

January 9, 2025

RE: DLCD Review of Metro Decision Approving Sherwood West UGB Expansion Proposal

Attention: DLCD Periodic Review Specialist

To the Oregon Department of Land Conservation and Development: Greetings!

My name is Jim Marsh. My wife Laurie and I live in a home we built on family property 35 years ago. Our property, consisting of two lots each with a home and rural acreage, totaling 10 acres, and is located on the North West portion of the Sherwood West UGB expansion tract. The expansion proposal currently plans to zone our property for Industrial applications.

We oppose the Sherwood West expansion of the UGB, adopted as Ordinance 24-1520, and have voiced our concerns by sending an email to Metro before the November 2024 public hearing, as well as attending and participating in Sherwood Farm Alliance activities.

We oppose the proposed Sherwood West UGB expansion proposal due to the following:

- Wildlife that resides on our property (which has Title 13 Status), would be killed by development after UGB expansion. Wildlife species include, but are not limited to, deer, cougar, bobcat, coyote, raccoon, hawks, falcons, owls, hummingbirds, and others.
- Exotic trees and plants making up an arboretum that has existed on our property would be adversely impacted or destroyed by development after UGB expansion.
- Our property value has been adversely impacted, during the UGB proposal consideration phase, and will continue to decline after UGB expansion.
- Productive forestland within our property would be adversely impacted or destroyed by development after UGB expansion, given the current zoning plan for our property.
 - Many of the douglas fir trees in our forest are more than 60 years old, prime growing age, and are actively sequestering carbon at an increasing rate.
- Productive orchard land within our property would be adversely impacted or destroyed by development after UGB expansion.
- Productive forestland adjacent to the expansion would be adversely impacted by development after UGB expansion of the proposed tract.
- Currently targeted industrial segments would require transportation of necessary hazardous chemicals through Sherwood to reach the planned industrial sites.
- Necessary traffic expansion resulting from re-zoning and development after UGB expansion would adversely impact wildlife habitat and migratory patterns.

- Necessary traffic expansion resulting from re-zoning and development after UGB expansion would adversely impact community quality of life due to traffic noise and congestion.
- Necessary traffic expansion resulting from re-zoning and development after UGB expansion would adversely impact our property value.
- Necessary utility infrastructure additions required by the current zoning plan in our portion of the Sherwood West UGB expansion proposal would adversely impact wildlife habitat and migratory patterns.
- Necessary utility infrastructure additions required by the current zoning plan in our portion of the Sherwood West UGB expansion proposal would be very expensive.

The Sherwood West expansion proposal as adopted by Metro does not match the projected needs of Sherwood and the south western Metro region as stated in Metro's own recent estimates. Just as important, it does not protect nor does it enhance the heritage and culture of the Sherwood community. Execution and completion of the adopted proposal will ensure Sherwood becomes just one more suburban clone, losing its historical culture forever.

Focused Industrial site development based on state regulation and desire to garner Federal CHIPS revenue is driving the priority for dedicated 50+ acre sites, which might be available in the North west portion of the expansion tract, only if multiple contiguous lots are combined. The likely use case for the above-mentioned drivers, providing 3 to 4 thousand jobs, would require major traffic development, both for employee commuting and transport of many hazardous chemicals needed for semiconductor manufacturing. This unique flavor of manufacturing also needs an immense quantity of power and clean water, necessitating monumental infrastructure development to the most remote section of the expanded UGB.

We recommend the expansion plans remove the industrial portion of the proposal, and fight the Oregon state level requirements that mandate such inclusion to any community growth plan. Then we recommend Sherwood embrace it's historical agricultural and neighborly community roots, and change the development plan to enhance this culture.

Thank you for your time and consideration.

Best Regards,

Jim and Laurie Marsh

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