 140 (102 off-street spaces, 8 spaced on Highland, 20 on Columbia and approximately 11 along Willamette). If counting on-street parking available on Columbia west of the residential buildings to Pine, there are 16 additional spaces for a total of 156. In addition, there is existing on-street parking allowed on

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the north side of Willamette which yields approximately 10 additional spaces between Pine and the project frontage.

Staff looked at both Orcutt and Highland Drive and believe that usage of on-street parking in this area by the residents of the multi-family development is unlikely because of the amount of improved off-street and on-street parking opportunities nearby.

In addition to the off-street parking dedicated specifically to the residential uses and the on-street parking adjacent to the residential uses, a benefit of the mixed use nature of the development is the ability to share parking with the commercial and office uses. It is anticipated that the peak parking usage for the apartments will be compatible with the peak parking usage for the commercial and office uses.

The only request the applicant is making for variance of the parking is to allow more than 25% of the parking spaces to be compact. They request that up to 50% of the required parking spaces be 9' x 18'.

**CLAUS COMMENT:** Commenting on Julia Hajduk's memo is difficult because the author of this document (Hajduk) is a geographer in training only (see attached

resume) who has little professional experience and less knowledge of certain subjects like PUDs. She stated to everyone in her initial remarks to the Planning Commission that this will be the first time she has ever processed a PUD. One thing you can say about Ms. Hajduk is she always tries to find a way to implement Mayor Mays and Patterson's wish list. It is not like the Berkeley itinerant geographer finding their way in life and enriching others, it is finding a way to please the mayor and the financial shenanigans of the Patterson.

Ross Schultz went to Matt Langer when he was city manager proposing a new "off the record" general land use plan for Sherwood. Prior to creating the Langer PUD for commercial purposes, Schultz told Langer that Schultz said that Sherwood would have no more apartments. That of course was before Patterson created the desperate need for the staff to have monies. Before of the mismanagement and exhausting of the SDCs and TIFF monies and the bygone days of Auld Lang Syne.

Public trust funds have been so misused and spent that we do not have enough money according to Julie Blums, head finance officer of Sherwood, (resume attached) to even build a skate board park.

In other words, this project is a desperate attempt to promote some form of value in the URA that will allow the city of Sherwood to use the urban renewal as a revolving credit card, with manipulations by Tom Nelson (see attached resume). So that our ex-radio announcer Jim Patterson, (See attached resume) can go on playing a financial musical chairs game of moving from one fund to another to take money from capital budgets and transferring into General Fund—even if it involves taking the monies from a not for profit group like the Robin Hood Festival Association. Mr. Patterson's idea of public trust is that if the money is used on his staff in some form it comports with all forms of public trust. That is why Mr. Schultz collapsed 28 funds into nine, thus allowing co-mingling of funds to such a degree that it is indecipherable to find where public funds have gone other than to support the 100+ employees of the city of Sherwood.

Early on citizens were trying to protect the Old Town property and there was a distinct problem with the parking. Normally retailers that are automobile-oriented such as the antique stores require a certain ratio of parking per thousand sq.ft. of rental space. More shall be said about that later, but the parking requirement was lowered on the residential zoning with the idea that this would be built into an artist's center around the existing general land use plan. It was to take on the distinct characteristics of artists and take on traffic requirements similar to that of a European central city. That assumption was made prior to Schultz' solicitation of the Langers to change their 57 acre industrial ground into high impact general commercial uses. Ross Schultz actually approached the Langers with the concept of changing the zoning to similar uses as the Target site in order to enhance the excess revenues in the Urban Renewal District and to have more revenues for city staff to back bill the UR agency for work performed by the staff.

Sherwood is gaining a statewide reputation that if they do not like a developer or project, they can enforce what land use rules they consider applicable on a case by case basis (See attached memo). Why do I draw attention to the land use rule application? Because all of these standards were developed with the Langer property being a particular profile—the Langer property profile for industrial uses has changed. The TSP and general land use plan for Langer's industrial uses was changed by Schultz, Mays, Patterson and former council. It is questionable given the make up of the current city council if the Langer PUD changes could pass again. Langer's Mega Mall will be increased traffic coming from 15-30 miles outside the trade area, traffic normally associated with a Sherwood retail store such as Walgreens. Make no mistake. Whether you are enthusiastic about the retailers in Sherwood, this is the view that Mays and Patterson have for a residential community that is 80% residential and 20% commercial. Langer's Mega Mall would change Sherwood's life style and will dramatically impact this area Capstone is preparing with the co-owner City Of Sherwood.

It should be remembered that this Mega Mall is part of the Urban Renewal district that we are now being told will be at least one half the size of Washington Square Mall. Metro has apparently allowed this Langer Mega Mall to be built, along with the City and other agencies like Washington County, without normal land use constraints even though Metro earlier stopped Fred Meyer from locating on the same property. As the municipalities have become more desperate for cash, they are trying creative ways to generate revenues. It is akin in motivation to the Kelo v. New Haven case. Damn the citizens, Jim Patterson's staff needs the Money! Sort of a "Cash For Kids" program—citizens are to pay for Jim Patterson's "family" owned and run business—also known as the City of Sherwood.

For a moment let us stop and look at what is coming to Langer Mega Mall. These are top retailers in the United States. They apparently are giving the consumer what they want and have increased their market share during this recession. They are growing while other competitors are not.

This insanity of treating projects in isolation needs to be stopped now and all projects need to be integrated into the Mega Mall. Langer Mega Mall can then bring to town jobs, opportunities, business, shoppers, and services. With integration they should be able to integrate and benefit the local income. A town like Newberg will also be a part of Sherwood with increased Tri-met services and national retail trade areas and will travel down Sunset, Meinecke when 99W and Tualatin/Sherwood roads are overloaded with the Langer Mega Mall traffic.

Langer Mega-Mall which will dramatically add other retail space will approach the at least one-half of the retail square footage of Washington Square and exceed all of Sherwood's present retail space.

Schultz, Patterson and Mays have driven the city towards a retail commercial municipality from its current base. They changed the entire vision for this city. It will be entirely dramatic as the Robin Hood Theater's demise was traumatic. Although the citizens of Sherwood have made it clear that this kind of political shenanigans can cause loss of council position. Patterson staff retaliation almost guarantees however that the Langer mega Mall will come into existence. In other words the "trust me" or the "we will trust you" has worked for the staff. At least the planning commission can slow this down long enough to try to integrate the street system back into the Langer Mega Mall.

Why do they need to do this? Each city manager in Sherwood has had their vision of what our city will be --- land use driven Jim Rapp, product driven - Jon Bormet. Of course this is my opinion and belief but talking to both these city managers intended. Rapp had a vision of Sunset looping around Sherwood and Sherwood Blvd and Meinecke connecting to Elwert the other part of a looped system for Sherwood... wide streets, functional Sunset. Jon Bormet came to town and was simply driven from credits and TIFF fees. He wanted to create the highest densities in each of the districts and neighborhoods to maximize densities and SDC and TIFF income to the city. Residential is impacted by the width of the streets. Width of street is a direct impact on ROW—the narrower the street the less ROW is needed. You can increase densities by altering ROWs, but changing street standards by 25%. Put another way, instead of \$125,000 / acre for single family detached residential fees, you can jump the revenues and create a large slush fund for the city staff of at least another \$50,000 per acre.

John Morgan was not here long enough to establish his own land use footprint—but he had the background to fix problems. He was the last qualified CITY MANAGER Sherwood has employed.

Ross Schultz, the next manger concentrated on finding new ways to tax citizens. He readily admits that he is a consummate "Tax and Spend" guy. He dreamt up several fees and taxes to add to the city coffers so he could spend on staff and operations. As long as the revenue was coming in from urban construction he was spending. Clearly you face a dilemma on the streets now. You have the mix of Bormet where the streets are cut down, mixed in with Schultz's "just do it" philosophy with little or no thought of the land use consequences as long as they had flowing revenue. They gave little to no thought to the urban morphology based on their limited background in public management (see Ross Schultz's resume.)

Now let us stop and look at three uses under consideration in the Langer Mega Power Center.

Name	Building Sf	Park/1000sf	Acres	Annual Sales Volume	Modal # Daily Cars
Kohls	75,000 sf	4.5	5-6	\$35 M	3,500 to high of 10,000 sale days
Wal-Mart	140,000 sf	7	15	\$200 M	8,000 to high of 20,000 sale days
Winco	96,000 sf	4	6-7	\$50-\$60 M	9,000 to high of 20,000 sale days

Safeway brings in \$350,000 approximately weekly, Albertsons about \$250,000. Winco will do \$1.1 Million to \$1.2 million weekly.

If you start putting other traffic generators, in the high point retail periods it is possible to reach 80,000 cars per day from the Langer Mega Mall. One of the largest power centers will have impacts on jobs in the area and urban livability.

If Rapp's street system plan had been finished and the system wasn't changed by Bormet and then Schultz the road network could have worked to handle the Langer Mega Mall without destroying the old central business district (CBD). No one made any transportation assumptions like this trip generation for the Langer 57 industrial acres when they planned the 25% reduction downtown of the parking. Citizens did not know until the last few weeks that we were building 57 acres of GC uses in the Langer's industrially zoned area. This will be Sherwood's biggest commercial areas on secondary roads. Key questions include: Can they carry automobile capacities needed by national retailers? And what will the impact on such areas as Old Town be? STOP now and force an extensive traffic study. What makes anyone think there will be an adequate road network as it is now planned?

Ms. Hajduk "mixes her zoning metaphors." Apparently that's what it's all about. Lucas project, double density, ignore that residential be secondary to commercial double the density, cut the parking, in order to get \$3M in SDC's with the staff. Patterson's Cash For Kids program is in full swing and being run by Patterson and his "family."

Multiple parcels become distinct and separate and are not a PUD. Completed PUD means an understandable land use pattern with a construction timeline. You cannot mix and match land use parcels and call it a PUD. PUDs have to stand alone as a land use unit. It is mixing LUP is a ok then just PUD can be ginned up to make up the zoning. Blatant intent to change and call it something other than the zoning changes is not a PUD.

#### **Height of the apartments next to MDRL zones**

The height permitted in the underlying HDR zone is 3 stories or 40 feet. In the RC portion, the buildings could be 4 stories or 50 feet tall.

Page 10 of 66 of the narrative states that the height of the multi-family buildings will be 3 stories or 40 feet. Sheet C3.0 of the plans state that the buildings will be 3 stories.

While the bulk of the building is in the RC zone and thus eligible for 4 story or 50 feet per the Old Cannery standards, the proposal limits the height of the structure to 40 feet and 3 stories.

#### **Density transfer – is the match correct?**

The net buildable area (minus right of way and sensitive area) is 213,862 square feet. Assuming HDR density is allowed secondary to a commercial use in the RC zone in accordance with 16.162.030 and outright in the HDR zone, this yields a minimum of 82 and a maximum of 117 units. The applicant determined that 139 units would be possible by dividing the net buildable area by the minimum lot size for multi-family uses in the HDR zone. In either calculation scenario the density possible for the overall site exceeds that proposed for clustering.

**CLAUS COMMENT:** This is a “trust me” statement with no analysis. They don’t know what they are able to develop because development is in the future—except for maybe the 101 apartments. They are asking us to have this density because of the decline in land values to help add to the developer’s coffers. Trust us that we won’t interpret the code at the time the build out. This IMPACTS THE ENTIRE AREA and residential areas with traffic and parking and we have no analysis.

Also, please note that we trusted the City of Sherwood to be a conduit (trustee) to hold the Robin Hood Theater for the Robin Hood Festival Association (See RH Theater exhibits from 1998). We cannot make that “trust me” mistake again.

**Open space requirements for the multi-family development – is it superseded by the PUD?**

This is ultimately a policy question for the PC and CC. As discussed in the staff report, it could be argued that the PUD open space requirements supersede or at least count towards the multi-family requirements. It could also be argued that urban multi-family developments do not come with the same recreational expectations as a

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multi-family development in other areas. That said, staff recommended a condition (Condition E.13) to provide the Commission an additional review opportunity to ensure that the residents needs are adequately met.

In addition, the applicant indicated in Exhibit F that they do intend to have some common areas in the apartment complex such as lounges, meeting areas, recreation/fitness facilities and “other uses based on then current market demand.”

**CLAUS COMMENT:** It is obvious that Patterson and Mays have instructed his staff to move this development forward. They have made a political decision and hope by not disclosing accurate information to the political appointees on the planning commission will put this through in its incomplete form.

If you look at Ms. Hajduk’s report and read through the open space requirement section it is confusing. She has obviously been ordered by Patterson to ok this project. If you read the first paragraph, particularly the last line “Review opportunity to see that the resident’s needs are met” is she talking about the area residents or the future tenants? The comment makes no sense.



Last paragraph is nearly laughable. She is suggesting that the common area of the apartment house includes lounges, meeting areas and other uses based on current demand. Does this also include the elevators and hallways? This is supposed to be recreational open space set aside “.... quote” the open space is now supposed to be wider hallways?

**How does the density provided in the PUD compare in scope and nature to what could be done in the underlying zone without a PUD?**

Page 14 and 15 of the applicant's narrative discusses what would be allowed with the standard code versus the proposed PUD. In the HDR portion of the site (approximately 1.4 acres), approximately 24-34 units at 3 stories would be permitted. Per 16.162.080.C, the height within 25 feet of a lower density zone is limited to the height limits of that zone. In this instance, that would be across Willamette Street. In the remaining RC portion of the site, because of the Old Cannery overlay, structures 4 stories or 50 feet tall would be permitted with residential units on the upper floors. This could yield approximately 58-83 units over the RC portion of the site. No plaza would necessarily be required. The PUD provides for smaller structures (1-2 stories) in the RC zone and clusters the density permitted to the southeast while maintaining the maximum 3 story height limit.

**CLAUS COMMENT:** This is an absolute admission that this violates the underlying zoning. The city manager in a meeting with the Clauses said “the code is the law” contrary to what his lawyers say. Zoning in the city of Sherwood means what the city manager and city attorney says that it means... if they need the generate revenue to support Patterson's “family” of city employees then it means whatever they need it to mean to obtain the necessary revenues to make it come to pass. It is a Grimm's Fairy Tale of municipal ordinances.

**TSP amendment – clarification on what is being changed and if the Oregon Street rail crossing remaining open is reflected in the amendment.**

The City has asked DKS and Associates to provide more specific detail on the changes that will need to occur to the TSP to document and reflect the proposed change. This will be provided under separate cover prior to or at the meeting on December 8, 2009.

**CLAUS COMMENT:** This is an admission that the application is INCOMPLETE. Based on this information and request alone—this application and hearing needs to be put on hold. The city is directing their consultants to prepare the study IN ABSENCE of the Langer Mega Mall—a major land use change.

Now there should be special note here that for some unknown reason Keith Mays has steadily and continually worked at disallowing public input. Anna Lee actually told clauses and others that citizen input was not welcome unless gone through the staff selection and ratification of the council. Looking carefully at the résumés and vitaes you see quickly that the staff 100% control of Patterson, not

residents, not extensively trained, over hired, hostile to local input. Further, remember in the not too distant past when staff recently attempted to pass the sign code in a highly punitive and restrictive form. The Commission needs to call in an outside set of experts because the TSP and general plan are being radically altered in this town. Let us go over the history of the sign code and why outside non related staff to Patterson is needed. Patterson and the mayor and all of Pessimeier's staff said they had consulted the business owners and the businesses were supportive of the code. It came out that the businesses had not been consulted and when they found out about the code were extremely opposed to the code. In short the staff misrepresented about the public view of the code. Secondly the studies that the staff completed on the code were flawed and inaccurate even with bad addresses and faulty descriptions of the signs and the businesses. It was politically driven, and content based. The lack of content neutrality should have raised considerable flags to the city attorneys, more than that, one specific phrase went through the planning commission with the city attorney's blessing that was a pure restraint of trade. In short the attorneys' rubber stamped what was put in front of them by city staff.

