

**From:** [Brian Belet](#)  
**To:** [Planning Mailbox](#)  
**Cc:** [Brian Belet](#)  
**Subject:** Public Comment for CAC, March 2, 2023  
**Date:** Sunday, February 26, 2023 2:29:50 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Dear CAC Members,

As if the Sherwood West scenario was not already a bad idea, the current agenda (CAC Meeting #13, March 2, 2023) descends to a new low. While I am not surprised that the City of Sherwood does not have the necessary funds on hand to complete the initial infrastructure details (reference “[Infrastructure Funding Strategy Preliminary Draft](#)” / “Infrastructure Funding Gap Analysis” in the Agenda), I am disturbed to read that increased property taxes, whether direct or indirect via bonds, are on the table for discussion.

Even though these tax considerations are ranked after increased developer fees, once considered raising our taxes is thereafter so very tempting to pursue.

I have written previous comments expressing my disapproval of the entire Sherwood West project, so I need to not repeat all of those points again. Still, looking at the North district, I maintain that there is no need for any business or industrial development at all. If we need more housing, that is one thing. But business space? Sherwood currently has dozens of existing business structures that are vacant. In addition, there is other open land in and around town that are better suited for business development and use. Let the North district remain agricultural land, as we indeed do need more of that, now and into the future.

Back to Sherwood West overall, I urge the City of Sherwood to not venture in the direction of using property tax means (including GO bonds), Supplemental SDCs, or LIDs to finance any parts of the project (see “Funding Toolkit and Strategy”). I will certainly vote against any and all of these, and I will make swift plans to sell my house and move away if any of these mechanisms become reality.

Thank you for your time and consideration,

- Brian Belet

17770 SW Nels Drive  
Sherwood, OR 97140

--

Brian Belet  
[beletbrian@gmail.com](mailto:beletbrian@gmail.com)  
[www.BeletMusic.com](http://www.BeletMusic.com)

Comments for March 2, 2023 CAC and TAC meetings  
Brian Fields  
Resident of Eastview Road  
Sherwood West Urban Reserve

The infrastructure funding gap analysis provided with this meeting's agenda reiterates the need for Washington County to fund the proposed Elwert Road improvement. Table 3 in the meeting packet suggests the County is expected to provide a major portion of the costs associated with the Elwert Road improvements. If County funding is to be this important, then the city respecting Washington County interests and treating the County a valued stakeholder and partner is important.

One obvious County interest is in maintaining and improving the regional transportation network. Therefore, the City should work in collaboration with the county to ensure this need is reflected in the plan.

Two roundabouts and a diversion of one mile, total, to the west and back will slow and backup north south traffic. In addition, the proposed re-alignment will have a negative impact on livability for properties west of Elwert Road. This includes existing residents both within the current urban reserve and residents further west on Edy Road. Edy provides our primary connection to Sherwood and Hwy 99. Also, this impact will be felt by future residents too. Residents in this area would need to navigate two roundabouts and divert south and then north again to access the existing Edy Road and Hwy 99 intersection.

I have heard it stated in several CAC meetings that the new alignment would be less costly than improving the current alignment. However, the gap analysis clearly states that the Chicken Creek crossings were not accounted for in the funding analysis. How can the City conclude that re-alignment would cost less if an analysis of both approaches is not presented? In addition, even if improving the current alignment can be demonstrated as more costly, that does not mean an improved current alignment would not be more beneficial. Sherwood will be better off, moving regional traffic through efficiently as opposed to having gridlock and slow traffic. Please consider that the impact of an inefficient Elwert Road spill over to Hwy 99 and impacts all residents of Sherwood.

The environmental impact on Chicken Creek is not analyzed. The new alignment would mean two new crossings over Chicken Creek. It seems like it would be better for Chicken Creek to have the already existing crossings improved to have less impact. Why despoil new areas as opposed to remediating already impacted areas?

Page 19 of the map Concept Plan & District Land Use Themes of the online packet reflects a zoning proposal that will box in future transportation infrastructure improvement choices. The designation on the Southwest corner of the current Elwert and Edy Road intersection of Medium Density and Cottage Cluster housing will limit alignment flexibility if this development occurs prior to Elwert Road improvement. I urge you to consider the decisions which led to the

placement of the eastern border of the Providence Medical Center at the intersection of Edy Road and Hwy 99. This past decision to approve the construction of the eastern side of this building so close to Edy Road has limited the possible improvements to this major intersection. Likewise, I urge Sherwood to not develop such a dense use too quickly, before Elwert is improved. Currently one of the positive features of the current land use offers for Elwert improvement, is that so much of its extent is undeveloped on either the immediate east or west. Learn the lesson of the Edy Road and Hwy 99 intersections. Don't forestall your options prematurely.

I would like to conclude by reiterating that Sherwood should propose an Elwert Road alignment in collaboration with the county. Respect Washington County as a partner and important stakeholder. Respect the residents on Edy Road, west of Elwert Road. Have a vision to make Elwert an efficient regional connector part of the Concept Plan. Improving traffic flow will help to make the greater Sherwood area more livable and improve Washington County's ability to fund the concept plan.

