

SHERWOOD WEST CONCEPT PLAN

Attachment F3

Property Owner and Public Letters of Support



Fellow Sherwoodians,

My name is Peter Foster and I can speak for our group of residents on both SW Kruger and Chapman road along the hospitality team at Prodigal Sons in Sherwood's 'West Heights' area. We support the application by the Sherwood City Council to Metro West in the effort to bring all of Sherwood West into the City's boundary.

As hospitality executives, business owners and landowners we practice forward conservationism while also sustaining economic growth through forward planning. We protect wild lands and keep communities ahead of disinvestment, loss of identity and urban sprawl. In our opinion, if land needs to be brought in, it gets brought in. What matters is a comprehensive plan that protects from urban sprawl, provides opportunity, and preserves open space.

We support the City of Sherwood's full application to Metro West for the entire Concept Plan of Sherwood West. This way the City maintains narrative control and avoids future challenges by county and state for incomplete design. With a partial ask the master plan breaks apart into pieces. Sherwood would potentially lose it's hard fought advantage with the well laid out 'concept plan.' Next the 'comprehensive plan' can change, but a full application keeps Sherwood in the driver's seat by approvals made ahead of future regulations from the state and keeps economic interest resolute.

We have the tools for success now in 2024. Once Q2 passes we have to wait another 4 years to address economic downturns that may happen during that time. The strong economic interest in Sherwood helps us compete as a city, which is a concept most folks do not understand. Annexation takes years and those who wish not to be annexed are not, plus 650+ acres of the 1200+ acres can actually be developed anyway. That is half the map. Meanwhile we all stay in the driver's seat.

We love Sherwood for what it is becoming, not what it was 50 years ago, and this comes from new blood, new businesses and the next generation I meet with on a regular basis. Oregon progressed in the past 50 years when conventional farming poisoned rivers and lakes and progressed since 100 years ago when timber and wheat was Oregon's main economy. Land stewardship is moving away from singular Monsanto crops and diversified farms are on the come up. Communities need hyper local food sources and Sherwood could be a model for that while division over water rights between conventional farmers and environmentalists remain ongoing. There's no benefit from digging in our heels. We have everything to gain from smart growth.

March 24, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Cc: Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

Re: Sherwood West UGB Expansion

Dear Ms. Madrigal,

I am writing this letter to support the inclusion of the 1,291 acres of Sherwood West as part of the expanded UGB to allow for future population growth and employment opportunities. There are several reasons why I believe this would be a good decision not only for the city of Sherwood but also for Metro.

First, I agree that there is a shortage of affordable housing. The Sherwood West Plan will provide a minimum of 3,117 new residential homes. The plan also proposes innovative zoning types which will provide opportunities for first time home buyers and those wanting to downsize. With Ridges Elementary and Sherwood High Schools within walking distance, this is a prime location for additional housing.

Second, I understand the 2018 Metro Urban Growth Report indicated that it is important to have development ready sites where businesses can locate. In 2022, the Metro region had only two development ready sites totaling 82 acres. Over half of the region's new industrial construction is in Clark County, Washington – outside of the Metro boundary and outside of Oregon. There is a strong demand for new industrial land in Washington County.

Finally, the Sherwood West Concept Plan will be a comprehensive area where residents will have the opportunity to live, work and recreate within their community.

Thank you for your positive consideration and accepting the City of Sherwood's request for expansion into the UGB.

Sincerely,



Gwen Werger

JOHN A. RANKIN, LLC.
Attorney/Consultant
5 Centerpointe Drive Suite 400
Lake Oswego, Oregon 97035

Mailing Address:
42194 Calle Corriente
Murrieta, California 92562
Direct/Text 503-329-9292
Fax (951-677-8480)
email: john@johnrankin.com

April 1, 2024

VIA EMAIL ONLY

Metro Council
c/o Ms. Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

Re: Letter of Support For Metro Council's 2024 UGB Decision
For the Inclusion of the Sherwood West Concept Plan (Map Attached)

Dear Councilors Peterson, Simpson, Lewis, Rosenthal, Gonzalez, Nolan, and Hwang:

Please accept this letter as our official Letter of Support on behalf of those Sherwood West property owners, whom we currently represent and have represented in the past from the beginning of the Sherwood West planning process nearly ten years ago, requesting your December 2024 final decision approving the City of Sherwood's "Ask" to expand the Metro UGB to include the entire Sherwood West 1,291 acres into the current Metro UGB boundary.