A situation where the first amendment and the fifth amendment is stretched in the taking to the point of unconstitutionality and where the 14<sup>th</sup> amendment means we held public hearings but did not get citizen input, in fact an armed policeman is used to intimidate citizens. You cannot allow the staff to represent that... There is somewhere around \$10 million of our money in the Cannery site. It cannot be willed away to give Patterson some operating income. It cost us millions plus the only opportunity for a Sherwood Performing Arts Center—it is a singular opportunity for the arts center. We are only charging a fraction the public cost to the developer—in fact, we may be receiving a negative purchase price because of the city assumed costs of infrastructure and other costs. That is bad economic policy, bad public trust, and an abuse of public records to not even let the citizens know exactly what Capstone is attempting to take possession of in this transaction.

Finally as harsh as this statement may be it is hard to believe that a city manager would use assets that are critical the old town business district and performing arts center for approximately one month's of his staff's operation. That is shockingly short sighted. It reflects so badly on Patterson, his staff and the mayor that they ought to be ashamed of themselves. \$5 Million to \$10 in public funds for little in return in purchase price but unknown apartments and sometime later other development—baloney!

**Cost/financing with the City as the property owner and whether a public benefit can be demonstrated when it is already owned by the City.**

While it is understandable that this is hard for the Commission and public to separate, for all intent and purpose, the property is being developed by a private entity. Simply because the City has a purchase agreement whereby the City will complete certain improvements in exchange for the purchase does not negate the

benefits of the overall development. The purchase agreement between the City and the developer is not subject to land use review in the same way a purchase agreement between any other property owner and a developer is not. In review of the land use proposal, the Commission, Council and public must consider the merits of this project alone without consideration of who owns the property. As proposed, the PUD provides the following public benefits beyond those required in the underlying zone: plaza, green street elements with low impact development storm water system, unified development concept and design, and

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integration/synergy with the potential cultural arts facility in the existing Machine Shop building.

**CLAUS COMMENT:** This is insulting. Mr. Tom Nelson, (resume attached) has said a number of statements about the cultural arts center development—none of them understandable. The 13,000 sq.ft. of the Old Machine Works shed is to have some portion used for a cultural arts facility. Ross Schultz, Keith Mays directed the cultural arts money away from the cultural arts center and into the current city hall and streets around city hall. Without proper documentation necessary to waste on the assets of another destroyed the Robin Hood Theater held in trust for the Robin Hood Festival Group. This RHT was 7,000 sq of improvements, unique historical Oregon building with unsurpassed acoustics, a theater organ that rose from the floor, an extended acting stage, two bedroom apartment, crying rooms upstairs, concessions area, restaurant. Cottle, Mays, Schultz saw fit to destroy this treasure without the trustees' permission. Now staff is suggesting that maybe they will allow partial access to a property in the city. Staff tells us that the financial matters of this project are none of the public's business.

Jim Patterson has had his employee inform us that since the city is in effect a private landowner that the council must consider the land use application without considering who owns it.

On page 10 of her original report, Ms. Hajduk has in effect committed a cardinal public planning sin act. By justifying a PUD development because it "pencils out" for the developer, she has reversed the role and is watching the developer's column. Impact on the adjacent neighborhood districts is not being considered or studied. As a land owner, the city is determining it is a profitable activity for the city. This also explains, in the Sherwood Archer Dec 2009, why the Police Chief goes to great lengths why he carries a gun in a city meeting. Under this logic all fast foods, groceries, should immediately have armed guards in their stores. If you look at the police report, you see what happens to an elderly man testifying against this project. Tom Nelson has also told a citizen that the Clauses and Sandy Rome are "idiots." These attacks on the citizens are wrong. Clearly understood, it stems back to Patterson's view that he is running a business to protect the employees that are his "family" and if you get in the way of his enterprise you will have your rights to live in Sherwood curtailed. The city manager has been assured by memorandum that the city attorney will defend

him. (See memo from Elsner). What this leads to is an interesting definitional problem. Jim Patterson and staff see the public trust and public monies as theirs. Therefore they can spend the monies, keep their staff afloat and not have to curtail or make budget cuts—they just move to a different account. Nothing to do with land use planning, the neighborhood,— it has to do with Patterson's staff revenue flow. There is no question that that is the attitude from Hajduk in her review. Not an eloquent expression but it is pointed and revealing as is the staff's present attitude toward citizens who request public documents from the city.

Few if any of the planning department employed in our town live in Sherwood. See resumes also to find that only Hajduk has had a paying planning job. The others have had internships. They are students with a new job. Aside from political appointees or resumes, there is the obvious bias. Walter Mondale asks "Where is the beef?" This staff asks "where is the money for the staff?" Everything else is secondary.

#### **Can they condition the street, plaza and building naming to reflect the history of the area as recommended in Exhibit H?**

The street names proposed are continuations of existing streets and changing the name in this section without changing them in their entirety would not be recommended due to emergency response concerns. That said, as this is a PUD the developer could be conditioned to include a name and plaque proposal as part of the site plan/detailed final development plan reflecting the history of the area. In addition, the Council could consider naming the plaza so that it reflects the history. The name of a public space is subject to change, therefore it is not appropriate to condition the name so that Council's in the future are bound to the decisions of the current Council. As an example, Snyder Park was originally named Sunset Park but due to public support, the name was changed to Snyder Park to reflect the history of the property owned by the Snyder family. It is not appropriate through a land use action to commit to a specific name. However the recommendation and intent can be clearly stated.

**CLAUS COMMENT: Wrong, Wrong, Wrong. Hajduk doesn't know the history behind Snyder Park and misstates history. Gordon Snyder born and raised and died in the same bed he was born in on this property and the family absolutely did not want to sell their home. The Snyder family has a long history in Sherwood. The city seized their property through the water funds via eminent domain. The Snyder family objected and fought. As part of the settlement, none of the 20 acres could be sold for 10 years. It was named Snyder Park. Later, Mark Cottle, Mayor wanted to sell some of the land on Pine Street as individual residential lots. He was going to do it in breach of the agreement. The Snyder's held the city to the agreement and Cottle was infuriated. He directed and lobbied that the name to be changed to Sunset Park as a further insult to the Snyders.**

People in the town were infuriated. One of the first items of business after Cottle was out of the mayor's position was to put the name of Snyder Park back to Snyder Park—this was the result of citizen petition and overwhelming support for the Snyder family.

As long as Hajduk's paints a picture favorable to the former mayor and current attorney to City Manager Jim Patterson, she apparently believes she has job security. But this rewriting of history must stop.

This attempt to take the Snyder's name from the park was all about converting a capital asset to the general fund to pay for operational shortfalls—exactly like what staff tried to do with the Robin Hood theater lot sale—and what they did with the Old School house proceeds—and as they are doing with the Cannery site.

**Dimensions on Willamette Street and surrounding— are there opportunities for on-street parking nearby that might be negatively impacted by this development?**

Willamette Street has parking on one side only (the north side) and it is estimated that there is room for approximately 21 on-street parking spaces between Pine Street and the eastern project frontage. SW Orcutt Place and SW Highland Drive have 50 feet of platted right of way. Both have pavement but no curb, gutter or sidewalk. As stated previously it is unlikely that residents will chose to park on the grass and gravel shoulder of Highland and Orcutt in-lieu of available improved offstreet and on-street parking spaces available on-site. In addition, as discussed previously, when counting the on-street parking available and the off-street parking proposed to be constructed with the apartments, they minimum parking, even without the reduction is provided.

**CLAUS COMMENT:** It is difficult to comment on some of the nonsense in Hajduk's memorandum. She thinks she is a clever wordsmith and tries to make new words... if the term is not there she will try to invent it. Other inexperienced writers with limited training also stretch the language. How can she be inexperienced enough to suppose when a street does not have curb and gutter that delineate the street from other parts of the right of way that cars will park on the lawns and dirt areas during some of the downtown events. You would think she would have some type of mitigation available—instead she tries to deny that obvious encroachments will occur. If a private developer tried to solicit a development that would cause trespass on private properties the city would be indignant. Apparently when you have a "family" to support as Patterson does and you are a "landowner" without concern for citizens' issues, encouraging trespass is the least of Patterson's problems.

We have a captured buyer that receives a "gift" from the City of Sherwood at any cost to the citizens for even the most marginal benefit to Patterson's staff. It allows the city to move monies from capital accounts to the general fund. Damage to adjacent properties has to be overlooked with sleight of hand

accounting. Staff is making the judgment that their viability is more important than any damage that is done to properties from the city's development activities.

**Review the conditions in the report to ensure they are adequately carried forward to the conditions in the end.**

Staff has reviewed the staff report dated November 3, 2009. Based on this review, it is recommended that the following changes be made to ensure consistency throughout the document (information to be added is underlined and information to be deleted is identified in strikethrough):

- **On Page 11**, modify the discussion regarding standard "That adequate public facilities and services are available or are made available by the construction of the project," to read as follows:

As a result of approval of the Planned Unit Development and subdivision proposal, the public streets, storm water treatment facility and plaza area would be completed by the City as part of the purchase agreement with the application and the owner.

Cannery PUD supplemental Memo to Planning Commission 12-1-09  
Page 5 of 6

Completion of the on-site public improvements will be a condition of subdivision approval as discussed further in this report. As documented in the January 2009 traffic impact study prepared by DKS Associates, off-site improvements will be necessary at full build out to ensure the project does not negatively affect traffic throughout the City.

**FINDING:** As discuss above, this standard is not met but can be met if the following conditions are met.or will be conditioned to be met.

**CLAUS COMMENT:** This section is almost completely embarrassing. From the beginning when Langer's farm ground went into the URA and functioned as a primary source of revenue for the staff the primary land use rules have been ignored and hidden by the Mays- Patterson- operations. Major planning and land use patterns will impact our entire community. The scope of the subterfuge that the mayor and city mangaeer have been invovled in to change the general plan has been particularly facilitated by the nature of the residents of Sherwood—most of whom moved in town the last decade. Most did not participate in the general plan. Mays/Patterson have shifted Sherwood from freeway based retailing. More commercial has been directed to Langer Mega Mall. It is being moved from 99W to Adams Avenue by the staff and only now are the citizens beginning to sense the impact this land use change will have on Sherwood's livability.

Because of the new residents and unusual city charter, the city manager has unprecedented power—they run the staff except the city recorder. Convince the city manager that something is a good idea and it will happen in Sherwood. Washington county and Metro will be the last to know. Major changes can go through easily and quickly. There is no way DKS can do an accurate traffic study without realizing that Adams Avenue is on its way to becoming the traffic center for a "mega mall" or "power center" with its square footage being equal to half of Washington Square Mall—without an interstate—only controlled access road of Tualatin Sherwood Road and Adams Avenue.

When Mays/Patterson/Schultz decided they would change the Sherwood General plan it was completed without an open public hearing. Although he faced the obstacle of LI and GI zoned property, he found his way around that without reference to the traffic impacts. ODOT granted a stop light to Home Depot. The application was deemed complete and the construction started on the "lumber yard." The city council was so disturbed that they sued the staff and lost in court.

I hope the city of Tualatin doesn't charge a parking fee for the number and amount of cars that will be backed up to exit on 99W and Tualatin/Sherwood Road from Langer's Mega Mall.

The city needs a cost-benefit analysis of the apartments' impact on adjacent properties and businesses.

#### **CONDITION**

a. Construct improvements to improve the operations of Pine Street/1st Street to meet City performance standards and mitigate queuing impacts at the Pine Street railroad crossing. This shall be accomplished by implementing a modified circulation for the downtown streets that includes:

i. Install a diverter for south-westbound on 1st Street at Ash Street or Oak Street to require vehicles travelling towards Pine Street to divert to 2nd Street.

ii. Remove one side of on-street parking Ash Street-2nd Street or Oak Street-2nd Street to provide two 12-foot travel lanes from the diverter to Pine Street. Convert to one-way traffic flow approaching Pine Street for this segment.

iii. Install an all-way stop at Pine Street/2nd Street. Stripe the southwestbound approach of 2nd Street to have a left turn lane and a shared through/right-turn lane.

iv. Install traffic calming measures on 2nd Street southwest of Pine Street to manage the impact of the added traffic.

b. Restrict landscaping, monuments, or other obstructions within sight distance triangles at the access points to maintain adequate sight distances.

c. Provide an enhanced at-grade pedestrian crossing of Pine Street to facilitate multi-modal circulation through the project site (e.g., signing, striping, lighting, a raised crossing, or pavement texturing).

d. Construct Columbia Street northeast of Pine Street to City Standards as modified and approved by the City Engineer and install a sign indicating that this roadway will be a through street in the future (connecting to Foundry Avenue).

e. Because of the alignment configuration of Columbia Street southwest of Pine, the street shall be configured and signed as a one way street.

f. Restrict parking on the southeast side of Columbia Street at a minimum within 50 feet of Pine Street (northeast of Pine Street).

(NOTE – THE ABOVE CONDITIONS ARE COPIED FROM E.10)

- **Condition 2 on page 21**, add "but not limited to" after the word "including"
- **Condition on page 33** – change to read "Prior to approval of the public improvement plans, submit plans for review and approval that include one street tree for every 24 feet of frontage or provide verification from the

design engineer that the trees proposed are the maximum possible based on the street storm water biofiltration design.”

Cannery PUD supplemental Memo to Planning Commission 12-1-09

Page 6 of 6

- **Modify Condition C.1.i** to add “and off-site wetland mitigation” after the words “treatment systems”
- **ADD condition C.4** which states “the proposed right of way dedication, consistent with the preliminary plans, shall be shown on the final plat.”
- **Condition E.12** – change “except as modified by” to “and shall be consistent with”
- **ADD a condition E.18** which states “As part of the development of the East and West residential phase, enhanced screening along Willamette shall be provided to ensure a year round visual screen is provided.”

### **How does this proposal integrate with the property to the south of the development area?**

Attachment 9 of the applicant’s submittal shows the relationship and scale between the proposed multi-family building and the property south of Willamette Street. It should be noted that while this demonstrated much taller buildings than the single family structures nearby, it is what could be built in the underlying zone. In addition, the portion between Columbia and approximately 80 feet south could be 10 feet taller and 4 stories. That said, the Commission could recommend additional architectural or landscaping elements be a condition of detailed final development plan approval.

**CLAUS COMMENT:** How do you talk about advancing on an incomplete application when the application is not complete and the city states the same?

Patterson says that Mays calls him an average of 4-5 times daily and rules more in the form of a co-managership. If you look at the city’s propaganda, Tom Nelson’s first estimate of \$50M is now down to an estimated increased assessed property value guess of \$25 M. A Wild A\*\* Guess. Nelson has no capacity to make the statements and he never provides his back up to his statements.

When Thom Nelson was trying to aid his boss and total manager, Jim Patterson’s effort to convert the funds from the sale of the Robin Hood theater lots, he misrepresented the facts about Washington county Assessor’s appraisal process. The true facts were set out in the citizen comments of the council meeting. A person who has the limited knowledge of land valuation should not be allowed to make any statements about land development economic impacts. Oregon law regulates land use appraisals. Mr. Nelson should call in properly licensed expert assistance to establish the impacts of the Capstone proposed apartments on both value and the adjacent neighborhoods and Old Town district.

Completeness of this application needs to be checked and the application must be totally complete. Aside from the fact that a city should set an example of



completeness on a professional basis, Sherwood has the Home Depot example where a city manager decided he knew more than his bosses, the City Council. Light industrially zoned property was used to allow Home Depot—one of our largest retailers (or general commercial uses) to locate in Sherwood. The city manager deemed the application completed and allowed construction on this project to begin. City Council sued over the city manager's behavior but lost in court because it was ruled that once construction had started the use had "vested" as a right. This application has some similarities to Home Depot and let us hope that Patterson's desperation for revenue to support his bloated budget is not creating a replay of Home Depot.