**From:** [Dennis C](#)  
**To:** [Planning Mailbox](#)  
**Cc:** [chrisverena@outlook.com](mailto:chrisverena@outlook.com); [jkearney66@gmail.com](mailto:jkearney66@gmail.com); [gerritt.rosenthal@oregonmetro.gov](mailto:gerritt.rosenthal@oregonmetro.gov)  
**Subject:** Public Comment for the Community Advisory Committee Meeting Thursday, March 2nd, 5:30 PM - 7:30 PM at Sherwood City Hall  
**Date:** Friday, February 24, 2023 10:53:39 AM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

My name is Dennis Christen, property owner at 18201 SW Edy Road in Sherwood.

This email is intended as general Citizen Comment for the Community Advisory Committee Meeting to be held on Thursday, March 2nd, 2023 at Sherwood City Hall.

As a property owner, I am in favor of the City of Sherwood making a request to Metro to expand the Urban Growth Boundary (UGB) to include all (or part) of the area commonly known as Sherwood West. The 18201 SW Edy Road property is designated in the Sherwood West urban reserve for consideration and for addition into the Metro region's Urban Growth Boundary (UGB), and motivated to move the land into the UGB for prompt urbanization and development of additional housing.

My rationale in favor of bringing Sherwood West and specifically the 18201 SW Edy Road property into the UGB for residential housing development is as follows:

- There are current housing developments nearby, Oregon Trail to the east and the former Mandel property, currently developed to the south, across Edy Road on SW Copper Terrace.
- This property is currently under contract for residential property development. With Sherwood experiencing an annual population growth rate of ~3-8%, the City is experiencing a shortage of land available for affordable family housing. (Source: Sherwood West Concept Plan)
- The most recent Housing Needs Analysis for the City shows that

Sherwood is short on housing in every zone within the City over the next 20 years. In total Sherwood is short 608 housing units. (Source: City of Sherwood Planning Department)

- The COVID pandemic has exacerbated the need and dwindling supply of affordable housing in Sherwood, and now local families are being priced out of the market, including young families and older people on fixed incomes.
- The property is located across Edy Road from the Ridges Elementary School. Based on walking proximity to the school, the site is well positioned for additional affordable residential housing for local families.
- Infrastructure is in place, the city has already built a sidewalk on our property for citizens to use for crossing Edy Road over to the housing development and Ridges school on SW Copper Terrace. The utilities required for development on our property are in place on/under Edy Road, water, sewer, natural gas and electric service.

Conclusion: I am in support of the Draft Concept Plan Map Summary dated January 5, 2023 concept that designates the 18201 SW Edy Road property for residential development. As stated in the Sherwood West Concept Plan, increasing the land supply for residential development in a thoughtful manner is one way to help relieve this increasing upward price pressure and ensure that our community remains vibrant and affordable.

Sincerely,

Dennis Christen

18201 SW Edy Road

Sherwood, OR 97140

503 681 0307

c: Chris & Verena Schmidt, Jack Kearney, Gerritt Rosenthal

Sent from [Mail](#) for Windows



February 27, 2023

Erika Palmer, Planning Manager  
Members of the Sherwood West Community Advisory Committee  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

Dear Ms. Palmer and Members of the Committee:

Metropolitan Land Group (MLG) has ownership or interest in a significant area of acreage across the west and southwest portion of the Sherwood West Planning area. As a long-time member of the business community, we have been encouraged with the work done by the Committee and are excited to see the preferred concept plan coming into focus.

It's been gratifying to see the Committee guide this concept plan with member input while also incorporating the input from landowners in Sherwood West. Balancing the input of the Elwert road neighborhood with that of the future Eastview neighbors is a great example. Changing parks/open space land use designations for the area north of Edy near the Ridges neighborhood and the small residential designation in the very northwest corner of the plan area which appeared in one version of the concept map, shows that the City takes its responsibility to current and future residents very seriously.

In this regard, we request the Committee make a simple modification to the concept plan before it is referred to the Planning Commission and City Council. While the possibility of a wine country hospitality/tourism district in the very southern edge of the planning area is a great opportunity and we are excited to explore that possibility in partnership with City, we ask the Committee and city staff and consultants to be mindful of the flexibility needed to work with the development opportunities that present themselves.

Rather than mandate this land designation upon such a significant portion of Sherwood West, we request the Committee return to the land use designations shown in the alternative two (2) concept that was the CAC preferred approach for the southwest area, in order to utilize a more realistic designation which would allow for the flexibility to have a hospitality/tourism development occur in that area. Recognizing the city's placement just outside Oregon's great 'wine country' to the immediate south, it would be more appropriate to consider an 'overlay' designation for this area as it was indicated before, which would allow for hospitality/tourism IN ADDITION to an underlying designation of mixed commercial and residential.

In addition, we want to suggest strongly that the considerable natural resource areas identified across Sherwood West should be clearly referred to as estimates only, and not representative of where the actual natural areas may exist once survey work is completed prior to an application for development. Doing so more prominently in the narrative of the document will help establish expectations regarding natural areas and will help prevent unnecessary misunderstandings in the future.

These requests are made in alignment with numerous comments made by city officials during this process and are aimed at providing awareness and flexibility. Whether it's identifying a potential park, road or school within the plan it is important to very clearly note that this is just a concept map and the actual location of a park, school or road may or may not end up happening in the location shown on the map.

We understand this is still the beginning of the process and much more dialog will occur regarding exact land use zoning designations, however we know this concept plan lays the foundation. We want to ensure the groundwork established here makes further planning stages easier to move through without resetting preferred future uses. We appreciate all the time and great work by the CAC and appreciate your consideration on the above minor adjustments

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Farrar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marc Farrar  
Director of Government and Community Relations