We respectfully submit this testimony on behalf of our current and former mostly very long term generational Sherwood farm and community family clients, Elanna Schlichting, manager of the Schlichting Family Century Farm LLC (owners of approximately 38 acres), Nancy Perkins and Kevin Sabbe, Trustees of the Sabbe Family Trust (owners of approximately 32 acres), and the Glen T. Wetzel Family (owners of approximately 0.46 acres), all located in the North District, as well as the Mandel Farms, LLC (owner of approximately 57 acres) and Prodigal Son LLC. (owner of approximately 20 acres) both located in the West District, all of which represents approximately 147 acres or nearly 12% of total land located within Sherwood West.

From years of experience representing a number of Oregon cities in various capacities and being intimately involved in comprehensive and concept plan since the 1970's and 1980's, this final Sherwood West Concept Plan is a project all involved should be very proud of, because it protects the natural resources of Sherwood West, allows for meaningful and very livable and diverse built environments, and provides for a jobs/housing balance that will help ensure that the Sherwood West vision is sustainable into the future, to name only a few of its balanced benefits.

We sincerely believe the best way to make certain a great plan like Sherwood West truly succeeds is to make certain the Plan is properly implemented.

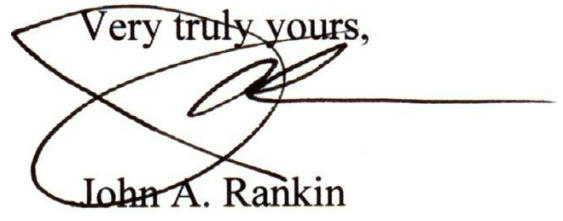
As we have learned from past UGB expansions around the Metro UGB, three of the most important implementation factors after your careful planning and analysis and adoption of the Sherwood West Concept Plan, are:

1. Approval by Metro Council for a UGB expansion that includes the entire Sherwood West Concept Plan because:
 - a. Only then will truly comprehensive implementation of the Plan be possible and overall success enhanced. We need only look at the decades old and recent successful UGB expansions from Villebois in Wilsonville to River Terrace in Tigard and others in Hillsboro and the Eastside;
 - b. Piecemeal or phased expansions always result in anomalies and subtle and not-so-subtle resulting amendments that blur a city's vision and frustrate the intended balancing of the complex inter-relationships of planning efforts and the natural and built environments; and
 - c. The City can then work on an "economies of scale" basis with all potential developers and affected agencies to ensure the City's Strategic Funding Program works most efficiently and effectively to realize the vision.
2. Building in enough flexibility to be able to adapt the Concept Plan quickly and efficiently in response to valuable and viable trends within and without the Sherwood Community, and
3. Creating a Sherwood West Final Infrastructure Strategy where phasing of infrastructure is an integral part and foundational to final decisions on the phasing of development and enhancement of the built and natural resources environments, again with just enough flexibility to be able to take advantage of new and interesting development or enhancement opportunities as they arise during the implementation process.

Finally, we are pleased to confirm that because of Sherwood's great work on the Sherwood West Concept Plan, significant interest in Sherwood West from quality members of the development community, both locally and nationally, is being generated and particularly in the industrial employment lands designated in the North Area in the last year, resulting our receipt of a bona fide offer being received from a serious and respected national development company who has been active in the Portland Metro Area and Pacific Northwest for many years building and developing award winning projects.

Thank you for the opportunity to present this letter of support and we all who live and/or work in the Sherwood Area look forward to your decision to expand Sherwood's UGB to include the entire Sherwood West Planning Area and give the City to create and implement a livable and comprehensive planned Sherwood West as a great addition to the City and the Sherwood Community as well as to Metro.