In a Patterson driven environment, you cannot pass this application without looking at the economic impacts. It could be a benefit and it could be a disaster—there is nothing to little on record to say whether the neighborhood or retail will benefit or lose value from this partial redevelopment and infill scheme.

All of the neighbors that testified, testified against the project. Patterson has been able to gin up some Oregonian articles—something that you would expect from a radio announcer thinking he is in a public relations campaign rather than an economic and urban land analysis. But no serious research or factual documentation has been produced to support Patterson's run on the Sherwood treasury.

Job No.:  
Date:  
To:  
From:  
ANK-112  
December 1,2009  
Julia Hajduk  
Keith Jones  
Harper  
Houf Peterson  
Righellis Inc.

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**Project/Subject:** Cannery PUD - November Planning Commission Hearing Follow-up.

Fax - Number:  
did not receive

E-mail Mail Hand Deliver Interoffice

This memo is to provide a response to the issues raised by the Planning Commission and by public testimony at the November 10, 2009 hearing. These issues are itemized below:

**1) Parking amount for multi-family buildings**

Concern was raised about the amount of parking provided for the multi-family buildings. Multi-family parking standards are 1.25 spaces per dwelling unit for studio and 1-bedroom and 1.5 spaces per unit for 2-bedroom per Section 16.94.020. The Old Cannery Area allows for a reduction to 65% of the minimum off-street parking required per Section 16.162.070-C. The applicant meets the off-street parking standard and also is providing on-street parking as overflow as demonstrated in the tables below.

East Residential Phase  
 Unit Type Units  
 Required Parking  
 Stalls/Unit  
 Required  
 Parking  
 (Base  
 Zone)  
 Required  
 Parking (Old  
 Town  
 Overlavl  
 Parking  
 Provided  
 Studio & 1 Bedroom 33 r.25 4T 27  
 2 Bedroom t6 r.f, 24 -to  
 Totals 49 65 43 48  
 adjacent On-Street Parking Provided  
 Provided

West Residential Ph  
 on-Street Parking Provided  
 Total Parking Provided

Attachment 1  
 Exhibit L (Record)  
 Number of pages

5, please call 503"-221=173Tf\_t  
 5  
 1  
 6  
 a

Unit Type Units  
 Required Parking  
 Stalls/Unit  
 Required  
 Parking  
 (Base  
 Zone)  
 Required  
 Parking (Old  
 Town  
 overlavl  
 Parking  
 Provided  
 Studio & 1 Bedroom J6 1.25 29  
 2 Bedroom ao 4f, 24 to  
 Totals 52 69 45 54

**CLAUS COMMENTS:** THE applicant acknowledges the public street overflow as demonstrated in the tables below. The applicant is paying nothing in off site—the city is. Arguably they are purchasing the ground for nothing. Developer typically pays for the street improvements. Quit insulting us—the developer is scheduled to receive a big block of land virtually free.

**Citizens need to know more about the proposed apartments: number of bathrooms, Size of units, estimated number of occupants, projected rents. Please have the developer and city provide this information.**

2) Compact parking stall size

The applicant has requested that a higher percentage of parking stalls be allowed to be "compact." Section 16.94.020-I defines standard stalls as 11'x20' and compact stalls as 9' x 11'. The applicant proposes "compact" stalls at 9' x 11' and believes this size is adequate to accommodate larger passenger vehicles. No change in the required 24-foot wide parking lot drive aisles is proposed. Below is a scale drawing of Chevrolet Suburban, the largest likely vehicle to be accommodated, in a 9' X 11' "compact" parking stall.

**CLAUS COMMENT: I have known Keith Jones for sometime. This report is embarrassing. This car and parking stall diagram exactly personifies the problem. If another vehicle parked on each side of this in addition to the fact that they don't fit, the occupants would have to have a rear exit to get out of their cars—it would not be from either side. There are safety issues here.**

3)

4)

Commercial loading.

The required loading spaces are shown on Sheets C3.0, C3.1 and C3.2 of the applicant's plan set. The loading space for the East Building is provided in the northwest corner of the parking lot, however the label was omitted from the site plan.

**CLAUS COMMENT: Who deemed this application complete? We had our recent application deemed incomplete for less mistakes than this.**

**This brings up the problem of due process and equal treatment. If you are a friend of Patterson and Mays you have different standards. Developers don't have the same kinds of hoops to jump through and now friends of Patterson/Mays.**

Residential height and scale

The Planning Commission requested additional information on the proposed scale of the residential buildings. To help clarify the design intent, attached is a perspective sketch of the residential buildings from the vantage point of one of the residences on the south side of Willamette Street. The drawing shows the proposed landscaping and proposed 3-story structures beyond.

Additionally, partial elevation sketches have been provided of the residential buildings as well as the proposed two story commercial structure (East Building) adjacent to the plaza and the existing City of Sherwood Public Library/City Hall, all at the same scale. The intent of this drawing is to show relative building heights (in feet) which vary based on floor-to-floor heights and roof types. The three story residential building is only slightly higher than the proposed two story commercial building and shorter than the existing two story Public Library/City Hall.

# n

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5)

6)

The proposed residential structures are within the zoning height limitation of the HDR standards (3 stories or 40 feet per Section 16.20.040-C) and well below the RC zone height standard of the Old Town Overlay (4 stories or 50 feet per Section 16.1 62.60-C). In addition to being approximately 25% lower than allowed by code, the Applicant believes the scale of the proposed buildings is appropriate for this development and the adjacent downtown Sherwood.

**CLAUS COMMENT:** This section is truly emblematic of what is wrong with this application. It is no reflection on the applicant's credibility but it must be understood that they are operating under extreme financial constraints. Mill Creek, supposedly one of the land marks in Salem. Capstone had to withdraw as lead developer of that project due to lack of funding. We understand the economic environment. This puts a considerably different burden on the city of Sherwood. This is a PUD that they are supposedly putting in to benefit the downtown and surrounding properties, not to benefit Patterson's staff. He is in a public trust to protect the district and the neighborhood. While we regret saying this, it puts a special obligation for complete sets of plans, elevations that are credible. All that they say in this section is "TRUST ME". We have to look at these plans and ok. Remember the Meinecke Road cost overruns—it was \$3 million cost estimate for the original plan. ODOT was going to go in \$1.5 million for the intersection. Centex was willing to put in \$1.5 million. Later design turned into CIP project with extreme \$9.5 M to \$15 Million conditions that have added as much as \$5 million the city will lose with the intersection. The intersections are not friendly to commercial and multi-family users. They are residential in nature.

**Not one city project based on a "Trust me" has occurred as agreed or represented. Capstone has to come up with designs that will then be built—not switched out after the fact in a subsequent hearing.**

10-foot residential setback.

This issue was raised by a citizen at the hearing. There is a 10-foot building setback required between RC property and HDR property as stated in Section 16.28.050-8. This standard does not apply in the Old Cannery Area as stated in Section 16.162.060.

Residential density and density clustering issues.

The Planning Commission sought a better understanding of the differences between the density allowed with or without a PUD and how this compares to the proposal. The

following describes three development scenarios ranging from highest to lowest density. The analysis is based only on zoning code criteria; transportation constraints would likely limit densities, but theoretically these could be mitigated as well and so are not considered here.

#### Scenario 1 - Existing zoning (no PUD)

The majority of the site is zoned RC and there is no minimum or maximum density stated in the RC zone Section 16.28 or the Old Town Overlay standards Section 16.162. The amount of commercial building space and residential units allowed would be limited only by the dimensional standards (setbacks, height, and open space). Since there are no setbacks or open space requirements under the base zone and parking could be provided underground, the entire site excluding street rights-of-way could be developed with ground floor retail and 3 stories of residential above (see table below).

1-

Land Use Zone Land Area

IsFI Maximum Residential Density Maximum

Unit

RC Zoned Property 159,087

3 Stories above Ground Floor

Commercial (assumptions: 1,000

SF/unit average, 75% site coverage

net floor

358

HDR Zoned Property

8,000 SF Land for First 2 Units, 1,500

SF for Each Additional 33

Totals 213,862 391

#### Scenario 2 - PUD developed as all HDR (vertical mixed-use)

The code requires that multi-family residential be developed in a PUD as if it were in an HDR zone. This scenario assumes that the entire property is developed as multi-family residential. Maximum residential density is then determined by the amount of lot area needed per unit in the HDR zone (Section 16.20.040).

31Page

#### Scenario 2 - PUD as all HDR (vertical mixed use)

Land Use Zone Land Area (SF) Maximum Residential Density Maximum Units

RC & HDR Zoned Property 213,862

8,000 SF Land for First 2 Units, 1,500

SF for Each Additional 139

Totals 213,862 139

#### Scenario 3 - Proposed PUD (horizontal mixed use)

The Applicant proposes to cluster all 101 total units on the two lots that are bisected by the RC/HDR zone line (see site plan sheet C 3.0 of application book). These two lots would then be solely residential and the balance of the property (all with base zone RC) would be developed solely as commercial. This accomplishes the mixed-use nature that the base zoning and existing code contemplates, but in a way that the applicant believes is more appropriate for the site and its neighboring uses. The proposed PUD is 30 units below the maximum density under Scenario 2 above and significantly below maximum density allowed if no PUD were proposed as in Scenario 1 above (see table below).

Density Reduction from Scenario 1 Above

Density Reduction from Scenario 2 Above

**CLAUS COMMENT: This is embarrassing because of the misleading nature of it. What Mr. Jones needs to prepare is a table on one page to compare. A third scenario with 60,000 sf is not comparable to Scenario #1—80 units to the acre—HDR has a cap of 24 units. Third scenario will only try for 100 units without**

telling us that Hyper density from a calculator is not paying attention to our Code. He's throwing red herrings out... his idea of a PUD is fantasy.

## 71 Front porches on residential buildings

139

The Planning Commission asked for further clarification regarding the design intent for the front porches of the ground floor residential units. The staff report states that the applicant is requesting to modify the front porch requirement as part of the PUD approval. However the Old Cannery standards only apply to commercial, institutional and mixed-use structures in the Old Cannery Area and not stand-alone multi-family buildings per Section 16.162.080.

While the requirements of the Old Cannery Standards do not apply to residential buildings (meaning that technically no porches are required), the Architectural Pattern Book adds requirements similar to the Old Cannery Standards' front porch. The ground floor residential units will each have a porch fronting a public right-of-way; they will not quite meet the dimensional standards for covered space per the Old Cannery Standards Section 16.162.08-D (5' deep vs. 6' depth in the Old Cannery Standards), but will actually have larger total porch area than would otherwise be required (45 SF for a single entry vs. 36 SF in the Old Cannery Standards). They will also not have pitched roofs.

To clarify the design intent of the residential unit entries an enlarged portion of the site plan showing the proposed ground floor residential unit entries is attached.

**CLAUS COMMENTS:** The old town is a remnant commercial architectural historic residential and business neighborhood and district. It is difficult in Oregon to find homes that are vintage and have character as is found in Sherwood's Old Town. It is in many ways what made Sherwood win its residential awards because our historic core has been preserved the unique residential district of Sherwood. It has been under constant assault by the Schultz, Patterson régime. Destroying the Robin Hood Theater, the Old School House, was bad enough. The staff broke their word about retaining the old bank building as city hall and building and used urban renewal funds to build their own city hall building in place of the performing arts center. They went back on their promise of the performing arts center for the urban renewal district. The last election there was a reaction against the Mays, Patterson, and Schultz's position on the use of urban renewal funds.

What has Capstone proposed in their design that enhances the neighborhood? No one wishes to be too critical of anyone trying to make money. Freeman and Keyes who developed 183 condos paid \$25,000/unit for apartment land and had to wait four years under city pressure to build. No one should suggest that K&F were less than \$35,000 – unit to hold. Additionally, they had site plan approval, then they were forced to put in all of their improvements and be paid back only partially for Cedar Creek Way out of SDC funds did not receiving all of construction costs.—maximum price Capstone is paying discounting out the road costs that are theirs is about \$5000/unit. These units will be built for not more than \$15/ft to a maximum of \$75/ft. This is somewhere in the neighborhood of 50% to 75% of K&F were forced to pay to develop apartments. Congratulations to Capstone for a good financial deal. Since they are going to be rented against Keys, Langer, would it be too much for the citizens to see what we are subsidizing prior to ratifying it. Urban renewal is supposedly done to enhance the all over tax base. If this design is lowering the residential property values by overloading parking, etc, or it is doing nothing to enhance the total neighborhood tax base.

With this application as incomplete as it is, and not knowing the future, is it asking too much to have the applicant provide floor plans, unit mixes, elevations, before the process can proceed? Ms. Hajduk says it is not the public's business. **WRONG**. We are subsidizing this group of people to the tune of \$5-\$10 million. Just because it benefits the staff does not mean that the public trust has been maintained.

Scenario 3-PUDas horizontal mixed use

Land Use Zone	Land Area (SF)	Maximum Residential Density	Proposed Units
RC & HDR Zoned ProDertv	213,862	see Scenario 2 above	101
Totals	273.862		101

4IP age

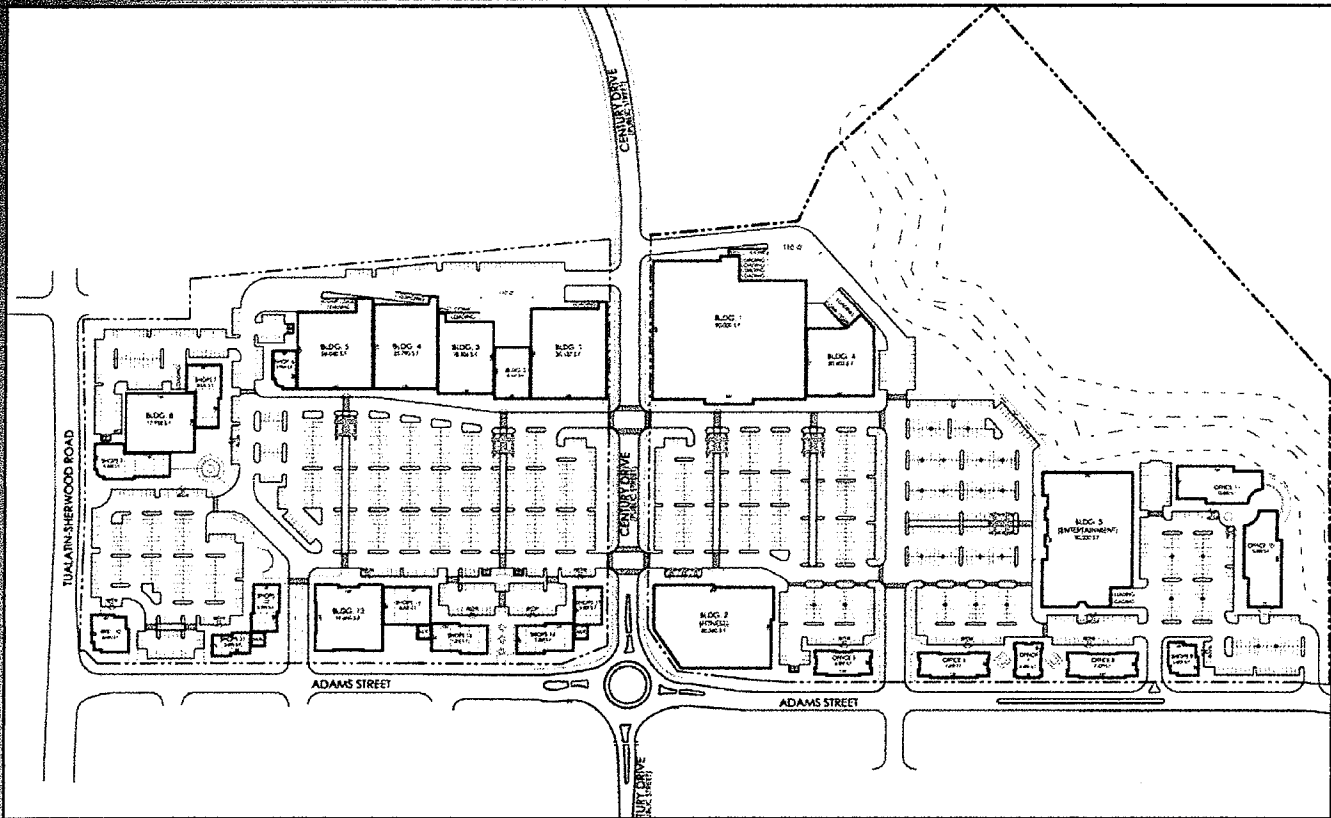
ENLARGED RESIDENTIAL PORCH  
COMPARATIVE BUILDING HEIGHTS  
(SAME SCALE)  
PRIVACY SCREEN  
LINE OF DECK ABOVE

**CONCEPTUAL VIEW FROM SOUTH SIDE OF WILLAMETTE STREET**





# SHERWOOD TOWNCENTER FOR LEASE ~ RETAIL & OFFICE SPACE SHERWOOD, OREGON



**Location:** Tualatin-Sherwood Rd. @ Adams Ave.

**Project:** 466,324 SF Retail Development

**Size:** 57 acre Master Development

**Traffic Counts:** 23,876 VPD on Tualatin-Sherwood Rd.

**Demographics:**      **1 Mile**      **3 Mile**      **5 Mile**

2006 Population      6,305      34,419      104,666

2006 Household Income      \$72,982      \$73,372      \$68,916

**Expected Income Growth:** 4.9% a year over the next 5 years

**Population Growth:** 27% from 2000 - 2006

**Estimated Completion:** Spring 2009

## EXCLUSIVE LEASING AGENTS

**George Diamond, Principal Broker**

**Austin Cain, Principal Broker**

**Nicholas Diamond, Broker**

**503-222-1655**



2839 SW Second Avenue, Portland, Oregon, 97201 • Ph. 503-222-1655 Fax 503-274-6510 • www.reig.com • invest@reig.com

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy. Current as of 5/2/2007

# SHERWOOD TOWNCENTER FOR LEASE ~ RETAIL & OFFICE SPACE SHERWOOD, OREGON



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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee the accuracy or completeness of such information.

