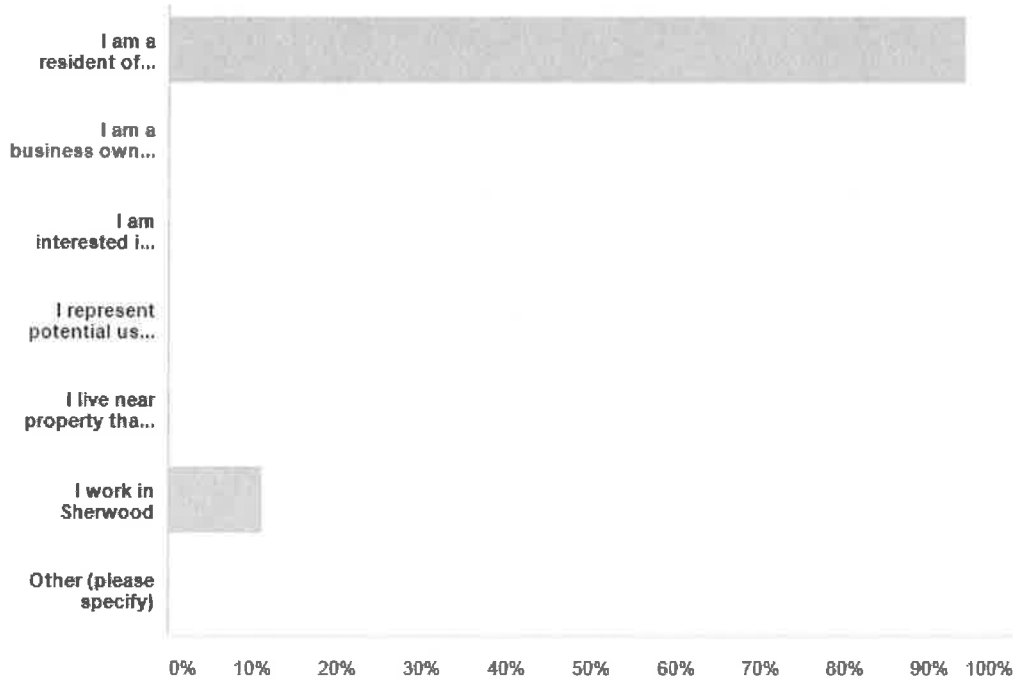
Sherwood Industrial Uses Survey Results

PAGE 2: Tell us who you are

Q1 Customize Export

Please tell us about you (check all that apply)

Answered: 18 Skipped: 0



Answer Choices	Responses	
I am a resident of Sherwood	94.44%	17
I am a business owner in Sherwood	0.00%	0
I am interested in industrial development/ jobs in Sherwood	0.00%	0
I represent potential users of industrial property	0.00%	0
I live near property that is zoned industrial	0.00%	0
I work in Sherwood	11.11%	2
Other (please specify) Responses	0.00%	0
Total Respondents: 18		

Sherwood Industrial Uses Survey Results

PAGE 4: Types of uses in Sherwood

Q2

Export

What types of industrial uses/businesses would you like to see in Sherwood's industrial zones?

Answered: 6 Skipped: 12

Responses (6) Text Analysis My Categories

Categorize as... Filter by Category

Showing 6 responses

Medical, manufacturing, non-governmental, retail center with higher end stores (not WalMart, Target), Macy, Etc.
1/4/2016 10:09 PM