A profound thanks too to you and your staff's help and support of the City's long-term efforts to create the Sherwood West Plan.

Very truly yours,

John A. Rankin

JAR/bhs

Enc: Sherwood West Map

Pc: Eric Rutledge

Community Development Director

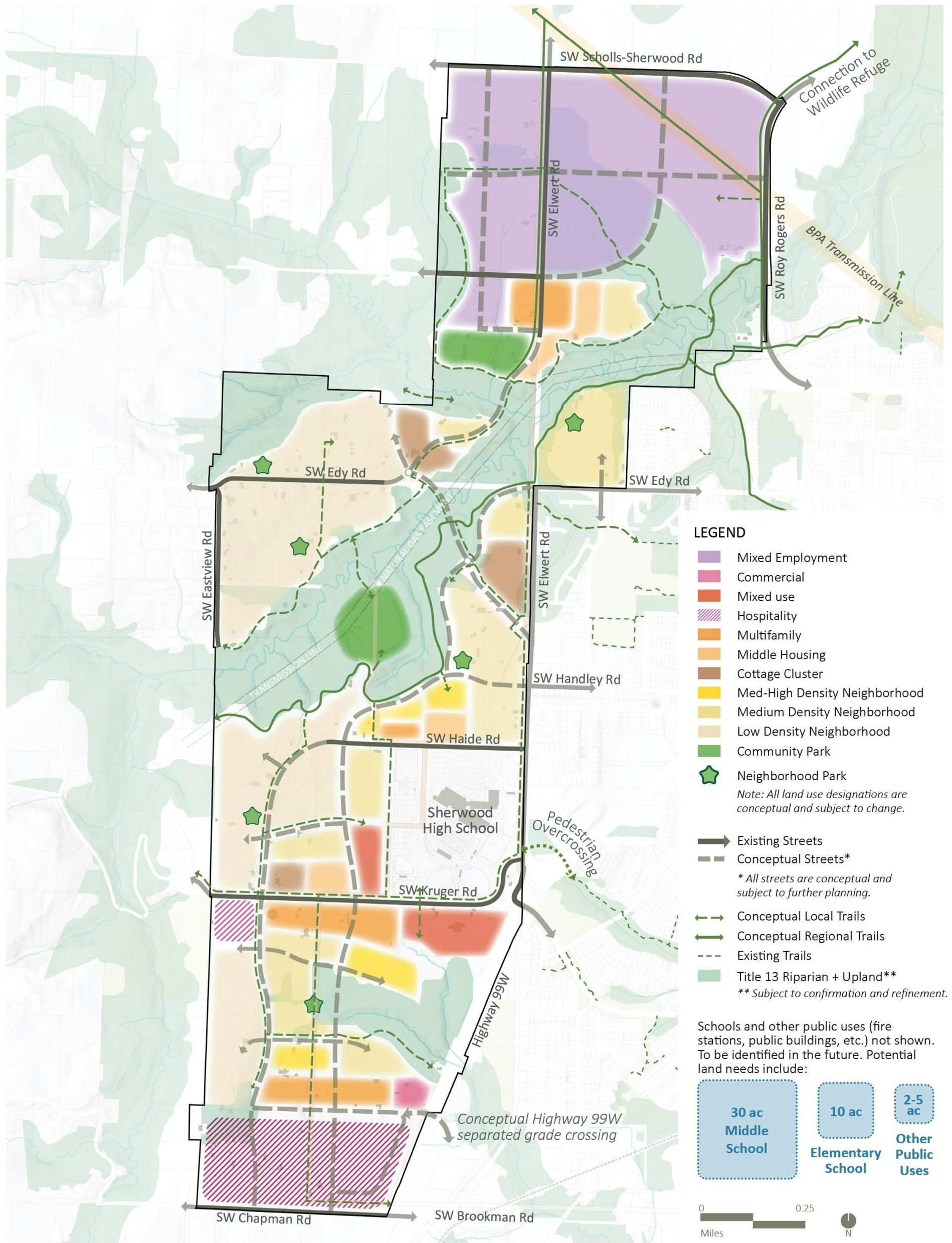
City of Sherwood

22560 SW Pine St.

Sherwood, Oregon 97140

Via email: rutledgee@sherwoodoregon.gov

Clients and Former Clients



March 28,2024

Marisa Madrigal
Chief Operating Officer
Metro
600 NE Grand Ave
Portland, OR 97232

