



Home of the Tualatin River National Wildlife Refuge

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City of Sherwood
Office of the Mayor
22560 SW Pine St.
Sherwood, OR 97140
February 25, 2026

To: Chair Pham, Vice Chair Anderson, and Members Jama, Nash, and Patterson of the Senate Committee on Housing and Development

RE: Opposition to House Bill 4037

Dear Chair Pham and Members of the Committee:

I write on behalf of the City of Sherwood to respectfully oppose Sections 17 of HB 4037. Before explaining our concerns with this section of the bill, it is important to provide context from recent actions taken by Sherwood voters to preserve meaningful public engagement and local self-government.

In a January 13, 2026 special election, Sherwood voters overwhelmingly approved two charter amendments—Measure 34-347 and Measure 34-348—designed to safeguard public participation and local control in land use and annexation decisions. Measure 34-347 enshrines citizen involvement for land use applications by requiring mailed notice to property owners within a 1,000-foot radius and at least one public hearing before major developments are approved, ensuring that neighbors and other community members have the opportunity to learn about and participate in decisions that affect their neighborhoods. Measure 34-348 confirms the City’s exclusive authority over annexation decisions, reaffirming that decisions about the city’s boundaries and growth must be made locally. These amendments reflect a clear mandate from our community that transparency, public input, and local decision-making are foundational to Sherwood’s civic process and are worth protecting.

Given this local mandate, we oppose Section 17 of the proposed legislation for the following reasons:

- **Reduced transparency in land use decisions by restricting notice and eliminating public hearings as a forum for community input.**
- **Creating a procedural imbalance by granting appeal rights solely to the applicant while denying them to affected residents.**
- **Undermining local democratic processes and home rule authority by removing long-standing tools used to ensure informed decision-making.**

- **Erosion of public trust in development decisions by insulating them from public review**

These provisions represent an unwelcome intrusion into local home rule. Sherwood's charter amendments reflect our community's deeply held belief that decisions about how and where we grow should be made locally with robust public participation. Imposing statewide procedural limitations directly contradicts the local democratic mandate that our voters clearly expressed.

Public participation and housing production are not mutually exclusive. Sherwood supports housing growth and is actively planning for future needs, including through community-led initiatives such as the Sherwood West Concept Plan. However, we believe that growth is most sustainable and equitable when it is informed by transparent processes and meaningful engagement with those who will live with the outcomes.

For these reasons, we urge the committee to reject Section 17 of the bill or to amend the legislation to preserve reasonable local notice, public hearings, and balanced access to appeals that reflect the community values.

Thank you for your consideration.

Sincerely,



Tim Rosener
Mayor, City of Sherwood

CC: Senator Courtney Neron-Messman, Representative Dr. Sue Rieke-Smith