Any type. Trader Joes please
1/4/2016 6:56 PM

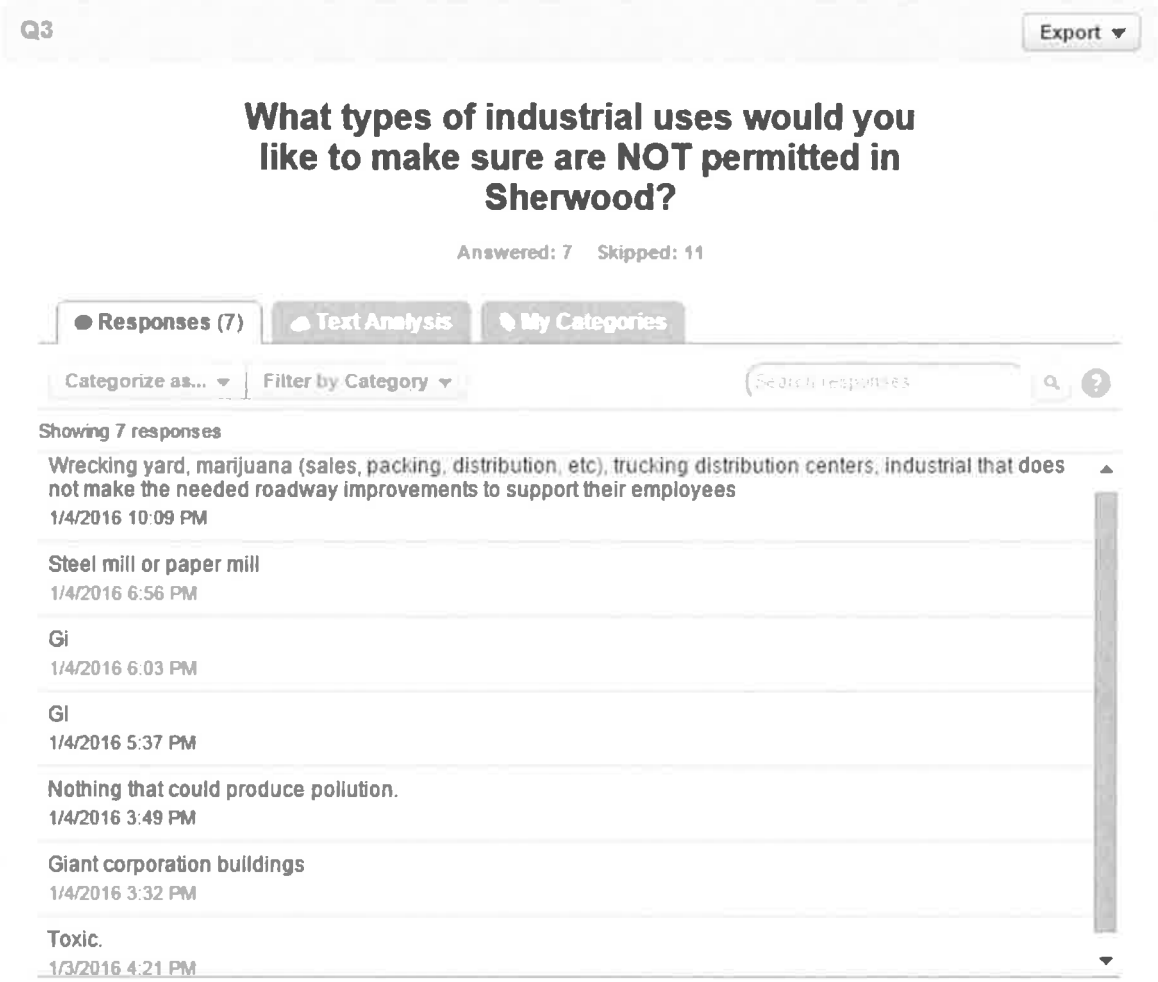
EI
1/4/2016 6:03 PM

EI, LI
1/4/2016 5:37 PM

Small privately owned
1/4/2016 3:32 PM

High pay. No noise. No odor.
1/3/2016 4:21 PM

Sherwood Industrial Uses Survey Results



Sherwood Industrial Uses Survey Results

PAGE 5: Other

Q4 Export

Are there specific concerns with industrial development that you would like to make sure are addressed?