# SHERWOOD TOWNCENTER FOR LEASE ~ RETAIL & OFFICE SPACE SHERWOOD, OREGON

*Description*

## **PROJECT INFORMATION**

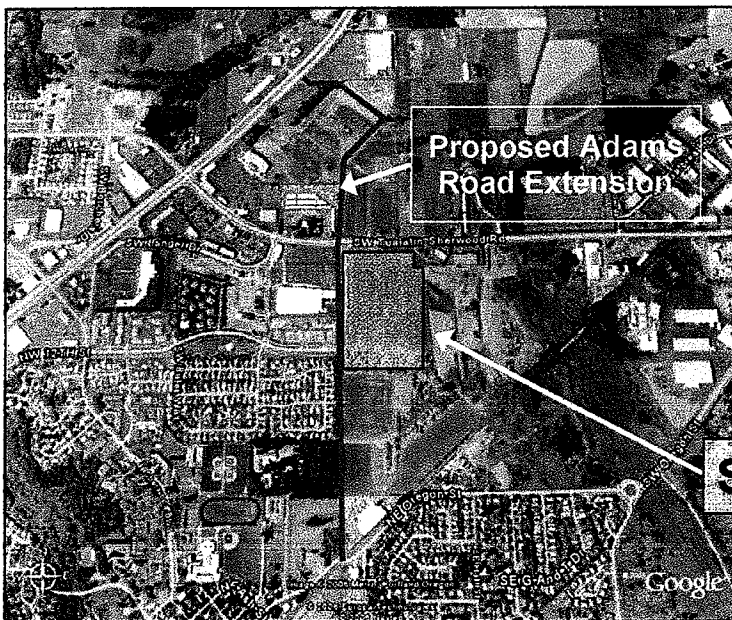
Langer Crossings at Sherwood is a planned, 57 acre Retail/Office Development in the heart of Sherwood located on Tualatin Sherwood Road directly east of Target and Langer Shopping Center in Sherwood, Oregon. Langer Crossings will be fronted by the new Adams Avenue extension which will become the new north/south arterial to Historic Downtown Sherwood and SW Pacific Highway. Langer Crossing will be a new 22-acre Power Center in addition to new office and flex space on the remaining 27 acres.

Langer Crossing is situated in the heart of the Tualatin Valley between I-5, the fast growing City of Tualatin, and the famous Willamette Valley Vineyards. As the Willamette Valley expands with new boutique hotels, gourmet restaurants and over 200 existing wineries, Sherwood has become the main entrance to the wine country. The population of the primary trade enjoyed a 27% growth rate from 2000 to 2006, averaging 4.5% per year. The City of Sherwood's population has grown at an average rate of 3.4% annually for the last 10 years. This site is ready for retail development today and in fact the Johnson/Gardner Report has estimated that there is an approximate demand for over 800,000 s.f. of new retail. The average household income is expected to increase \$17,845 over the next 5 years, an average annual increase of 4.9%.

Langer Crossing preliminary design will include approximately 225,000 s.f. of retail, plus 295,000 s.f. of office and flex development. Directly west of Langer Crossings is Langer Shopping Center, a 186,000 s.f. Target-anchored retail center. Langer Crossing is in close proximity to existing retail centers that include Albertsons, Safeway, GI Joes, Home Depot and a 10- screen Regal Movie Theater for over 700,000 square feet of retail space.

## **RETAIL DEMAND**

Currently, the residual demand in the Primary Trade Area is estimated at over 800,000 s.f. of retail space. Over the next 20 years, the residual demand is projected to grow at a faster rate than supply in the area. There are no other vacant commercially zoned parcels that approach the size of Langer Crossing it will be almost impossible to have another center of this magnitude within several miles. The site is located next to an established cluster of retail



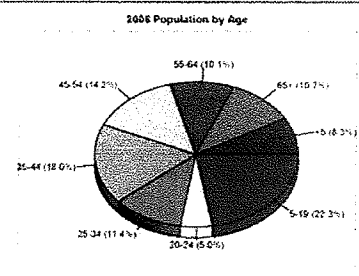
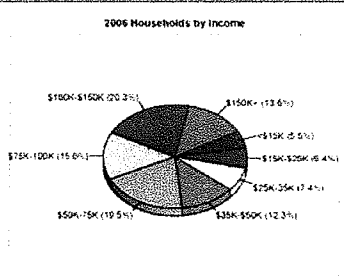
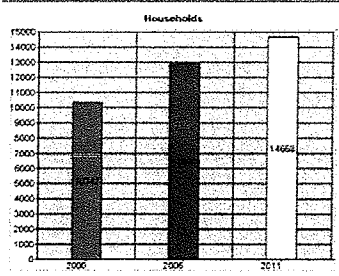
## **EXCLUSIVE LEASING AGENTS**

**George Diamond, Principal Broker**  
**Austin Cain, Principal Broker**  
**Nicholas Diamond, Broker**  
**503-222-1655**



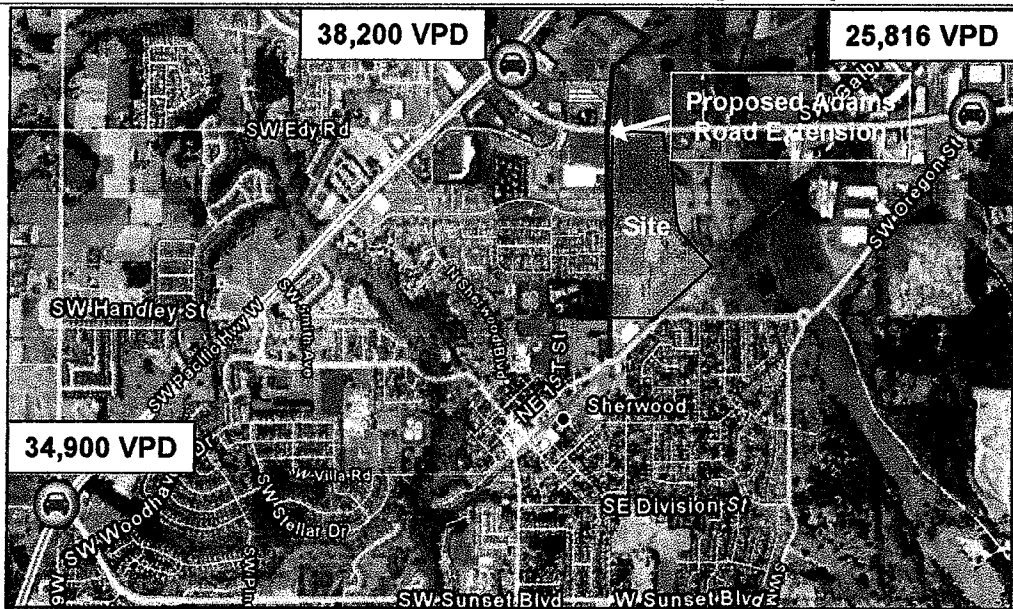
# SHERWOOD TOWNCENTER FOR LEASE ~ RETAIL & OFFICE SPACE SHERWOOD, OREGON

## Demographics



Sherwood, OR 97140		Site Type: Radius 3.0 Mile		Radius:	
<b>Summary</b>	<b>2000</b>	<b>2006</b>	<b>2011</b>		
Population	26,947	34,419	39,406		
Households	10,342	12,903	14,668		
Families	7,430	9,244	10,423		
Average Household Size	2.59	2.65	2.67		
Owner Occupied HUs	7,723	9,979	11,417		
Renter Occupied HUs	2,619	2,924	3,251		
Median Age	35.2	36.6	37.2		
<b>Trends: 2006-2011 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	2.74%	1.23%	1.30%		
Households	2.6%	1.23%	1.33%		
Families	2.43%	1.02%	1.08%		
Owner HHs	2.73%	1.27%	1.41%		
Median Household Income	4.07%	3.29%	3.32%		

## Average Daily Traffic Counts

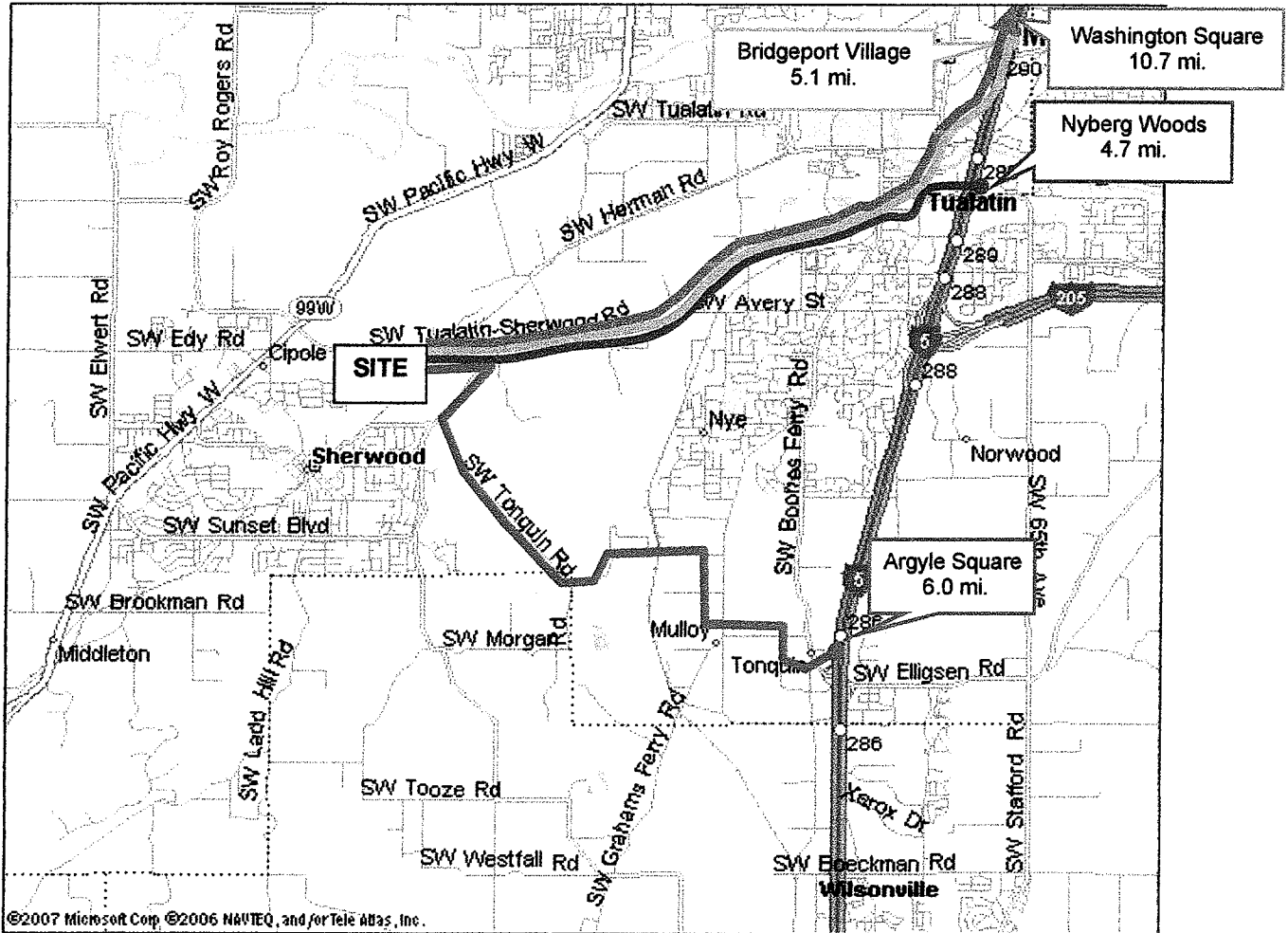


**George Diamond, Principal Broker**  
**Austin Cain, Principal Broker**  
**Nicholas Diamond, Broker**  
**503-222-1655**

2839 SW Second Avenue, Portland, Oregon, 97201 • Ph. 503-222-1655 Fax 503-274-6510 • www.reig.com • invest@reig.com

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy. Current as of 5/2/2007.