CC: Eric Rutledge
Community Development Director
City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

RE: UGB Proposal

Dear Marisa,

My name is Lou Ann Nance, and my interest in the Sherwood UGB is based upon my family's property within Sherwood West which they have owned for nearly 40 years.

The vision for our family's property was to be included in the Urban Growth Boundary and be professionally developed into a thriving part of the Sherwood Community, including Commercial, Residential, and open space. New infrastructure would enhance the traffic flows and finish out this beautiful property

I feel that the extension of the UGB, including our property would only make sense for Sherwood and Metro as it adds many acres of development ready land for future growth. It would generate the economic base to support the services Sherwood would incur with the growth

Thank you for the consideration in making the decision to expand the UGB to include the proposed area of 1291 acres.

Best Regards,

Lou Ann Nance

From: [Hella Betts](#)
To: [Planning Mailbox](#)
Subject: FW: Metro decision on a UGB expansion request end of this year (2024) Sherwood, OR
Date: Friday, January 26, 2024 11:10:19 AM

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From: Hella Betts
Sent: Friday, January 26, 2024 11:08 AM
To: 2040@oregonmetro.gov
Subject: Metro decision on a UGB expansion request end of this year (2024) Sherwood, OR

Good Morning Metro:

As a property owner of 13 acres on 19945 & 19525 SW Kruger Rd, Sherwood, Or - outside of the UGB, I strongly support to be included in the UGB. We are directly behind the new Sherwood High School with a "turn around intersection of Elwert and Kruger which causes traffic going from Newberg to Hillsboro. The congestion from the High School Literally makes the case for growth, road improvement, local businesses so students do not have to use cars to cross 99W. Sherwood is the "gateway to the coast and wine country" it would be SAD to be like Tigard and just be a "drive though".

This also could be a promotion advertising to come to "OREGON as a DESTINATION".

Thank you,
Hella Betts
19945 SW Kruger Rd.
Sherwood, OR 97140

From: Suzie Rood <gardendiva503@yahoo.com>
Sent: Thursday, February 1, 2024 9:48 AM
To: Planning Mailbox
Subject: Metro UGB Expansion Request 2024

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Metro UGB Expansion Request

I am a property owner with 2 other siblings of just short of 8 acres in the Sherwood West Area off Kruger Rd:
19525 SW Kruger Rd.

We are outside of the UGB directly behind Sherwood High School.

From the beginning when the HS was completed, I found it odd that there was so much resistance as to not bring additional land into the UGB.

The time has come and I fully support the future of Sherwood and its Concept Plan.

It's obvious, it's practical and it's needed!

Thank you for your consideration,
Suzanne M Rood

Marissa Madrigal
Chief Operating Officer
Metro
600 N.E. Grand Ave.
Portland, OR 97232

Dear Ms. Madrigal,

We am writing on behalf of the Robert A. Sabbe Trust to express our desire to have the Sherwood West Expansion land brought into the UGB this year.

As a little history, our parents Bob and Eleanore Sabbe bought the "Lister" farm in 1967 and moved with their 6 children from S.E. Portland to Sherwood. In those days the 99W and Tualatin-Sherwood Road intersection consisted of a single flashing red light and was called 6 Corners. Over the years our parents watched this tiny hamlet grow to a sophisticated city that they loved.

Though none of us children call Sherwood home today, we have many fond memories of growing up there. We want to see the land our parents cherished put to good use.

There is a need in the region for larger, flat development sites and our land fits the bill. This is a golden opportunity for Sherwood to combine it's goal of affordable housing with increased employment options.