Answered: 5 Skipped: 13

Responses (5) Text Analysis My Categories

Categorize as... Filter by Category

Showing 5 responses

noise, traffic, odors, livable wages,
1/4/2016 10:10 PM

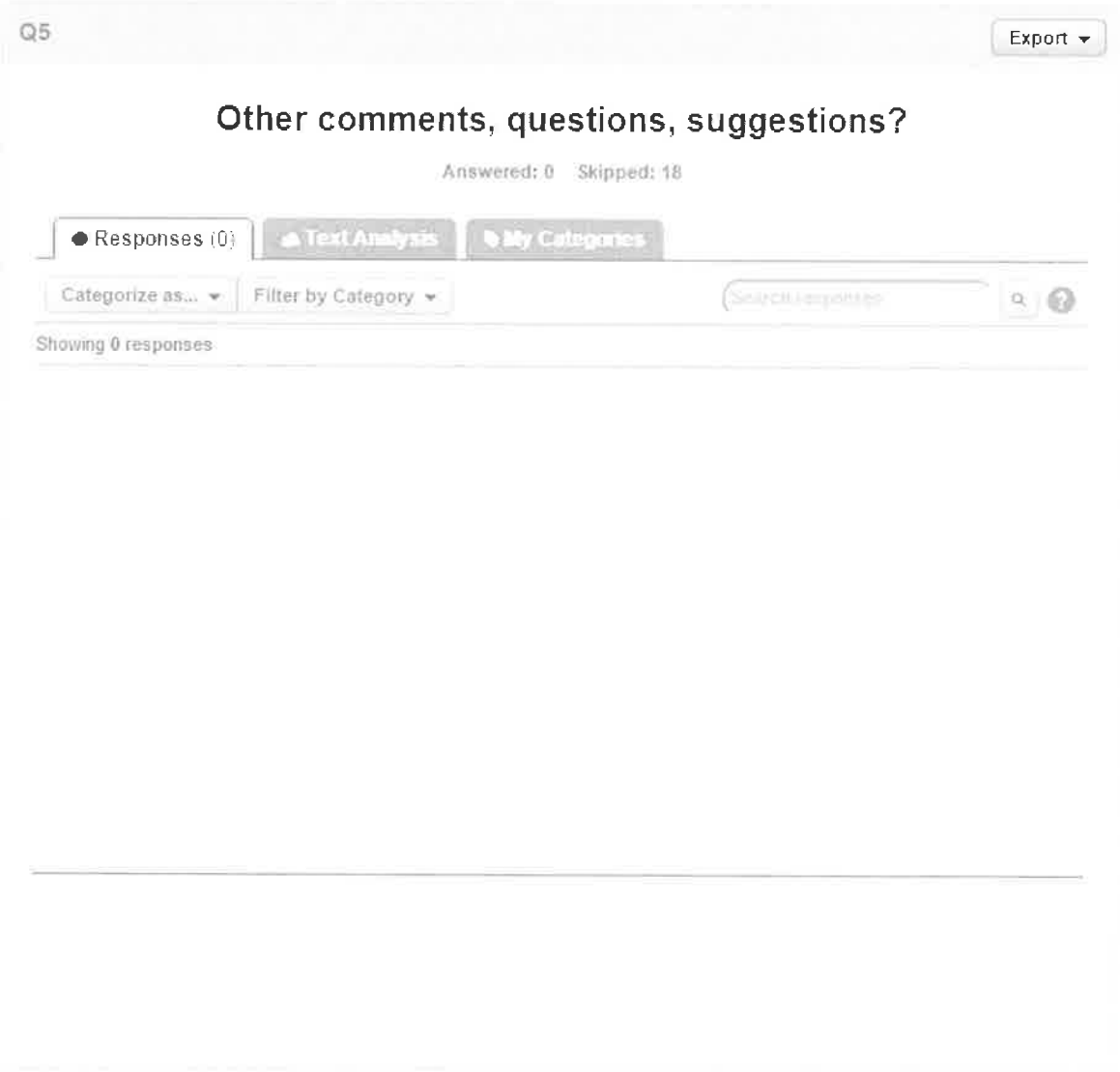
No
1/4/2016 6:56 PM

Polution to water and air is a concern. Also potentiometer damage to infrastructure due to increased travel and commercial trucks.
1/4/2016 6:04 PM

Noise, odor, visual impacts
1/4/2016 5:37 PM

Make the buildings look nice.
1/3/2016 4:23 PM

Sherwood Industrial Uses Survey Results



1/4/16

MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

January 4, 2015

City of Sherwood
Attention: Julia Hajduk
Community Development Director
22560 SW Pine Street
Sherwood, OR 97140

RE: Allowed Uses on Industrial Properties

Dear Julia,

As you are aware, we represent Orr Family Farm LLC, the largest single property owner in the City of Sherwood. The Orr Family Farm property is located in the Tonquin Employment Area, directly abutting Tualatin-Sherwood Road and the future extension of SW 124th. We appreciate the opportunity to present feedback regarding the City's proposed modification of the uses allowed in its industrial areas. In this letter we first provide context for understanding the local industrial market. We then provide specific comments on uses allowed in the current industrial zone chapter. We then provide comments on additional uses/categories that should be considered to meet the demands of the current and future market, as well as those that are inappropriate and should not be permitted.

Sherwood/Tualatin Industrial Market Overview
The Sherwood/Tualatin Industrial Market is Portland's largest suburban industrial employment area. It is also likely its most diverse. Unlike other areas of the Portland metro region that tend to harbor a predominant type of business, the Sherwood/Tualatin Industrial Market is more diverse, reflecting a larger spectrum of industrial activities than any other Portland metro area submarket.

For example, the Rivergate, Portland Airport, and northeast Portland areas are home to many large distribution and trucking companies. The fact that these particular uses have clustered in those areas is not happenstance. These businesses have strategically located where they have because they are attracted to the particular transportation infrastructure that exists there. In Rivergate, it's the proximity to Port of Portland terminals that is important. For the Portland Airport area it is the availability of shipping freight by air that draws the distribution

companies. In northeast Portland, distribution and trucking companies are strategically located to most efficiently use I-205 and I-84 for freight shipment.

This kind of symbiotic relationship between land uses and the surrounding transportation system is not unique to the north and northeast Portland areas. Parts of Clackamas County, for example, are home to many grocer warehouses and trucking companies due to the county's proximity to major freeway systems that extend out in all directions. The Sherwood/Tualatin Industrial Market does not have the inherit transportation and freight-movement advantages that would make it attractive to certain industrial uses, such as large distribution and warehousing facilities. That is at least partly why the industrial areas in Sherwood and Tualatin have attracted different sets of business clusters. The businesses that have tended to cluster in Sherwood and Tualatin have done so to take advantage of the unique advantages that those cities provide, including award-winning, highly livable communities with a well-educated work force and resident business owners and executives who want to work near to where they live. Sherwood and Tualatin also offer good public schools and newer, attractive neighborhoods with upscale and executive housing. Many of the companies that have chosen to locate in Sherwood and Tualatin have owners and employees that live in those same communities.

Another driver of the Sherwood/Tualatin Industrial Market's diversity is the availability of vacant or underdeveloped industrial-zoned land. More than any other submarket Sherwood and Tualatin can offer industrial land that is appropriately zoned and ready for development. Because of all of these advantages, a diverse group of companies from other parts of the more dense metro region has elected to move to the outlying submarkets seeking better opportunities for business growth and expansion. Many of the companies in the Sherwood/Tualatin Industrial Market have relocated from denser industrial areas, including Portland, where the opportunity to grow and expand is limited.