# SHERWOOD TOWNCENTER FOR LEASE ~ RETAIL & OFFICE SPACE SHERWOOD, OREGON

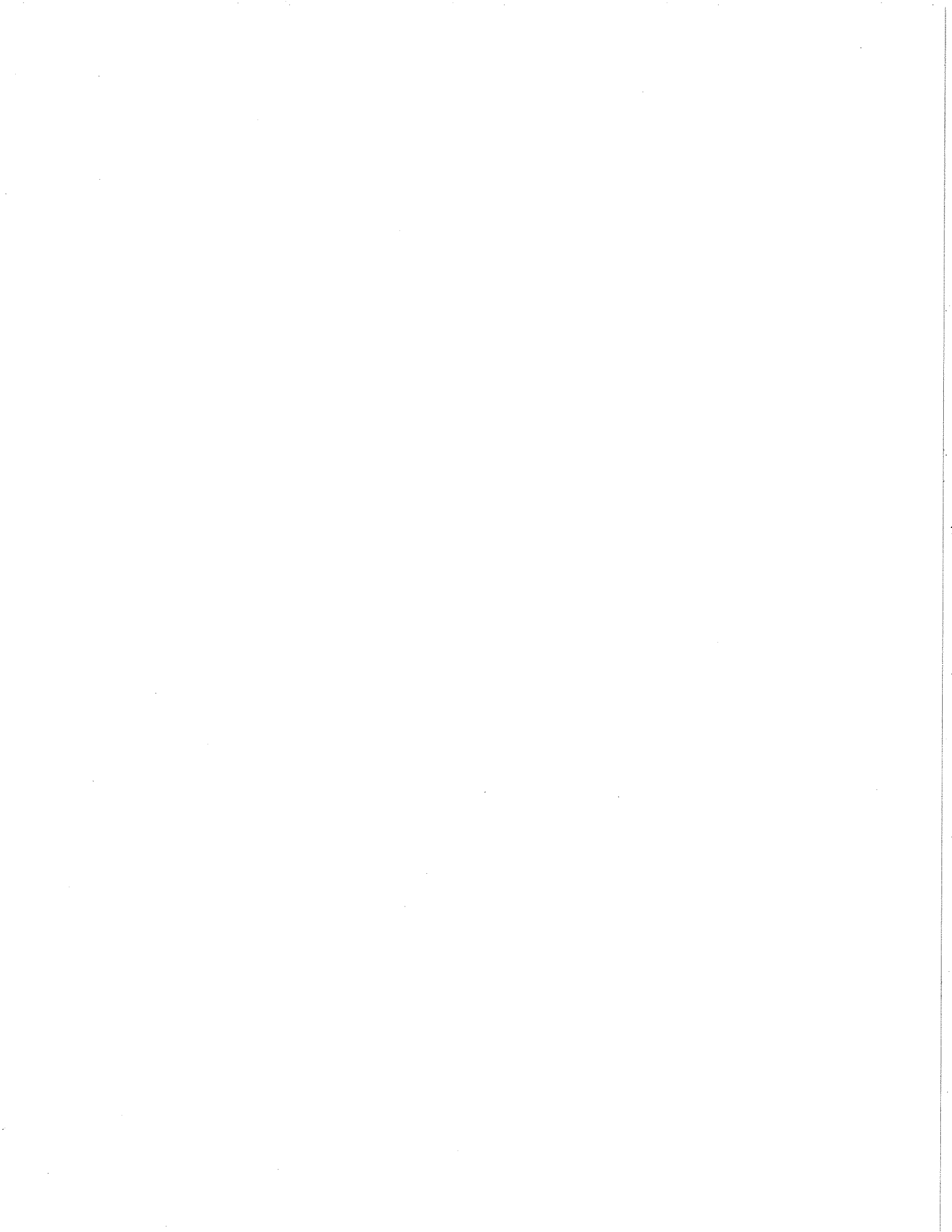


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**ROBIN HOOD THEATER**



**ROBIN HOOD THEATER**

A gift to the Sherwood community  
made possible through the  
combined efforts and generosity of:

The Claus Family  
The McClure Family  
Regal Cinemas



## WORK SESSION

YMCA Tour

## REGULAR CITY COUNCIL MEETING

1. **Call to Order**

2. **Roll Call**

**Present** - Councilors Cottle, Krause, Heironimus and Patterson

**Absent** - Mayor Boyle (out of town)

**Staff Members Present** - Scott Spence, Asst City Mgr; Sue Engels, Community

Development Director; Chris Wiley, Deputy City Recorder

**Staff Members Absent** - Jon Bormet, City Manager (annual vacation)

3. **Nomination for Council President**

Mark Cottle was unanimously elected to serve as Council President.

4. **Consent Agenda**

A. *Approval:* Resolution 98-756 - Authorizing the City Manager to execute a bargain and sale deed for a portion of tract "U" in the Woodhaven Development.

**APPROVED**

B. *Approval:* Resolution 98-757 - Recognizing Dachnaya Village, Ukraine, as a goodwill city for the purpose of promoting a cultural exchange between their city and Sherwood.

**APPROVED**

4. **Presentations - None**

5. **Community Comments**

*Community comments are limited to items NOT on the agenda. Anyone may address the City Council on their subject(s) of choice. Oral comments are limited to 5 minutes (please sign in.)*

## REVISED AGENDA

### WORK SESSION

August 11, 1998 - 6:30 p.m.

(TOUR NEW YMCA FACILITY)

### REGULAR CITY COUNCIL MEETING

August 11, 1998 - 7:30 p.m.

**Sherwood Masonic Hall**  
(60 NW WASHINGTON STREET)



Claus comments:

1. Mr. Claus announced to the Council that he intends to sue the City because he feels that the City of Sherwood is unfair in how they calculated Mr. Claus' costs for the Columbia Street improvements where Columbia Street adjoins his property.

2. Mr Claus said he is working with Genstar regarding the development of the Salsbury property. Mr. Claus will let the Council know what happens. Mr. Claus that Genstar is now aware that Mr. Claus does not believe the codes were followed when the YMCA site was taken out of the Genstar development. Mr. Claus said he intends to follow through with LCDC with an order to enforce.

3. Mr. Claus said he is also working on another subdivision and one of Sherwood's former mayors is involved because of some reckless accusations that were made about Mr. Claus' conduct (ex-mayor was identified later in the meeting as Walt Hitchcock). Mr. Claus said since this previous mayor knows the story very well he's going to bring him in on this.

4. Regarding the Act III theater \$200,000 donation to the Robin Hood Association so they could purchase the Sherwood Theater from Mr. Claus. Mr. Claus said that he was told by everyone that the Robin Hood Association was a tax exempt corporation however Mr. Claus' attorney said that it is not. (Background: Act III theaters is donating \$200,000 to the Robin Hood Festival Association. Mr. Claus is selling the Robin Hood Theater to the Festival Association for \$200,000 and claiming the value of the theater building at \$400,000 which would reflect a \$200,000 donation in property from the Clauses. If the Robin Hood Festival Association doesn't have the right tax exempt status, Act III and Mr. Clause cannot write off their transactions as tax deductible donations).

5. Council President Cottle replied that Mrs. Claus said the Clauses did not understand there was a deadline for the Clauses to make a decision and advise the city as to whether or not they intended to have their work done at the same time the City is doing their Columbia Street improvements. (BACKGROUND: The City has offered to pay all engineering costs for this project in hopes the Clauses would pay for their part of the street improvements now. If the Clauses don't participate now the road improvements at their property will have to be done later which means another disruption for the residents on Columbia Street.) Mrs. Claus had said she would like an extension so she had more time to think about it. Councilor Cottle asked if Mr. Claus wanted an extension.

6. Mr. Claus said considering what just happened with Act III, he is going to pursue litigation vigorously. Mr. Claus stated I am so upset right now I cannot talk about it. I've had accusations made over situations where in fact the exact opposite is true of those reckless accusations. I have sat down with the City Manager and said, "What are you trying to do, get me to pay for other peoples' approaches and trees? Those have nothing whatsoever to do - under the most outrageous circumstances, I would not be required to do that." I have been told that a road that is costing thousands of dollars was being inflicted upon me as a punishment. The last week has been a very interesting week. So what I told Susie is you put the offer on the table. Mr. Bormet took it off and he thinks "B" is the alternative (in his opening remarks Mr. Claus referred to Option A as the Clauses developing Columbia Street at a later date on their own and Option B as the Clauses having their work done at the same time as the city) . He's quite wrong. There is a "C" (which Mr. Claus had previously mentioned as meaning litigation) and it's best we go

there. Mr. Claus contended that Genstar's appeal is what's driving all the problems he is having with the City regarding the Columbia Street improvements. Mr. Claus also said he turned down repeated offers for his theater for \$150,000 more and it's become unmarketable. Mr. Claus contended that Mr. Bormet didn't follow the Council's instructions that the Clauses could sit down with Ahmad and the engineer the Clauses hired and work out what the Clauses would pay. Mr. Claus stated, we (meaning he and Mrs. Claus) agreed to \$5000 more than he ever would have dreamt to pay and the next thing Mr. Claus knew it was in the trash can. Mr. Claus asked Councilor Cottle, "What are we going to go back and negotiate?"

**7. In response to Mr. Claus's comments about the Robin Hood Theater purchase, Council President Cottle stated that the Council was repeatedly told the Robin Hood Association had the right tax exempt status to complete the theater transaction.**

**8. Councilor Patterson asked Mr. Claus for clarification regarding the Columbia Street improvements to confirm that the difference between what Mr. Claus proposed as his share for the improvement and what the City of Sherwood calculated was \$3471.**

9. Mr. Claus confirmed that and said he intended to litigate over it.

**6. Announcements - None**

**7. Public Hearings - None**

*Note:* City Staff will provide a report and the applicant will also make a presentation. Citizen comments not exceeding 5 minutes in length will then be solicited. As a courtesy to the Council and your fellow citizens, you may not exceed this 5 minute time period.

**Pending Action - None**

**New Public Hearings - None**

*(Please see Council Rules for an outline of how these public hearings will be conducted.)*

**8. Assistant City Manager's Report - None**

**9. Old Business - None**

**10. New Business -**

A. UGB Change - Sue Engels, Community Development Director, brought a map to show the council where the land is located and provided support documentation for the council members to review. If the Council supports the suggestion that the UGB be changed, Washington County and Metro have to approve the change as well. Councilor Cottle said the City has found it almost impossible to get sewer to the area. Other development in that area runs off septic. Ms. Engels also said there are some obstacles getting a road to it as well. This amount of the UGB adjustment is 13 acres. Some part of this acreage would be given to the wildlife refuge and the City would expect another part for a bike trail, etc.

The Council agreed to provide a letter of support. Planning will prepare it and Mayor Boyle will sign it.

**B. Resolution 98-758, authorizing the City Manager to purchase the Robin Hood Theater, and establishing an effective date.**

Councilor Cottle said since the Robin Hood Festival Association doesn't have the appropriate tax exempt status to do the transaction to accept a \$200,000 donation from Act III Theaters and then use the Act III donation to purchase the Robin Hood Theater in Sherwood. It was clarified that it wasn't the City's responsibility to confirm that the Robin Hood Festival Association was eligible for this transaction however the City is offering to act as a conduit to make the purchase possible.

Councilor Cottle proposed a Special Council Meeting take place to do this transaction as the Clauses would like to have the transaction completed as soon as possible.

Resolution 98-758 was unanimously passed by Council.

**11. Council Member Comments**

Councilor Heironimus said he would not be at the next Council Meeting.

Councilor Patterson said he read a letter that was copied to Council on 8/6/98 from a citizen who was concerned about the article in the Gazette which was an interview with Mr. and Mrs. Romar Stein about the City's plans to purchase their property for a community park. Some other citizens were concerned because Councilor Cottle had been quoted as saying if an agreement couldn't be reached with the Steins, the City could take the property through condemnation and eminent domain.

Councilor Cottle said since the press was present, he wanted to clear up some of the issues regarding the purchase of the Stein property.

A. The Steins do not live on the property in question. (The Sherwood Gazette's article led readers to believe that the Steins did live on the property).

B. None of the Stein children live on the property. (The Sherwood Gazette article stated that the Steins wanted their children to have the property as the Stein family had lived and worked the farm for many years.).

C. The Steins were selling the property for a golf course prior to the City coming on board. (It was determined the property could not be used for a golf course and the sale didn't go through.) (The Steins had told the Gazette their property was not for sale.) Councilor Cottle said this is purely a financial issue between the City and the Steins. Presently the farmland is being leased out and the house on the property is being leased to another party.

**12. Other Business**

**13. Adjournment - Meeting was adjourned at 8:15 p.m.**



**SPECIAL CITY COUNCIL  
MEETING**  
Monday, August 17, 1998 - 6:30 p.m.

**Sherwood Masonic Hall**  
(60 NW WASHINGTON)

**SPECIAL CITY COUNCIL MEETING**

1. **Call to Order**
2. **Roll Call**

**Council Members Present:** Cottle, Kraus, Heironimus, Patterson  
**Council Members Absent:** Mayor Boyle is out of town

**Staff Members Present:** Bormet, City Manager; Spence, Asst City Mgr;  
and Wiley, Deputy City Recorder

3. **Robin Hood Theater**

**NOTE:** On behalf of the Robin Hood Festival Association, Ode Gribble introduced documents into the record which show the Robin Hood Festival Association is registered as a 501 ( c ) (04) tax exempt organization.

**NOTE:** Susan Claus was present at the meeting and asked to make two statements.

1. Mrs. Claus said there are presently two tenants in the apartment in the Robin Hood Theatre building and there were items in the building which were not part of the sale and were not in any way related to theater operation. Mrs. Claus asked if she could have 30 days to provide a list of those items to the City. Council President Cottle said that would not be a problem.

2. Mrs. Claus also said Mr. Claus would be out of town for several days and would not be available.

The City responded their goal is have the transaction for the Robin Hood Theatre completed no later than Wednesday, 8/19/98. The City will pay the \$650 closing costs.

**Resolution 98-759 - Authorizing the City Manager to acquire the Robin Hood Theatre. - passed unanimously by the Council members present.**

4. **Adjournment**

City of Sherwood, Oregon

Resolution No. 97-758

---

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE THE ROBIN HOOD THEATER, AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sherwood recognizes the Robin Hood Theater as a community asset; and,

**WHEREAS**, the Robin Hood Theater is available for purchase from the Claus and McClure families (owners of the theater); and,

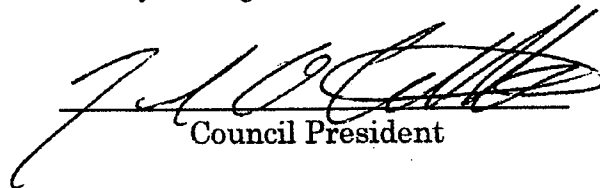
**WHEREAS**, the City wishes to purchase the theater for the community and become owners of the Robin Hood Theater.

**NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

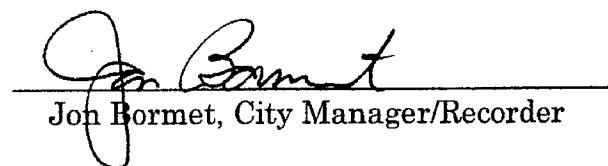
Section 1. Authorization. The City Manager is hereby authorized to pursue the purchase of the Robin Hood Theater through donations in which the details and authorization of the amount will come before City Council at at the next Council meeting.

Section 2. Effective Date. This Resolution shall become effective upon adoption.

Duly passed by the City Council this 11<sup>th</sup> day of August 1998.

  
\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Jon Bormet, City Manager/Recorder

City of Sherwood, Oregon

Resolution No. 98-759

---

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACQUIRE  
THE ROBIN HOOD THEATRE.**

**WHEREAS**, the City of Sherwood recognizes the Robin Hood Theatre as a community asset; and,

**WHEREAS**, Act III Theatres has placed in escrow the sum of \$200,000 with the Northwest Title Company and,

**WHEREAS**, the Claus and McClure families have agreed to donate the remaining value of the property to the City of Sherwood.

**NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

Section 1. The City Manager is hereby authorized to execute such documents as necessary to acquire the Robin Hood Theatre.

Section 2. To facilitate this donation, the City may pay such closing costs as are necessary.