Our Trust owns 32 acres of land that is adjacent to the Schlicting Trust of ~38 acres. Both properties border Roy Rogers Road and are perfect when combined together or separately for employment use.

The land is well suited for a sizeable industrial, office, or technology space.

The Sherwood City Council has spent many hours in thoughtful discussion on how to best utilize the Sherwood West acreage to enhance the livability of the community. They will do a great job at utilizing the land in ways that also enhance Washington County.

Thanks you for your time.

Nancy Perkins and Kevin Sabbe.
Trustees of the Robert A. Sabbe Trust.
16263 SW 129th Ter.
King City, Oregon 97224

March 29, 2024

Metro Council
c/o Marissa Madrigal, COO

Re: Sherwood West UGB Expansion

Metro Council,

I am writing this letter to support the inclusion of the 1,291 acres of Sherwood West as part of the expanded UGB. My husband and I purchased our home within the Sherwood City limits in 1990 and raised our family here. During the past 34 years, we have seen a lot of growth and change in our community. The Sherwood West Plan supports both economic development and housing opportunities by planning for both employment and population growth.

Sherwood's plan allows for economic development opportunities. Manufacturing offers employment for middle income jobs. As an income tax dependent state, these jobs generate revenue for schools, parks and public services. There is a strong demand for new industrial land and space in Washington County and in Sherwood as exhibited by the extremely low industrial vacancy rates. The 2018 Metro Urban Growth Report further indicates that it is important to have development-ready sites where businesses can locate. The Sherwood West Plan can meet this need.

It is well known that Oregon is experiencing a housing shortage crisis. A record number of Oregonians are houseless. The Sherwood West proposal includes a variety of housing zones, types, sizes and price points to ensure a mixture of housing options are provided. The city plans to follow a community approach that ensures ample parks and open spaces including multi-modal transportation options allowing residents the opportunity to live, work and recreate without getting in a car.

I believe that bringing Sherwood West into the UGB will not only benefit Sherwood but Metro as well. Thank you for your consideration of the Sherwood West UGB expansion proposal.

Sincerely,

Jill D Johnson

From: Bobby <muerth55@yahoo.com>
Sent: Thursday, February 1, 2024 12:33 PM
To: Planning Mailbox
Subject: Sherwood West UGB expansion request 2024 March

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Hello

As a property owner shared with 2 siblings, @ 19525 SW Kruger Rd. (8 acres).

I am in Total Support of the UGB expansion request for Sherwood West.
I raised my 2 children in Sherwood in 1980 - 2000 here . In that time I have seen Sherwood's growth. New schools built, but in the same year "portables installed to handle our kids" ? History tells me that a large future plan will help elevate future congestion of our schools . This is a great community for families.
Requesting UGB expansion Now , will secure the work done by the Sherwood West planning committee . My fear is a future of disjointed expansion, if we delay.

Thank you
Robert Muerth
351 N Fairway St,
Newberg, OR. 97132

PS. I do have a request for DOT regarding Roundabout @ 99 and Elwert- Kruger.
Please review possibility of having right lane of roundabout south be a "merge only to South 99W". This would help with back up into roundabout during peak hours.

Thank you again for reviewing

Sent from my iPad
Bobby Muerth
Cell 503-780-3696

From: [Diann Matthews](#)
To: [Eric Rutledge](#)
Subject: UGB Expansion
Date: Saturday, March 30, 2024 5:31:58 PM

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Metro Council and Metro Chief Operation Officer,

Our family is a longstanding family of the Sherwood West community and we have been engaged in the Sherwood West expansion since the Preliminary Concept Plan and have supported the Concept Planning work to date because it is the first step necessary to bring land into the UGB.

The process to date has been very extensive and includes diverse housing types, community concept plans, preservation of parks and open space, and plans for design and safety improvements of Elwert Road.

We own 57 acres in the area.

Thank you for your time and consideration regarding this important matter.

Kind regards,
Diann Matthews and Marleen Mandel