Current Mix of Uses in the Sherwood/Tualatin Industrial Market

Examples of the larger industrial area's diversity jump out at anyone who takes a trip along the area's industrial arterials: Herman Road, Teton Avenue, and Leviton Road in Tualatin; S.W. 72nd Street in Tigard; SW 95th Avenue and Parkway Avenue in Wilsonville; Tualatin-Sherwood Road and Galbreath Lane in Sherwood. Along these streets one can find the following (see photo appendix for a few examples):

1. Technology companies, such as Lamm Research, Rockwell Collins, Mentor Graphics, and Olympic Controls.
2. Furniture manufacturers, such as Stanton Industries and Anthro Furniture, which employ hundreds of people in manufacturing jobs.
3. Machine shops, such as Ascentic, Treske Machine and Shields Manufacturing, which employ thousands of workers and blur the line between traditional manufacturing and high-technology manufacturing.
4. Packaging companies, such as Columbia Corrugated Box, Pak Edge and ETE.

5. Traditional manufacturing companies, such as Shredding Systems in Wilsonville, Integrated Metal Components in Tualatin, and NW Fourslide in Sherwood.

6. Food-related businesses are also a huge employer for the area. These engage in such activities as food warehouse and supply, food packaging, food processing. As a bonus, many of these companies support the surrounding agricultural businesses, especially the exploding wine business. Most prominent of these companies are McLane Foodservice, Cargill Industries, and Pacific Foods, which occupy nearly 20 buildings for warehousing and production of their products in Sherwood, Tualatin, and Wilsonville.

In addition to these core industrial business clusters, the Sherwood/Tualatin Industrial Market is also home to scores of industrial service and warehousing companies that support these core clusters with supplies and inventory. This secondary cluster of support businesses forms a vital component in the business ecosystem that makes the area attractive for the core industrial clusters. Examples of these support businesses include Oregon Wine Storage, American Hardwoods, Airefco, Sawstop, UPS, Fed Ex, and Consolidated Supply. As a group, these types of support businesses employ thousands of people and pay living wages, all while providing invaluable services to both the business and larger communities.

The companies that have chosen to locate in the Sherwood/Tualatin Industrial Market share one thing in common that makes them different from companies that locate in other areas of the Portland metro region. That difference is that they do not have large fleets of over-the-road trucks and trailers stored on their sites, nor do they utilize rail and/or intermodal transportation systems as do companies in the other industrial areas. Those other industrial areas have direct access to multiple freeways, rail switching yards, and ports, which is what attracts companies that focus on bulk warehousing and distribution.

Sherwood Current Employment Industrial ("EI") Code Limitations

The reason that we have provided the fairly extensive market overview is because understanding what has made the Tualatin/Sherwood Industrial Market successful is the key to ensuring that it remains a strong and attractive jobs generator into the future. We will focus our comments on the EI zone, because that is the zoning designation that has been placed on the Orr Family Farm property. One of the first issues that we see with the current set of permitted uses in the EI zone is that it focuses too heavily on certain kinds of manufacturing uses to the exclusion of other manufacturing uses that have typically located in the market area, and does not provide for the support uses that would typically serve a broad, healthy manufacturing base. Whenever communities have attempted to create industrial areas that allow almost exclusively only a very narrowly defined set of manufacturing uses, those communities typically have to bear the burden of readying those areas for property development through some kind of bond or tax increment funding mechanism. This can be seen in the Leveton Drive area of

Tualatin, Dawson Creek in Hillsboro, and S.W. 95th Avenue in Wilsonville. There are few, if any, private developers that will be willing to bear the expense and risk of taking a raw industrial site through the development process, which often takes years, if the allowed uses are not broad enough and compatible enough with the existing uses in the area to ensure that the site will be leasable when it's finished.

One use category that is important to the health of the Sherwood/Tualatin Industrial Market and that is currently not allowed in the EI zone is standalone warehousing. Standalone warehousing has a bad reputation for requiring a lot of land while producing commensurately few jobs. Beyond the fact that there is a demand for standalone warehouse in the Sherwood/Tualatin Industrial Market, there are other reasons why this use category is necessary. As discussed throughout, the scale of the warehouse uses that will locate in Sherwood are far different than those in the Portland metro region. These will not be massive facilities with expansive racking, few employees, and heavy amounts of truck traffic. Instead the physical appearance will be similar to other new industrial buildings in the Sherwood/Tualatin Industrial Market, which is an attractive concrete tilt building with varying amounts of loading doors and small areas of office highlighted with glass storefront.

The bottom line is that without inclusive industrial zoning - especially in the Tonquin Employment Area - it is very likely the City will have to provide significant incentives and financial assistance to attract developers to overcome the risk of a narrowly defined zoning ordinance that is not compatible with the surrounding industrial area. Under these circumstances, attracting businesses and developing the Tonquin Employment Area could take years, likely more than is left in this economic cycle, and render the properties in this area fallow for years to come.