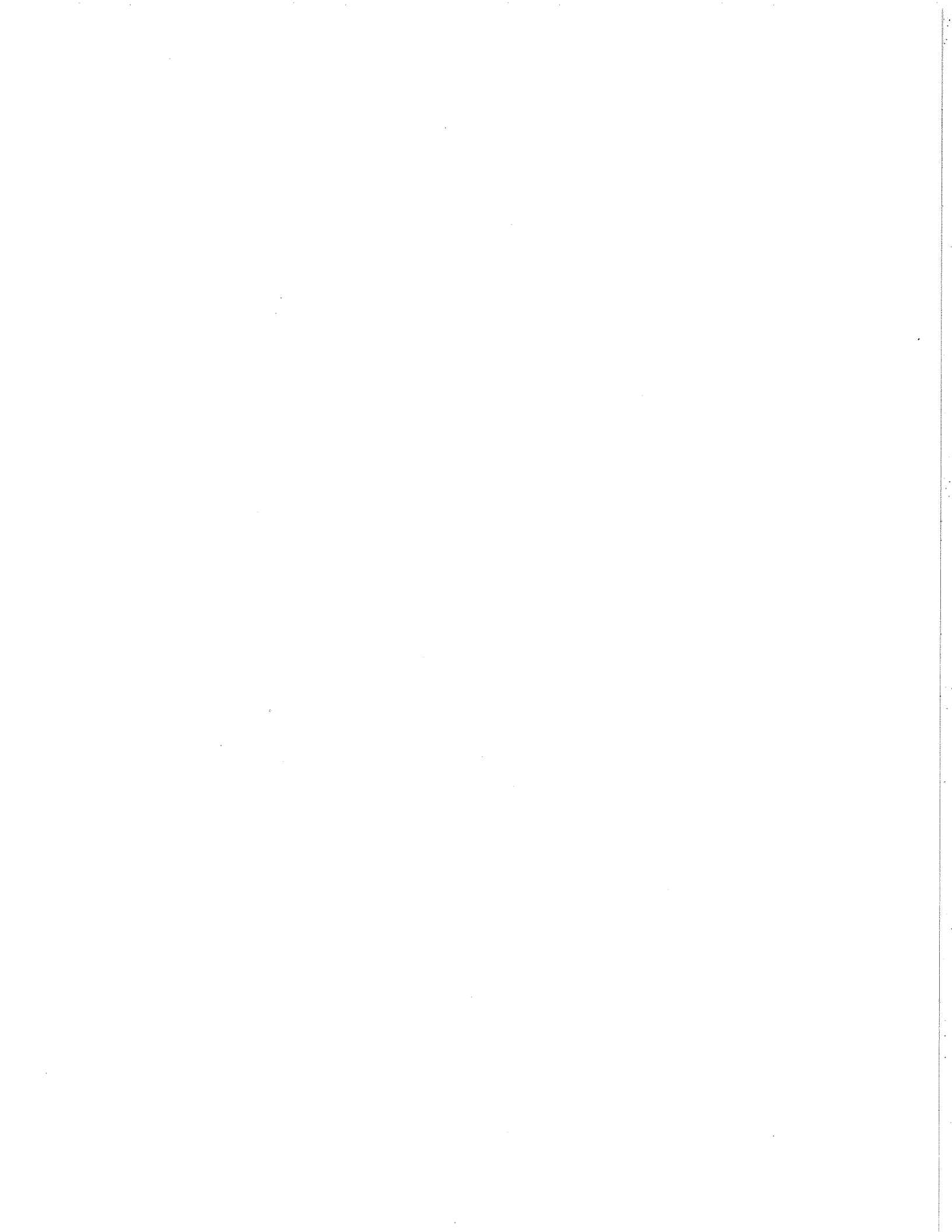
Section 3. This resolution shall become effective upon adoption.

Duly passed by the City Council this 17<sup>th</sup> day of August 1998.

  
Council President

ATTEST:

  
Jon Bormet, City Manager/Recorder







1995 – 1997                      Prestige Allied Van Lines                      Wilsonville, Oregon  
**National Account Manager                      (Agent for Allied Van Lines)**

- Responsible for sales of relocation services in a residential territory and development of companies national account business. Developed book of business by cold calling on new accounts and generating referrals from new business.

1994 – 1995                      OWNCO Marketing                      Portland, Oregon  
**Advertising Specialties Sales**

- Responsibilities included account sales, service, new business Development (cold calling) and account forecasting. Clients included Avia, Epson Portland, Pacific Power & Light, Thomason Auto Group and Bear Creek Corporation.

1991-1993                      ProMax Incorporated                      Portland, Oregon  
**Vice President**

- Founded this start-up sports event management company with Former NFL All Pro, Neil Lomax. Served as tournament director of the Thomason/Lomax Quarterback Shootout. Responsible for oversight of sales, marketing, budgets and event planning. In addition provided leadership in sales of new corporate sponsors. **Worked closely with NFL, NBA, MLB and college athletes. Proceeds from the event benefited local non-profits.**

1984 – 1991                      Broadcast Radio Sales                      Oregon  
**Air Talent / Account Executive**

- Over a 7 year period worked first in small market McMinnville Oregon (KCYX) as on air talent and sales account executive. Worked at Portland market radio stations KKCW (K103FM), KEX-AM and KMJK-FM as radio sales account executive. Responsibilities included management and sales of new direct and agency accounts, account forecasting, and creation of marketing strategies for direct clients, commercial production, script writing and voice talent. Certified Radio Marketing Consultant 2/09/90.

#### Education

1980 – 1984                      Portland State University                      Portland, Oregon  
**Bachelor of Science, Communications**

- Successfully completed and earned a degree in four years.

#### Community activities

Served as and elected City Councilor in Sherwood, Oregon. City of Antioch CA. Park and Recreation Commission. Currently serve as Chairman of the Sherwood Urban Renewal Commission. Sherwood High School Football Assistant coach 2003 to present.



## Employment Application

City Hall – Personnel Dept.  
20 NW Washington St.  
Sherwood, OR 97140

*We are an Equal Opportunity Employer. We are dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability.*

<b>Position Applied for:</b>			
Name: Schultz      Ross      E.			
Address: <i>Last</i>		<i>M.I.</i>	
<i>Street</i>		<i>City and State</i>	<i>Zip</i>
Home Phone:	Business Ph:		Message Phone:
Social Security Number	Drivers License No.	State	Expiration Date
Other/Former Names:			
How did you learn about this position? Newspaper			
Newspaper <input checked="" type="checkbox"/>	Jobs Available <input type="checkbox"/>	Job Posting <input type="checkbox"/>	Web <input type="checkbox"/> Other <input type="checkbox"/>
Do you type/have computer experience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Mac <input checked="" type="checkbox"/> Other			
What software applications are you most familiar with (word, excel, access)? Any Microsoft Programs			
Can you, after employment, submit verification of your legal right to work in the U.S? Yes			

### Education:

Check highest level completed: <input type="checkbox"/> High School/GED <input type="checkbox"/> Community College <input checked="" type="checkbox"/> College or University			
Name and location of school	Graduated?	Type of Diploma/Degree	Course of Study/Major
HS or GED	Yes      No		
Vocational, e			
College or University	x	B.S.	Business
		Prep for CPA	Accounting

**Education – continued:**

Name and location of school	Dates Attended		Graduated		Type of Diploma\Degree	Course of Study\Major
	From	To	Yes	No		
Other						
Other						
Other						
Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:						

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary. May we contact your present employer?  Yes  No

Month/Year	Port of Portland	Supervisor: Howard Fuhrman
From: 2/97	Address: 121 NW Everett Portland Oregon 97209	Phone: (503) 944-7000
To: Present	<i>Street City State Zip</i>	Reason for leaving:
Years: 3 Months:	Duties: Business Systems Manager – Corporate Systems	
Last monthly salary: \$6,600		
Month/Year	Employer: Port of Portland	Supervisor: Tom Johnson
From: 7/87	Address: (same)	Phone (503) 944-7610
To: 2/97	<i>Street City State Zip</i>	Reason for leaving: Promotion
Years: 9+ Months:	Duties: Finance Manager	
Last monthly salary: \$4,600		

Experience - continued

Month/Year	Employer: Port of Portland	Supervisor:
From: 10/81	Address: Same	Phone:
To: 7/87	<i>Street City State Zip</i>	Reason for leaving: Promotion
Years: 5+ Months:	Duties: Data Processing Manager	
Last monthly salary: \$		
Month/Year	Employer: FMC Marine and Rail	Supervisor:
From: 4/80	Address: Front Ave. Portland Oregon	Phone:
To: 10/81	<i>Street City State Zip</i>	Reason for leaving: Business Closed.
Years: 1+ Months:	Duties: Accounting Systems Manager	
Last monthly salary: \$		

References

Name: Tom Gilbertson Vice President Investments US Bank	Phone: (503) 238-1111	Relationship/Years acquainted: Work / 15
Name: Courtney Wilton Finance Director David Douglas School District	Pho: (503) 238-1111	Relationship/Years acquainted: Work / 8
Name: Jenni Lipscomb	Phone: (503) 238-1111	Relationship/Years acquainted: Work / 15

Have you ever been discharged or requested to resign from any position? If yes, explain here: No

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes  No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.

RECEIVED

Ross Schultz - Resume  
February 2, 2009

FEB 3 2009

BY: D.M.O.

February 2, 2009

Prineville City Manager Recruitment  
C/o League of Oregon Cities  
P.O. Box 928  
Salem OR 97308.

Dear Ms. Oke,

I am interested in the position of **Prineville - City Manager** as advertised on the LOC web site. The job appears to be an excellent fit for the 25 p'us years I have accumulated in public sector management and for me personally.

The attached resume details the positions I have held, but below are the highlights of my career that makes me an excellent choice for The City of Prineville's next City Manager.

- **Management of High Growth, rapidly changing environment** - 25+ years experience in managing administrative departments in highly complex and fast-paced municipal corporations. Eighteen of those years were spent working at the Port of Portland where I managed Finance, Accounting and Information Technology. In 8 years managing the City of Sherwood, it was the fastest growing City in the State for 4 years running. This growth curve required close work with our neighboring City's, the County, Metro and regional water, sanitary and public safety organizations.
- **Management of Complex Undertakings** - Over the last 8 years, Sherwood staff has built \$40+ million in new Civic Infrastructure. Those projects include; Civic Building/ Library, 2 reservoirs and associated water system, baseball complex, softball complex, three new neighborhood parks, 1 new regional park, indoor soccer facility, police station, public works facility, major addition to the City Owned YMCA, and a major "face-lift" for our Old Town. As City Manager, I have coached staff, the public and the electeds through concept planning, public approval, funding, construction and turnover.
- **Innovation** - While the City Manager, Sherwood distinguished itself from other Cities by the ability to think outside the box. Examples include our Police Station and Sherwood Broadband. In '01, when we built our Police Station, we included a firing range for our officers. This has allowed them to improve their job skills while saving transportation and overtime costs. It has become a regional asset for other Cities as well. In '03, Sherwood created its own tele - communications utility. This utility has been an economic stimulus for our Old-Town, and it serves over 250 residences and 10 business parks in 4 different Cities, in and around Sherwood. It also provides data connectivity to all of Sherwood's education facilities, as well as allowing Sherwood to lead the County in our approach to interoperability and connectivity to emergency services.

I look forward to your questions about the attached resume and the listed accomplishments above. I also, look forward to our discussions on how I can help the City of Prineville continue to be an excellent place to live and do business.

*Ross Schultz - Resume*  
February 2, 2008

Ross Schultz - RESUME

August 2008 to Current - City-x Consulting

I am working now, as a consultant, but find that I miss the day-to-day operations of City Government. Currently, I am Interim City Manager for the City of Dayton, (Oct. 08 through current) and in Jan. of 09 began working as a Financial Advisor to the City of Cornelius.

June 2001, to August 2008 - City of Sherwood City Manager (pop 16,500)

Sherwood has been one of Oregon's fastest growing Cities since the mid 90's. This has caused many challenges maintaining order in a chaotic environment. In addition to the \$40+ million in capital infrastructure creation mentioned in my cover letter, other solutions that I have been responsible for, include; an Inter-Governmental Agreement with our School District to share facilities for recreation and other services; Creation of 3 new committees to improve communication with our Citizens; Reorganization of staff to streamline our ability to make Sherwood a great place to do business and to work; Implementation of tools to improve communication between the Public and City Hall; Implementation of a planning process that integrates Council visioning, staff / council planning and staff execution; Creation of an Urban Renewal District that has been instrumental in the rehab of our Old Town, making it a vibrant place to build and locate; Re-hab and reuse of several City Assets for improved public benefit or cash flow to support other uses.

I was responsible for a \$30m (apprx.) operating budget and 100 Full Time Employee's. During my 8 years of service to Sherwood and all of this extraordinary growth, we have kept the Price of City Services / per capita, in a steady decline.

I retired from Sherwood, but have not yet retired in the PERS system.

March 2000 to June 2001 - City of Sherwood Finance Director / Assistant City Manager

Re-organized Sherwood's financial systems. Collapsed over 28 different funds into the seven funds we use today. Revised our budget and Annual reports so that Sherwood received the Government Finance Officers Association (GFOA) award of Financial Excellence for the last 6 years in a row.

October 1981 - March 2000 Port of Portland (700 Employees)

**Business Manager Corporate Systems** - 3 years (Most Recent)

Responsible for Information Technology Systems for 17 different Departments in our Corporate Division.

**Finance Manager - Corporate** - 11 years

Responsible for Annual \$500m budget. Prep and Capital planning for Airport, Marine Terminals, Land Development and Ship Repair facilities.

**Operations Manager - Information Technology** - 4 years

Managed the Port's Communication and Technology Group.

Ross Schultz - Resume  
February 2, 2009

Education -

BS Business Administration  
Accounting Courses (CPA Exam Prep)  
Vietnam Vet.

- Cal Poly Pomona 1974  
- Portland State 1996  
- 1970 - 71

References -

Mark Cottle, Attorney at Law  
400 Sherwood Blvd  
Sherwood, Oregon 97140  
Past Mayor Sherwood 2000 - 2004

(503) 625-5529

Jenni Lipscomb, President JBL Consulting  
22560 SW Pine Street  
Sherwood, OR 97140

(503) 789-9417

Keith Mays, Mayor City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

(503) 625-4246

Paul Elaner, Attorney at Law  
1750 SW Harbor Way  
Portland, OR 97201

(503) 226-7191

Personal -

Ross Schultz

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Email [Redacted]



Friday  
Nov 9th  
9:00am

RECEIVED

OCT 22 2007

HUMAN RESOURCE DEPT.

**Employment Application**

Human Resources Department  
22560 SW Pine Street  
Sherwood, OR 97140

**PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH POSITION YOU APPLY FOR**

*We are an Equal Opportunity Employer dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability. The City of Sherwood provides access, equal opportunity and reasonable accommodation in its services, programs, activities, education and employment for individuals with disabilities. To request disability accommodation, contact the Human Resource Department at (503) 625-4201.*

<b>Position Applied for: <u>Economic Development Manager</u></b>			
Name:			
<b>Nelson</b>	<b>William</b>	<b>Thomas (Tom)</b>	
<i>Last</i>	<i>First</i>	<i>M.I.</i>	
<i>Street</i>		<i>City and State</i>	<i>Zip</i>
Home Phone:	Business Phone:	Cell Phone:	
Social Security Number	Drivers License No.	State OR	Expiration Date 1/25/2015
Other/Former Names:		Email Address: tom.nelson4@comcast.net	
How did you learn about this position?			
<input type="checkbox"/> Newspaper	<input type="checkbox"/> Internet	<input type="checkbox"/> Walk-In	<input checked="" type="checkbox"/> Referral
<input type="checkbox"/> Other			
Do have computer experience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Mac <input type="checkbox"/> Other			
What software applications are you most familiar with (word, excel, access)? Word, Excel, Powerpoint			
Can you, after employment, submit verification of your legal right to work in the U.S? Yes			

**Education:**

Check highest level completed:					
<input type="checkbox"/> High School/GED		<input type="checkbox"/> Community College		<input checked="" type="checkbox"/> College/University	
Name and location of school		Graduated?		Type of Diploma or Degree	Course of Study\Major
		Yes	No		
HS or GED	Big Sandy High School Dallardsville, Texas	X		High School Diploma	
Vocational, Technical or Jr. College	Linn Benton Community College	X		Associate of Arts & Associate of Science	Business
College or University	Oregon State University	X		Bachelor of Science	Business, with minor in Behavioral Science



**Education - continued:**

Name and location of school		Graduated?		Type of Diploma or Degree	Course of Study/Major
		Yes	No		
College	Oregon State University	X		Masters of Business Administration	Business Management with minor in Human Development & Family Studies
Other					
Other					
Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:					

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary.

May we contact your present employer?      YES       NO

Month/Year	Employer: Oregon Economic and Community Development Department	Supervisor: John Wahrgren
From: August/2000	Address: 775 Summer St NE, Salem, OR 97301	Phone: 503-986-0165
To: Present	<i>Street City State Zip</i>	Reason for leaving: Would leave for Career Advancement
Years: 7 Months: 2	Position/Duties: Public Finance Officer, Program Development Specialist and Community Development Coordinator	
Last monthly salary: \$5,600 / month		
Month/Year	Employer: US Bank	Supervisor: Dan LaCoste
From: December / 1999	Address: 1110 Wallace Rd NW, Salem, OR 97304	Phone: 503-299-4124
To: June / 2000	<i>Street City State Zip</i>	Reason for leaving:
Years: 0 Months: 6	Position/Duties: Small Business Banker	Personal
Last monthly salary: \$4,000/month		

**Experience - continued**

Month/Year	Employer: MetLife Financial Services	Supervisor: Joe Andrew
From: September / 1998	Address: 5335 SW Meadows Rd, #295, Lake Oswego, OR	Phone: 503-620-8720
To: December / 1999	<i>Street City State Zip</i>	Reason for leaving:
Years: 1 Months: 3	Position/Duties: Financial Services Representative	Career Advancement
Last monthly salary: \$4,000 / month		
Month/Year	Employer: Integrity Organization Enterprises	Supervisor: Self-employed
From: January/1998	Address: 869 Meadowlawn Dr SE, Salem, OR 97317	Phone: 503-930-8628
To: Present	<i>Street City State Zip</i>	Reason for leaving:
Years: 9 Months: 9	Position/Duties: Organizational and Management Consulting practice	Career change
Last monthly salary: \$ varied by contract		

Month/Year	Employer: Chemeketa Community College	Supervisor: Connie Green
From: July / 1995	Address: 4000 Lancaster Dr. NE, Salem, OR 97301	Phone: 503-378-7187
To: January / 1998	<i>Street City State Zip</i>	Reason for leaving:
Years: 2 Months: 5	Position/Duties: Small Business Development Center Director	Career change
Last monthly salary: \$3,600 / month		
Month/Year	Employer: Air Products & Chemicals, Inc.	Supervisor: Bryant Layton
From: July / 1973	Address: 1600 NE Old Salem Rd., Albany Oregon	Phone: 610-481-5110
To: July / 1995	<i>Street City State Zip</i>	Reason for leaving:
Years: 22 Months:	Position/Duties: Plant Superintendent	Company downsized and offered a transfer. Chose not to move due to family.
Last monthly salary: \$ 4,800 / month		

Month/Year	Employer: Linn-Benton Community College	Supervisor: Dennis Sargent
From: October /1982	Address: 6500 Pacific Blvd. Albany, OR 97321	Phone: 541-917-4923
To: June / 1995	<i>Street City State Zip</i>	Reason for leaving:
Years: 12 Months: 8	Position/Duties: Part time (.48 position) as a Trainer, Teacher, and Business Counselor	Began full time position at Chemeketa Community College
Last monthly salary: \$2,000 / month		
Month/Year	Employer: Albany City Council	Supervisor: Elected position
From: October / 1995	Address: 333 Broadalbin SW, Albany, OR 97321	Phone: 541-917-7500
To: January / 1997	<i>Street City State Zip</i>	Reason for leaving:
Years: 11 Months: 3	Position/Duties: City Councilor	Lost election in 4 <sup>th</sup> term
Last monthly salary: \$ 125 stipend		

**References:**

Name: Steve Bryant	Phone:	Relationship/Years acquainted: Former Albany City Manager / 22 yrs
Name: Connie & Gregg Jacot (Sh	Phone:	Relationship/Years acquainted: Character references / 25 years
Name: Yvonne Addington (F	Phone:	Relationship/Years acquainted: Former OECDD Manager / 7 years

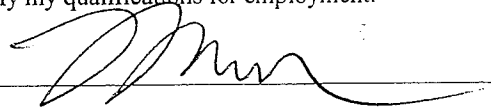
Have you ever been discharged or requested to resign from any position? If yes, explain here:

Yes - I didn't make sales quota at US Bank.

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes  No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.

**Certificate of Applicant** (read carefully before signing): I hereby certify that all statements made in this application are true and I agree and understand that any misstatements of facts herein may cause forfeiture of employment. I authorize previous employers and references to release information as necessary to verify my qualifications for employment.

Date: 10/12/07

Signature: 

*W. TOM NELSON*

*Objective*

A key role that provides the opportunity to contribute my expertise in community, economic, and small business development; municipal budgeting; industrial management and project management; and aligns with my passion for community development and personal involvement in community activities.

*Summary of Qualifications*

- 15 years in small business development; 12 years in municipal government; and 7 years in a statewide economic development organization
- Extensive experience in manufacturing management with a Fortune 100 company
- Adept at communicating, influencing, and relationship building with all levels of government
- Expertise in generating and implementing economic development strategies
- Demonstrated ability to manage complex projects including program and policy implementation
- Extensive experience in leading and participating in community activities

*Experience*

**Financial Management and Community Development**

- ***Oregon Economic and Community Development*** *August 2000 – Present*
  - Public Finance Officer responsible for developing and analyzing the financing of community facilities, water and wastewater systems for municipalities, as well as small business lending programs.
  - Regional Community Development Coordinator – Developed and coordinated community development projects for Coos, Curry, and Douglas, Jackson and Josephine Counties.
  - Liaison with League of Oregon Cities.
  - Program Development Specialist – Developed drinking water and wastewater financing programs.
- ***US Bank*** *December 1999 – June 2000*
  - Small Business Banker responsible for building relationships and selling bank products to small businesses.
- ***MetLife*** *September 1998 – December 1999*
  - Account Representative for insurance and investment sales and service.

**Organizational/Public Sector**

- ***Chemeketa Community College*** *July 1995 – January 1998*
  - Director Small Business Development Center – Developed, coordinated and managed counseling and training programs assisting the 25,000 small businesses in Marion, Polk, and Yamhill Counties.
  - Project Manager Oregon Advanced Technology Consortium – Developed, coordinated and managed programs and field engineers assisting Oregon's manufacturers in developing technology and the workforce to be globally competitive.
  - Director Western Oregon International Trade Council – Developed, coordinated, directed and managed counseling and training programs to assist Oregon businesses with international trade.
  - Project Manager Business and Industry Consortium – Developed and coordinated academic program curriculum and faculty to meet the needs of regional business and industry.

- **Linn Benton Community College** *October 1982 – June 1995*
  - Small Business Trainer and Counselor
  - Project Coordinator Oregon Advanced Technology Consortium – Responsibilities included development and implementation of marketing plan for OATC at LBCC; performing business needs assessments; providing management and budget oversight; assisting OATC in developing and implementing statewide business plan and work plan model; counseling and referral services for area manufacturers; and scheduling workshops.
  - Small Business Management Program – Developed and coordinated program based on the Minnesota model; marketed and promoted the program to the business community; taught and coordinated workshops for small business clients; and provided long and short-term small business counseling.
  - Instructor – Taught classes in Business Management, Accounting, and Economics. Outstanding Part-Time Faculty award in 1990.

**Industrial**

- **Air Products and Chemicals, Inc.** *July 1973 – July 1995*
  - Plant Manager responsible for operating and maintaining an on-site nitrogen generation facility at Teledyne WahChang. Budget responsibilities included \$1 million asset management and \$500,000 annual budget. Additional responsibilities included inventory management, problem solving and trouble-shooting processes, continuous quality improvement, and customer relations.

**Small Business**

- **Integrity Organizational Enterprises** *January 1997 – Present*
  - Small Business Consultant – Assisted businesses with strategic planning, organizational development, time management, and financial planning.
- **Business Design Consultants** *June 1985 – June 1987*
  - Small Business Consultant – Assisted businesses with strategic planning, organizational development and time management.
- **Design Etc.** *June 1987 – August 1996*
  - Owner, business manager and general contractor for local interior design firm.

***Community Involvement***

- **Albany City Council** *12 years*  
Albany Planning Commission; Chair – Public Works, Budget, Finance, and Legislative Committees.
- **Private Industry Council** *6 years*  
Vice President; Chair – Employment and Training Local Advisory Committee; Chair – Strategic Planning Committee.
- **Oregon Community Foundation Leadership Council** *3 years*  
Participated in strategic planning and funds disbursement.
- **Oregon Child Development Foundation** *5 years*  
President and founding board member for organization dedicated to increasing the quality and supply of childcare in Oregon. Responsible for \$1 million budget and operation of grant process; board leadership, and management of executive director; and development of 15,000+ new quality child care slots in Oregon.
- **Albany Rotary Club** *10 years*  
Past President, board member and chair of most committees.
- **Linn County Commission on Children and Families** *3 years*  
Participated in development and implementation of comprehensive plan.
- **Albany Area Chamber of Commerce** *16 years*  
Chair – Industrial, Promotions, and Continuous Quality Improvement Committees. Junior First Citizen

Nominee 1992; Outstanding Citizen of the Month 1986; Winner 1984 Membership Drive.

- *Albany-Millersburg Economic Development Corporation* 4 years  
Board of Directors; assisted in development of business recruitment and retention strategies.
- *Greater Albany Public Schools*  
President Booster Club; Zone Committee; South Albany High School Site Council.
- *Salem Area Chamber of Commerce*
- *Monmouth/Independence Area Chamber of Commerce – Vice President*
- *Toastmasters*

#### *Education*

M.B.A., Oregon State University

B.S. Business, Oregon State University

#### *Professional Membership and Certifications*

- International Economic Development Council
- Oregon Economic Development Association

*References Available Upon Request*



## Employment Application

Human Resources Department  
20 NW Washington St.  
Sherwood, OR 97140

**PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH POSITION YOU APPLY FOR**

We are an Equal Opportunity Employer dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability. The City of Sherwood provides access, equal opportunity and reasonable accommodation in its services, programs, activities, education and employment for individuals with disabilities. To request disability accommodation, contact the Human Resource Manager at (503) 625-4224.

<b>Position Applied for:</b> <i>Senior Planner</i>			
Name: <i>Haiduk</i> <i>Julia</i> <i>P</i>			
Address: <i>1</i> <i>1111</i> <i>1111</i> <i>MI</i>			
Street City and State Zip			
Home Phone:	Business Phone:	Cell Phone:	
Social Security Number	Drivers License No.	State	Expiration Date
		<i>OR</i>	<i>3-10-2008</i>
Other/Former Names: <i>Julia Marie Powell</i>		Email Address:	
How did you learn about this position?			
<input checked="" type="checkbox"/> Newspaper <input type="checkbox"/> Internet <input type="checkbox"/> Job Posting <input type="checkbox"/> Referral <input type="checkbox"/> Other _____			
Do you type/have computer experience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Mac <input type="checkbox"/> Other			
What software applications are you most familiar with (word, excel, access)? <i>word, excel, powerpoint, Tidemark (permit tracking system)</i>			
Can you, after employment, submit verification of your legal right to work in the U.S? <i>yes</i>			

### Education:

Check highest level completed:					
<input type="checkbox"/> High School/GED <input type="checkbox"/> Community College <input checked="" type="checkbox"/> College/University					
Name and location of school		Graduated?		Type of Diploma or Degree	Course of Study/Major
		Yes	No		
HS or GED	<i>Wilson High School</i>	<input checked="" type="checkbox"/>		<i>H.S. diploma</i>	<i>N/A</i>
Vocational, Technical or Jr. College	<i>N/A</i>				
College or University	<i>Western Or. State Univ.</i>	<input checked="" type="checkbox"/>		<i>Bachelors</i>	<i>Geography</i>

**Education - continued:**

Name and location of school	Graduated?		Type of Diploma or Degree	Course of Study/Major
	Yes	No		
Other				
Other				
Other				
Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:				
<i>American Planning Association, Facilitators training, Conflict resolution training</i>				

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary.

May we contact your present employer? YES  NO   
 PLEASE REFER TO RESUME FOR MORE DETAILS

Month/Year	Employer: <i>City of Tigard</i>	Supervisor: <i>Barbara Shields</i>
From: <i>12/2000</i>	Address: <i>13125 Hall Blvd., Tigard OR 97223</i>	Phone: <i>503-639-4171</i>
To: <i>Present</i>	Street City State Zip	Reason for leaving: <i>N/A Want new challenge in current planning</i>
Years: <i>4</i> Months: <i>4</i>	Position/Duties: <i>Associate Planner - Long Range Planning - Act as lead on Goal 5, Transportation planning, Monitor and apply for MTEP funds, Manage Community assessment programs, prepare plans &amp; reports for annexation issues, downtown, and other projects as needed. Provide GIS assistance. Public outreach. Presentations to PC, CC &amp; Citizens</i>	
Last monthly salary: <i>\$ 4,464</i>		
Month/Year	Employer: <i>City of Tigard</i>	Supervisor: <i>Dick Bowersdorf</i>
From: <i>5/1997</i>	Address: <i>Same as above</i>	Phone: <i>503-639-4171</i>
To: <i>12/2000</i>	Street City State Zip	Reason for leaving: <i>Took Position in LR Planning</i>
Years: <i>2</i> Months: <i>7</i>	Position/Duties: <i>Associate Planner - Current Planning - Processed Type I, II, III and IV land use applications including Code and Comprehensive Plan amendments, annexations and vacations. Provide counter assistance. Lead mtgs. with developers and citizens. Provide input on committee and staff mtgs. Present applications and staff reports to the planning Commission &amp; City Council. Manage project from intake to signing off on conditions.</i>	
Last monthly salary: <i>\$ N/A</i>		

**Experience - continued**



Month/Year	Employer: <i>City of Springfield</i>	Supervisor: <i>Lydia Neil - No longer there</i>
From: <i>9/1995</i>	Address: <i>225 Fifth St. Springfield, OR 97477</i>	Phone: <i>(now at metro)</i>
To: <i>5/1997</i>	Street City State Zip	Reason for leaving: <i>took position in Tigard</i>
Years: Months: <i>1 8</i>	Position/Duties: <i>Planner I - Process Type I &amp; II land use decisions, as well as easement &amp; ROW vacations and water district withdrawals, coordinate compliance with minimum development standards, provide counter assistance on zoning and permit processing.</i>	
Last monthly salary: <i>\$ 2781</i>		
Month/Year	Employer: <i>VISTA/Mid-Willamette Valley Council of Governments</i>	Supervisor: <i>Ray Teasley</i>
From: <i>9/1994</i>	Address: <i>105 High St. Salem OR 9</i>	Phone: <i>503-588-6177</i>
To: <i>8/1995</i>	Street City State Zip	Reason for leaving: <i>VISTA term ended</i>
Years: Months: <i>11</i>	Position/Duties: <i>Economic Development Assistant - Wrote and managed GUCDBG grants for member cities, assist on comp planning project for Salem/Keizer School Dist., assist planning staff on current planning projects, assist member cities conduct public hearings for grant funds</i>	
Last monthly salary: <i>\$ 600</i>		

**References:**

Name: <i>Craig Prosser</i>	Phone: <i>-</i>	Relationship/Years acquainted: <i>City Manager/Finance Director - 6 years</i>
Name: <i>Dick Bewersdoff</i>	Phone: <i>-</i>	Relationship/Years acquainted: <i>Current Planning Supervisor - 8 years</i>
Name: <i>Brian Rager</i>	Phone: <i>-</i>	Relationship/Years acquainted: <i>Assistant PW Director/Engineering - 8 years</i>

Have you ever been discharged or requested to resign from any position? If yes, explain here:

*No*

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes  No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.

**Certificate of Applicant** (read carefully before signing): I hereby certify that all statements made in this application are true and I agree and understand that any misstatements of facts herein may cause forfeiture of employment. I authorize previous employers and references to release information as necessary to verify my qualifications for employment.