EI Zone Revisions

Please find our suggested changes to the existing EI zone as currently regulated. These changes are intended to align with the demand in the market, as well as reflect how the Sherwood/Tualatin Industrial Market actually functions:

Industrial	**EI**
~~Limited~~ manufacturing entirely within an enclosed building ~~that is generally secondary to a permitted or conditional commercial use~~	P
Medical or dental laboratories	P
Laboratories (not medical or dental)	P
Mini-warehousing or self-storage	N
Distribution, warehousing ~~and storage associated with a permitted use~~	P
Research and Development and	P

associated manufacturing	
Contractors' storage and equipment yards, building maintenance services, and similar uses	N
Laundry, dry cleaning, dyeing, or rug cleaning plants	N
Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products:	
Food products, appliances, textiles and fiber products, pottery, glass and previously pulverized clay ceramics, small electronics, communication equipment, instruments, toys, novelties, electronics, components, maintenance equipment, vending machines, cosmetics, chemicals and other small products and tools manufactured from previously prepared or semi-finished materials	~~N~~ P
Pharmaceuticals in facilities up to 50,000 square feet building size	P
Pharmaceuticals in facilities larger than 50,000 square feet building size	~~N~~ P
Building components, furniture, fixtures, signs	~~N~~ P
Non-motorized recreational vehicles and equipment	N
Manufactured homes, farm equipment and greenhouses	N
Any non-toxic materials or products made of metal, paper, wood, plastic, stone, fabric or other materials or products not otherwise permitted in the zone.	~~N~~ P
Renewable energy/energy efficiency, sustainable environmental products, advanced manufacturing, high technology, biotechnology, sports apparel and other recreational products	P
Acids, paints, dyes, paints, soaps, ammonia, chlorine, sodium compounds, fertilizer, herbicides, insecticides and	N

similar chemicals	
Toxins or explosive materials, or any product or compound determined by a public health official to be detrimental to the health, safety and welfare of the community	N
Sawmills	N
Pulp and paper mills	N
Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products	N
Metal rolling and extraction mills, forge plants, smelters and blast furnaces	N
Meat, fish, poultry and tannery processing	N
Sand and gravel pits, rock crushing facilities, aggregate storage and distribution facilities or concrete or asphalt batch plants	N
Solid waste transfer stations	N
General purpose solid waste landfills, incinerators, and other solid waste facilities	N
Manufacture of biomedical compounds as regulated by the U.S. Food and Drug Administration	N

As noted above, the current EI zone does a good job at prohibiting certain uses that are not appropriate in the Tonquin Employment Area. We specifically would recommend limiting any use relating to marijuana, wrecking yards, and anything dealing with noxious processing (odors, noise, etc) as these uses are not appropriate for the type of high quality business park environment that is most likely to develop on the Orr Family Farm property.

Additional Use Categories

With the goal of providing flexibility to allow appropriate industrial uses to locate in Sherwood, the following use categories should be included with the revision of the City's industrial zones, and allowed in the EI zone specifically. If it makes more sense to staff, appropriate use categories from the table above could be replaced with these use categories.

<u>General Manufacturing</u>

General description: uses that are involved in the manufacturing, fabrication, processing, packaging, or assembly of various products. Products can be natural (e.g. food-related) or of man-made materials.

Examples: furniture, breweries, distilleries, wineries, textile-related companies, food processing, wood-working, metal-working, clean-tech or advanced processes.

Accessory Uses: office, warehouse storage

Industrial Service
General description: uses that are involved in the repair service, supply and wholesale of products and machinery supporting industry.

Examples: building materials suppliers, plumbing, electrical, mechanical equipment suppliers, equipment suppliers, etc.

Accessory Uses: office, showroom, warehouse storage, exterior storage and display, limited retail sales

Warehousing
General description: uses that are primarily involved in the storage of product, with minimal processing.

Examples: wine storage, furniture storage, cold storage, etc.

Accessory Uses: office, trailer parking

Summary
With the revisions discussed in this letter, we feel that the Orr Family Farm property will enable a qualified developer to begin making the necessary significant investments and ultimately deliver an attractive physical building product that will allow future job growth.

We look forward to continuing our involvement, including participation in the January 12, 2016 work session. Feel free to call with any questions or for clarifications.

Sincerely,

Stu Peterson, SIOR
Partner
Macadam Forbes

Rhys Konrad, LEED AP
Broker
Macadam Forbes

Columbia Packaging

Itel Corporate Center

Koch Corporate Center - PacTrust @ 115th

Sawstop

SW Commerce Center - Transcon Building

Nortek (formerly Lumber Products)

1/4/16

Industrial Use property owner questions
Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

  Vehicle Sales and uses related to cars, truck, motorcycles, trailers, boats

- What types of industrial uses/businesses would you like to see in Sherwood?

  would like to have industrial uses/businesses that Tualatin and Wilsonville have so there is a continual use to the area

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

  No marijuana businesses period!
  No auto dismantling vechiles
  No land fills

- Other comments, questions, suggestions?

  Please review flood plain regulations on any future development in Sherwood area.

Optional *- If you would like to be contacted further, please provide the following:*

Name Jim Doane Heitz - Misty Mountain Ent.

Mailing address P.O. Box 623
Manzanita, OR 97130

Telephone number
503-368-4567

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

1/4/16

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

NO

- What types of industrial uses/businesses would you like to see in Sherwood?

NONE

Must be compatible with nature & wildlife

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

- Other comments, questions, suggestions?

We don't want to be another Hillsboro with very poor air quality because of industrial & increased Traffic

Optional *- If you would like to be contacted further, please provide the following:*

Name Gertrude Barnard

Mailing address 14260 S Ki Tonquin Rd Sherwood Or

Telephone number 503 625-7454

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

I don't think I am in the city, I don't get to vote on city things.

1/4/16

Dear Julia:

Thank you for the invitation to offer comments as a property owner in the TEA on the questions of permitted uses o industrially zoned properties.

As you know my family has owned 38.5 acres on Oregon Street since the early 1960's. Our property adjoins the current Sherwood city limits and is directly across from the Allied industrial facility. Oregon Street is a three-lane road in front of our property and there is a large municipal water transmission line in Oregon Street. Sewer is available just down the hill near Rock Creek. Our property has no surface water, stream, springs, ponds, creeks, rivers thus no riparian habitat. It is relatively flat and currently covered with wild blackberries and poison oak. METRO designated our property as well as other properties in the TEA for industrial use years ago. We and our agents fully participated in the Sherwood planning process for the TEA as allowed use language was prepared for submittal to the city Planning Commission. We fully support the industrial use and have been active participants in the planning process for fifteen years. We wish to sell our property for appropriate development and have been positive partners with many Sherwood staff over the years trying to accomplish that end.

With the recession over we have been anxious the first genuine developer interest in our property since the Sherwood planning process. Finally it happened this past summer. Not one but two outstanding development companies come to Sherwood to consider acquiring our property for eventual industrial development. Both were great firms. One was the largest such developer in the Portland area and is a national company with an impeccable reputation. The other was an Oregon development company with a great track record of producing financially sound developments reflective of our Oregon principles. Both were impressed with the physical nature of our property. The size was good. The location was good. They were not worried about transportation issues and were not put off by the fact the property was not annexed. Both would handle the annexation should they buy the property. With this feedback we expected an offer and subsequent negotiations.

An offer was never proffered. By either organization. Our agents inquired as to the causes and they received exactly the same feedback from both developers. Two reasons were mentioned. The first was the allowable uses were too narrowly defined to justify investing resources up front. The second reason was the lack of publicly-financed public infrastructure. This made the development costs for our property too high compared with other jurisdictions in the Portland metropolitan area they were considering. For these reasons our property and the entire TEA sits quiet. No annexation requests. No developers interested. No jobs being created. From our perspective some of the property owners in the TEA are ready to develop or to sell to developers. The economy is hot. Sherwood is ready. The properties are not ready. What can we do?

Sherwood is on the right track and has made many correct moves to reach this point. Working with METRO and with Tualatin to create industrially zoned properties and to decide which city would be responsible for which properties was a critical first step. The Sherwood-led planning process for the TEA was well done and added strength to what already existed. The Sherwood economic plan was a very comprehensive document that sets forth a clear vision for the city and a developed TEA is an important strategy to accomplish the goals set forth in the plan. Lastly, the public vote that authorized the City Council to annex properties in the TEA was a vote of confidence in the City Council and in the planning process the city had used for the TEA. Still, no properties in the TEA have been developed or are near development. What can we do?

We asked our agents for suggestions. They are the primary agents for industrial and commercial development in the Portland metropolitan area and for Washington County. They have recently sold property on Tualatin-Sherwood road, they handle NIKE land sales and purchases as well as Intel and others in the Hillsboro area. They have under contract the two largest parcels in the TEA. Through them we asked the two developers that considered our property last summer for ideas as well. What follows is a short synopsis of suggestions to move the TEA properties from idle status to annexed and developed.

1) Broaden the language of acceptable uses of property in the TEA.

The narrower the language the narrower the market. Right now the market is robust in the Portland area but not in Sherwood. Developers know of the TEA and the individual properties within the TEA. Narrow allowed use language creates risk for a developer. If he or she buys the property their odds of finding an end user diminishes the narrower the range of allowed uses. So far no developer has been willing to accept the risk on any of the TEA properties. We think Sherwood should welcome uses that add value, and specific uses such as electronics, manufacturing, distribution, clean tech, software, apparel, entertainment, some processing, and support to retail operations beyond Sherwood. In fact a large industrial users will have a mixture of uses including possible manufacturing or assembly, back office administrative services, storage, shipping, warehousing, customer support services, etc. All of these will bring good wage jobs to Sherwood in significant numbers as the TEA develops. Due to the large number of parcels and the range in size of the parcels broad allowable uses will allow each landowner and developer to tailor operations to the physical nature of the property. One size definitely will not fit all in the TEA. A broadening of uses will allow Sherwood to be able to capture private sector interest as markets change. For our property alone we have seen three changes in market condition in the past decade. Zoning language that is too narrow will eventually hinder the city's efforts because the market that was hot when narrow language was adopted will soon cool and the city's narrow language will be an impediment.