Date: *5/8/2005*

Signature: *[Handwritten Signature]*





RECEIVED

APR 02 2007

**Employment Application**

Human Resources Department  
22560 SW Pine Street  
Sherwood, OR 97140

HUMAN RESOURCE DEPT.  
**PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH POSITION YOU APPLY FOR**

*We are an Equal Opportunity Employer dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability. The City of Sherwood provides access, equal opportunity and reasonable accommodation in its services, programs, activities, education and employment for individuals with disabilities. To request disability accommodation, contact the Human Resource Department at (503) 625-4201.*

<b>Position Applied for:</b> Associate Planner			
Name: Miller		Michelle L	
Address: Last		First M.I.	
Street		City and State Zip	
Home Phone:		Business Phone:	
Social Security Number		Cell Phone:	
Drivers License No.		State Expiration Date	
OR		5-3-2010	
Other/Former Names:		Email Address:	
How did you learn about this position?			
<input type="checkbox"/> Newspaper <input checked="" type="checkbox"/> Internet <input type="checkbox"/> Walk-In <input type="checkbox"/> Referral <input type="checkbox"/> Other _____			
Do have computer experience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input checked="" type="checkbox"/> Mac <input type="checkbox"/> Other			
What software applications are you most familiar with (word, excel, access)? Word, Excel, Access, Powerpoint, Publisher, ArcGis 9.0, and Outlook Express			
Can you, after employment, submit verification of your legal right to work in the U.S? yes			

**Education:**

Check highest level completed:				
<input type="checkbox"/> High School/GED <input type="checkbox"/> Community College <input checked="" type="checkbox"/> College/University				
Name and location of school		Graduated?		Course of Study/Major
		Yes	No	Type of Diploma or Degree
HS or GED	Dubuque Hempstead, Dubuque, IA	x		HS Diploma general
Vocational, Technical or				

Jr. College					
College or University	University of Iowa Iowa City, Iowa	x		B.A.	Political Science

**Education - continued:**

Name and location of school		Graduated?		Type of Diploma or Degree	Course of Study\Major
		Yes	No		
Other	Willamette University Salem, Oregon	x		J.D.	Law
Other	Portland State University Portland, Oregon	X		Masters of Urban And Regional Planning	Urban Planning, Environment
Other					
Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:					
Member of Oregon State Bar, Inactive Status					
Legal Issues for Planners, Seminar, December 2006					
Build IT Green Seminar, 2007					

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary.

May we contact your present employer? YES x NO

Month/Year	Employer: SR Design LLC	Supervisor: Cathy Roper or Jeff Caines
From: 7/ 2006	Address: 8196 SW Hall Blvd. Beaverton, OR 97005	Phone: 503-469-1213
To: 3/ 2007	<i>Street City State Zip</i>	Reason for leaving: Laid off, lack of work
Years: Months: 8	Position/Duties: Prepared subdivision, partition, zone change, and lot line adjustment application narratives for Hillsboro, Newberg, Beaverton, Tigard, Portland, and Washington County; attended Pre-Application meetings, client meetings, researched zoning and other land use issues pertaining to residential development	
Last monthly salary: \$ 3467		

	Employer: Kurisu International	Supervisor: Kuniko Kurisu
From: 3/ 2006	Address: 3987 N Mississippi Avenue Portland, OR 97227	Phone: (503) 595-0921
To: 8/ 2006	<i>Street City State Zip</i>	Reason for leaving: needed full time employment
Years: Months: 5 months	Position/Duties: Prepared partial alleyway vacation submission and gathered property owners signatures in North Mississippi neighborhood Generated public outreach to solicit support for garden project Researched community development plans for proposed mixed-use development	
Last monthly salary: \$ 15.00 per hour		

Month/Year	Employer: Zimmerman Community Center	Supervisor: Pat Rumer
From: 3/ 2006	Address:	Phone:
To: 5/ 2006	<i>Street City State Zip</i>	Reason for leaving: internship, project completed
Years: Months: 2 months	Position/Duties: Conducted research analysis and interviews of community centers for best practices report; formulated survey questions for Public Forum, tabulated and generated report and created a Community Resources Map utilizing GIS.	
Last monthly salary: \$ 500 (part time)		
Month/Year	Employer: State Public Defender	Supervisor: George Arvidson (retired), Contact Phil Reser
From: 11/1996	Address: 345 Insurance Exchange Bldg. 505 5 <sup>th</sup> Avenue Des Moines IA 50309	Phone: 515-725-1812 Direct Line: 515-725-1803
To: 10/2001	<i>Street City State Zip</i>	Reason for leaving: moved to Oregon
Years: 5 years Months:	Position/Duties: Represented juveniles in court for delinquency and dependency, prepared memos and briefs, attended team meetings for permanency planning, prepared depositions, made recommendations to judges regarding best interest of the child.	
Last monthly salary: \$ 4300		

**References:**

Name: Jeff Caines	Phone:	Relationship/Years acquainted: Supervisor, 8 months
Name: Kuniko Kurisu	Phone:	Relationship/Years acquainted: Supervisor/ 1 year
Name: Will Macht	Phone: ---	Relationship/Years acquainted: Instructor at PSU, 1.5 years

Have you ever been discharged or requested to resign from any position? If yes, explain here:

no

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes x No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.

**Certificate of Applicant** (*read carefully before signing*): I hereby certify that all statements made in this application are true and I agree and understand that any misstatements of facts herein may cause forfeiture of employment. I authorize previous employers and references to release information as necessary to verify my qualifications for employment.

Date: April 2, 2007

Signature: Michelle Miller



## Employment Application

Human Resources Department  
22560 SW Pine Street  
Sherwood, OR 97140

**PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH POSITION YOU APPLY FOR**

*We are an Equal Opportunity Employer dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability. The City of Sherwood provides access, equal opportunity and reasonable accommodation in its services, programs, activities, education and employment for individuals with disabilities. To request disability accommodation, contact the Human Resource Department at (503) 625-4201.*

<b>Position Applied for:</b>			
Name: Monahan		Zoe	J
Last		First	M.I.
Address:			
Street		City and State	Zip
Home Phone	Business Phone:	Cell Phone:	
Social Security Number	Drivers License No.	State	Expiration Date
		Oregon	11-02-09
Other/Former Names: N/A		Email Address:	
How did you learn about this position?			
<input type="checkbox"/> Newspaper	<input checked="" type="checkbox"/> Internet	<input type="checkbox"/> Walk-In	<input type="checkbox"/> Referral
<input type="checkbox"/> Other _____			
Do have computer experience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Mac <input type="checkbox"/> Other			
What software applications are you most familiar with (word, excel, access)? Word, excel, power point			
Can you, after employment, submit verification of your legal right to work in the U.S? Yes			

### Education:

Check highest level completed:			
<input type="checkbox"/> High School/GED		<input type="checkbox"/> Community College	
<input checked="" type="checkbox"/> College/University			
Name and location of school		Graduated?	
		Yes No	
		Type of Diploma or Degree	
		Course of Study/Major	
HS or GED	Tigard High School, Tigard, OR	Yes	General Diploma
Vocational, Technical or Jr. College	N/A		

College or University	University of Oregon, Eugene, Oregon	Yes		Bachelors of Art	Planning, Public Policies and Management
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**Education** - *continued*:

Name and location of school		Graduated?		Type of Diploma or Degree	Course of Study\Major
		Yes	No		
Other	N/A				
Other					
Other					
Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:					
Student member of ICMA					

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary.

May we contact your present employer?      YES       NO

Month/Year	Employer: Washington County	Supervisor: Nadine Smith
From: August 2007	Address: 155 N First Ave. Hillsboro, OR 97124	Phone: 503-846-3832
To: Current	<i>Street</i> <i>City</i> <i>State</i> <i>Zip</i>	Reason for leaving: Temporary Position
Years:      Months: 0              2	Position/Duties: Assistant Planner; Prepare staff reports, counter work, etc.	
Last monthly salary: \$ 3409.60		
Month/Year	Employer: Eau Claire County	Supervisor: Todd Andrews
From: May 2007	Address: 721 Oxford Ave. Eau Claire, WI 54703	Phone: 715-839-4741
To: July 2007	<i>Street</i> <i>City</i> <i>State</i> <i>Zip</i>	Reason for leaving: Summer Internship
Years:      Months: 0              2	Position/Duties: Planning Intern; prepared staff report (zone change), created permit document and comprehensive plan presentations, and prepared a recommendation for an ordinance change regarding fencing.	
Last monthly salary: \$0.00		

**Experience - continued**

Month/Year	Employer: Associated Students of the University of Oregon	Supervisor: Ashley Rees
From: June 2006	Address: EMU Suite 4, 1228 University of Oregon Eugene, OR 97943	Phone: 202-746-8686
To: November 2006	<i>Street City State Zip</i>	Reason for leaving: Temporary Position
Years: 0 Months: 5	Position/Duties: Marketing Director; planned and ran the University's student programs fundraiser. Created site plan, organized vendors, volunteers and staff from a number of departments including recycling, maintenance, public safety, and facilities.	
Last monthly salary: \$ 125 (Stipend)		
Month/Year	Employer: City of Lake Oswego	Supervisor: Stephan Lashbrook
From: June 2006	Address: 380 A Street Lake Oswego, OR 97034	Phone: 503-635-0290
To: September 2006	<i>Street City State Zip</i>	Reason for leaving: Summer Internship
Years: 0 Months: 3	Position/Duties: Planning Intern; Prepared staff reports (lot line adjustments), attended weekly meetings, performed small research projects.	
Last monthly salary: \$480		

**References:**

Name: Barb Unck	Phone:	Relationship/Years acquainted: Friend, 4 years
Name: Mitchell Karnes	Phone: 503-635-0290	Relationship/Years acquainted: Friend, 3 years
Name: Dr. Rob Baker	Phone: 907-6107	Relationship/Years acquainted: Former Professor

Have you ever been discharged or requested to resign from any position? If yes, explain here:

NO

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes  No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.





RECEIVED

SEP 13 2004

HUMAN RESOURCE DEPT.

**Employment Application**

Human Resources Department  
20 NW Washington St.  
Sherwood, OR 97140

**PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH POSITION YOU APPLY FOR**

*We are an Equal Opportunity Employer. We are dedicated to a policy of non-discrimination in employment on the basis of race, color, religion, sex, national origin, age, or physical disability.*

<b>Position Applied for:</b> <i>Community Development/planning Associate Planner</i>			
<b>Name:</b> <i>Austin Heather M.</i>			
<small>Last First M.I.</small>			
<b>Address:</b> _____			
<small>Street City and State Zip</small>			
<b>Home Phone:</b> _____		<b>Business Phone:</b> <i>N/A</i>	<b>Cell Phone:</b> <i>N/A</i>
<b>Social Security Number</b> _____		<b>Drivers License No.</b> _____	<b>State</b> <i>OR</i>
			<b>Expiration Date</b> <i>11-23-2008</i>
<b>Other/Former Names:</b> _____			
<b>How did you learn about this position?</b>			
<input type="checkbox"/> Newspaper <input checked="" type="checkbox"/> Internet <input type="checkbox"/> Job Posting <input type="checkbox"/> Referral <input type="checkbox"/> Other _____			
<b>Do you type/have computer experience?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Windows <input checked="" type="checkbox"/> Mac <input type="checkbox"/> Other			
<b>What software applications are you most familiar with (word, excel, access)?</b> <i>word, excel, access, outlook, ArcGIS, Adobe Pagemaker, Microsoft Digital Image Pro</i>			
<b>Can you, after employment, submit verification of your legal right to work in the U.S?</b> <i>Yes.</i>			

**Education:**

<b>Check highest level completed:</b>				
<input type="checkbox"/> High School/GED <input type="checkbox"/> Community College <input checked="" type="checkbox"/> College/University				
Name and location of school	Graduated?		Type of Diploma or Degree	Course of Study/Major
	Yes	No		
<i>HS or GED</i>	<i>Durango High School, Las Vegas, NV</i>	<i>X</i>	<i>High school Diploma</i>	<i>General</i>
<i>Vocational, Technical or Jr. College</i>				
<i>College or University</i>	<i>Oregon State University Corvallis, OR</i>	<i>X</i>	<i>Bachelor of Science</i>	<i>Forest Recreation Resources</i>

Education - continued:

Name and location of school		Graduated? Yes No		Type of Diploma or Degree	Course of Study/Major
Other	Portland State University Portland, OR	X		Master of Urban and Regional Planning	Urban Planning (Environmental)
Other					
Other					

Please list any licenses, training, certificates, or memberships you now have that may be helpful in this position:

Member - American Planning Association

**Experience:** Please list your previous employment beginning with your most recent experience. You may include all applicable military, non-paid or volunteer work. If you had more than one position with the same employer, list each separately. Use additional sheets if necessary.

May we contact your present employer? YES  NO   
- No present employer

Month/Year	Employer: Port of Portland	Supervisor: Jason Gately
From: 06/03	Address: 7000 NE Airport Way Portland, OR 97218	Phone: 503.460.4570
To: 06/04	<small>Street City State Zip</small>	Reason for leaving: Year-long internship concluded.
Years: 01 Months: 00	Position/Duties: Aviation Planning & Development Intern:	development review of
Last monthly salary: \$1400 (Part-Time)	commercial, industrial and residential projects for compatibility with aviation uses. Assistance in long-range planning studies. GIS data analysis and display on several projects.	
Month/Year	Employer: City of Portland - Parks and Recreation	Supervisor: Sue
From: 01/04	Address: 1120 SW 5th Ave. Portland OR 97204	Phone: 503.823.5599
To: 06/04	<small>Street City State Zip</small>	Reason for leaving: Project ended when I graduated from PSU.
Years: 00 Months: 06	Position/Duties: Volunteer Student Planner: Conducted land use and neighborhood	
Last monthly salary: \$0 Volunteer Position	surveys and ran statistical analyses to produce a plan for increased use and ownership of the Springwater Corridor trail by residents of the Kentz neighborhood in Southeast Portland.	

Experience - continued

Month/Year	Employer: Friends of Trees	Supervisor: Teri Ruch
From: 06/02	Address: 3117 NE MLK Blvd. Portland, OR 97212 <small>Street City State Zip</small>	Phone: 503.282.8846
To: 09/02		Reason for leaving: The position was funded by a grant for a set number of hours.
Years: 00 Months: 03	Position/Duties: Outreach and Education Intern: Assisted the Communications director with community outreach and wrote technology grants. Created Speakers' Bureau. Maintained website.	
Last monthly salary: \$1500		
Month/Year	Employer: Idaho Power Company	Supervisor: David Moore
From: 06/00	Address: P.O. Box 70 Boise, ID 83702 <small>Street City State Zip</small>	Phone: 208.388.2200
To: 09/00		Reason for leaving: End of summer internship, returned to school.
Years: 00 Months: 03	Position/Duties: Environmental Intern: collected data for a federal application for hydroelectric facility license renewal. Met with the public representing the company in the Hells Canyon Recreation Area. GIS and GIS field and office work.	
Last monthly salary: \$500 + living expenses		

References:

Name: Jason Gately	Phone:	Relationship/Years acquainted: Former Employer / 1.5 years
Name: Danette Graham	Phone:	Relationship/Years acquainted: Colleague / 6 years
Name: Linda Smith	Phone:	Relationship/Years acquainted: Former Co-Worker / 1.5 years

Have you ever been discharged or requested to resign from any position? If yes, explain here:

No.

Have you been convicted of a felony on or after your eighteenth (18) birthday? (Do not include minor traffic violations or arrests without convictions.)  Yes  No. If yes, please give a short explanation outlining the circumstances of your conviction in the space below. (Please indicate date, nature, place of offense, and disposition.) Convictions are not necessarily disqualifying.

**Certificate of Applicant** (read carefully before signing): I hereby certify that all statements made in this application are true and I agree and understand that any misstatements of facts herein may cause forfeiture of employment. I authorize previous employers and references to release information as necessary to verify my qualifications for employment.

Date: September 13, 2004

Signature: Heather M. Austin