2) Develop an annexation strategy and partnership with property owners

Provide a clear and easy path to annexation for property owners. Offer incentives. Reduce fees. Offer technical assistance or basic research assistance. Most of the TEA property owners are not experts in government relations nor industrial economic development. They need help. It is in the city's interest to help them as the properties will become more marketable, theoretically, with annexation. Assistance and a partnership will go a long way toward prompting the first application to annex. Other cities in the region have had success with such an approach.

3) Provide public funding for public infrastructure

One of the greatest possible incentives to annex would be to gain public infrastructure. The owners of these properties are not wealthy. None can afford to self-finance the millions of dollars necessary to install public infrastructure. Luckily public water is in Oregon Street and sewer is available at Rock Creek. The costs to make these available to the TEA should be modest. Roads, curbs, gutters, sidewalks are another matter. Other cities have installed the public infrastructure at public cost or with a large public contribution. As a result the properties are "shovel ready" and a developer will have much smaller development cost in these cities compared to Sherwood. Grants are available for this purpose and have been used by competing municipalities. Sherwood needs to develop an infrastructure funding account

for the TEA and to make those funds available for those that annex and have a developer under contract. Then Sherwood can compete with other cities in the area.

With the TEA holding broad allowable uses, an annexation strategy and partnership with property owners, and a fund or account with resources to help pay for the public infrastructure the TEA will be on equal footing with other jurisdictions. Developers will see good quality land, property already annexed, a city wanting to improve their job base, and funding to help pay for the public infrastructure. At that point supply and demand will motivate the private sector to engage the TEA. As long as the allowed uses are too narrow and development costs too high the TEA will sit idle while other communities recruit the best developers and gain benefits from the best developments. Our sense is that Sherwood is ready. You have the political will. The public will has been confirmed through the vote. METRO and Tualatin issues have been resolved in fully cooperation. We just need to get the land ready by removing the last hurdles.

4) Uses that should not be permitted

Staff asked that we address this issue. Many industrial uses are not compatible with residential uses. The conflicts that arise from noise, lighting, traffic, etc. can diminish the quality of life for residential users if not properly managed. The great thing about the TEA, and a feature recognized in the public process by the METRO Board of Directors, was the TEA is isolated from large tracts of residential property. Indeed the largest neighbors the Quarry and Allied are also compatible users.

State and federal environmental regulations pretty well eliminate any chance of a hazardous waste disposal facility or even another tannery in the TEA. Every municipality wants the same type of industrial development, high wage positions, "clean" industry, knowledge of and commitment to local lifestyle values, and a commitment to remain and invest in the community for decades to come. Alas, no amount of local government policy or regulation can guarantee all of these characteristics over time. It seems if a use helps the city to achieve its economic development plan, and if the development meets the development and design standards of the city and meets or exceeds the environmental standards of the State Department of Environmental Quality and the Federal Environmental Protection Agency then you probably have found a great partner.

We hope these observations and suggestions are hopeful to your work. We are far from experts on industrial development but we have learned a bit the past ten years and we have retained the services of some well-respected experts. We remain committed to working in partnership with your staff as we seek to eventually sell our property. We have offered our agents in the past to lend assistance to the city and will do so again if asked. Feel free to contact me with any questions at 541-822-1001.

Stan Biles

C.C. Steve Biles

12/31/15

ENTERPRISE HOLDINGS

Alamo
enterprise
National

EAN Holdings, LLC - Oregon Division
20400 S.W. Teton
Tualatin, OR 97062
enterpriseholdings.com

Industrial Use property owner questions

- **Are there uses you would like to have on your property that are currently not allowed? If so, What?**

  The following uses are incidental to our business that we would like to see as outright permitted uses:

  Vehicle (car, truck, motorcycles) & Equipment Rental

  Retail sales.

  Vehicle service and repair.

  Vehicle fueling stations and car wash facilities.

- **What types of industrial uses/businesses would you like to see in Sherwood?**
- **What types of industrial uses you would like to make sure are NOT permitted in Sherwood?** Junkyards; pulp and paper mills; solid waste landfills or facilities; marijuana dispensaries

- **Other comments, questions, suggestions?**

  EAN Holdings, LLC employs approximately 1,000 people in Oregon & SW Washington. Approximately 250 employees work in Washington County.

Name: Ava Joubert, EAN Holdings, LLC

20400 SW Teton, Tualatin, OR 97062

503 849 4461 ava.joubert@ehi.com

12/21/15

Industrial Use property owner questions
Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

Would like to see property Zoned LI PUD at present to allow unconditional warehousing, distribution, light industrial and manufacturing uses without time of day operating restrictions.

- What types of industrial uses/businesses would you like to see in Sherwood?

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

- Other comments, questions, suggestions?

Optional *- If you would like to be contacted further, please provide the following:*

Name

McLellan Estate Company, Deborah McCarthy

Mailing address

707 Old County Road/ P.O. Box 806 / Belmont, CA 94002

Telephone number 650-232-7012

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

12/21/15

Industrial Use property owner questions
Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

  None that we are aware of at this time.

- What types of industrial uses/businesses would you like to see in Sherwood?

  No opinion.

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

  No opinion.

- Other comments, questions, suggestions?

  None that come to mind at the moment.

Optional *- If you would like to be contacted further, please provide the following:*
Name

Mailing address

Telephone number

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

12/21/15

Industrial Use property owner questions
Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

None that we're aware of.

- What types of industrial uses/businesses would you like to see in Sherwood?

None that come to mind.

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

None that come to mind.

- Other comments, questions, suggestions?

None that come to mind.

Optional *- If you would like to be contacted further, please provide the following:*
Name

Mailing address

Telephone number

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

Julia Hajduk

From: Ray & Laura Paul <rlplep@yahoo.com>
Sent: Saturday, December 12, 2015 5:36 PM
To: Julia Hajduk
Subject: Industrial use property owners questions

* Are there uses you would like to have on your property that are currently not allowed? If so, what:
We would like to have a bank or resturants in the front two lots facing the highway.

* What types of industrial uses/businesses would you like to see in Sherwood?
When we first built this project, times were different whereas small manufacturers looked like a good business. Today they are almost impossible to find as our economy has changed so much. I believe Sherwood needs to bring in as much retail and tourist oriented businesses as possible.

* What types of uses you would like to not be permitted? Allowing "pot growing and selling" companies in is a big mistake. They can bring more problems nd cost to the city than they bring in.
Also, anything to do with gambling is no good as it simply takes more form the people than it gives.

We find after holding this property for many years, financing by banks is our biggest deterent as they prefer residential lending as industrial requires more of a banks assts to stay in reserve. Thats why we have had to finance buildins ourselves just to make it work.

Its not easy.

Ray Paul
52 Bayside Court
Port Ludlow, Wa 98365
360-344-2494

Received 12/17/15

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

  Use is presently Satisfactory —

- What types of industrial uses/businesses would you like to see in Sherwood?

  N/A

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

  This is Not Something City Should Regulate —

- Other comments, questions, suggestions?

Optional *- If you would like to be contacted further, please provide the following:*

Name

Mailing address

Telephone number

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

Received 12/16/15

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

  No

- What types of industrial uses/businesses would you like to see in Sherwood?

  Manufacturing Businesses

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

  Pot grow operations & Sales locations

- Other comments, questions, suggestions?

  We need to bring living wage jobs to Sherwood.

Optional *- If you would like to be contacted further, please provide the following:*

Name Jeff Winkler

Mailing address 30905 NE Michael Rd
Newberg OR 97132

Telephone number 503-538-1107

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

Received 12/17/15

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?
  ON LINE CAR Dealership
  Drive Threw Coffee
  Winery

- What types of industrial uses/businesses would you like to see in Sherwood? ~~The~~ ANY ~~that~~ DOE NOT ~~BRING~~ Heavy Pollutants, That Can BRING WORK

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood? ~~The~~ ANY who BRING Heavy Pollutants to Town.

- Other comments, questions, suggestions?
  ~~To~~ Sherwood has The Highest SDC Around, Lets FIND ways to Help Develop Existing Propertys & Lower Some of the Fee's I have Been TRYING For 6 YEARS the City has Brought No help to me, ~~only~~ Lets FIND WAYS to Expedite The Planning & Permitting Process

Optional *- If you would like to be contacted further, please provide the following:*

Name Jim Fisher

Mailing address

Telephone number 503-519-6670

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

Not industrial
-Backs up to steel Tek
-Call w/ to clarify/inform

Received 12/17/15

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

No, my property is a private single house dwelling.

- What types of industrial uses/businesses would you like to see in Sherwood?

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

Those that emit noxious fumes or cause pollution of the air/land/or water

- Other comments, questions, suggestions?

This property is not for business or commercial use,

Optional *- If you would like to be contacted further, please provide the following:*

Name Marcia McDonald

Mailing address 17213 SW Greengate Dr.

Telephone number 817-602-8233

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov

Received
12/18/15

Industrial Use property owner questions

Please provide your input prior to or at the January 12, 2016 Planning Commission Work Session.

- Are there uses you would like to have on your property that are currently not allowed? If so, what?

  ⊛ more flexable on sq footage for certain needs / of types of Buisnesses & Sales rooms / ~~Retail~~ / show Rooms / Storage -

- What types of industrial uses/businesses would you like to see in Sherwood?

  ⊛ ones that don't create more TRAFFIC !

- What types of industrial uses would you like to make sure are NOT permitted in Sherwood?

  ⊛ Satisfied with current list - ✓ NO NUDE
  ✓ NO pollution
  ✓ NO Smoke
  ✓ NO Stink
  ✓ NO Road side eye Sores

- Other comments, questions, suggestions?

Julia Thank You for Your continued efforts to make our City A great Place.

Please Keep me up-dated on any changes that will effect LI.

Optional *- If you would like to be contacted further, please provide the following:*

Name

Mailing address Doug Seeber
P.O. Box 965 - Newberg, OR. 97132

Telephone number 503.628.2013

Return this form in the self-addressed envelope, fax to Julia Hajduk at 503.625.0629, or email to hajdukj@sherwoodoregon.gov