



NOTICE OF PUBLIC HEARING

**LU 2025-020 CUP
CONDITIONAL USE PERMIT
WEST ONE MARINE
March 6, 2026, AT 6:00PM**

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Friday March 6, 2026, at 6:00 PM** on the proposal described below. Public testimony can be provided in writing prior to hearing or in person or by telephone during the live hearing. The hearing will be held at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR and broadcast live on the City's YouTube channel at <https://www.youtube.com/user/CityofSherwood>

This second notice is informed you that the initial hearing, originally scheduled for March 5, 2026, has been rescheduled to March 6, 2026, at 6:00PM, at the same location as described below.

Proposal: An application for a Type III – Conditional Use Permit (CUP) to establish a use categorized as an *automotive, boat, trailer and recreational vehicle storage* use within an existing industrial building, initially approved under SP 85-07 and SP 88-6. The proposed use would occupy approximately ±12,500 square feet of the total ±32,000 square foot structure. The subject parcel is approximately ±2.0 acres in size, zoned General Industrial – GI, and located at 20525 SW Cipole Road (Washington County Assessors and Tax Lot Numbers: 2S128A/505).

Case File No.: LU 2025-020 CUP

Tax Map/Lot: 2S128A/505

Location: North of Tualatin-Sherwood Road, West of Cipole Road

Address: 20525 SW Cipole Road

Applicant

West One Marine, LLC
Attn: Tricia Cook
16869 SW 65th Avenue
Lake Oswego, OR

Owner

Denmar Holdings, LLC
20915 SW 105th Avenue
Tualatin, OR 97062

Staff Contact: Hugo Agosto, Associate Planner HamblinAgostoh@sherwoodoregon.gov
503-625-4271

Find out about the project on the City's website:
<https://www.sherwoodoregon.gov/projects/west-one-marine/>

<http://www.sherwoodoregon.gov/planning/project/sherwood-industrial-park-phase-ii> Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Hugo Agosto at (503) 625-4271.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.31 – Industrial Land Use Districts; Chapter 16.82 – Conditional Uses; Chapter 16.94 – Off-Street Parking and Loading; Chapter 16.98 – On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.144 – Noise; Chapter 16.146 – Vibrations; Chapter – 16.148 Air Quality; Chapter 16.150 – Odors; Chapter – 15.152 – Heat and Glare.

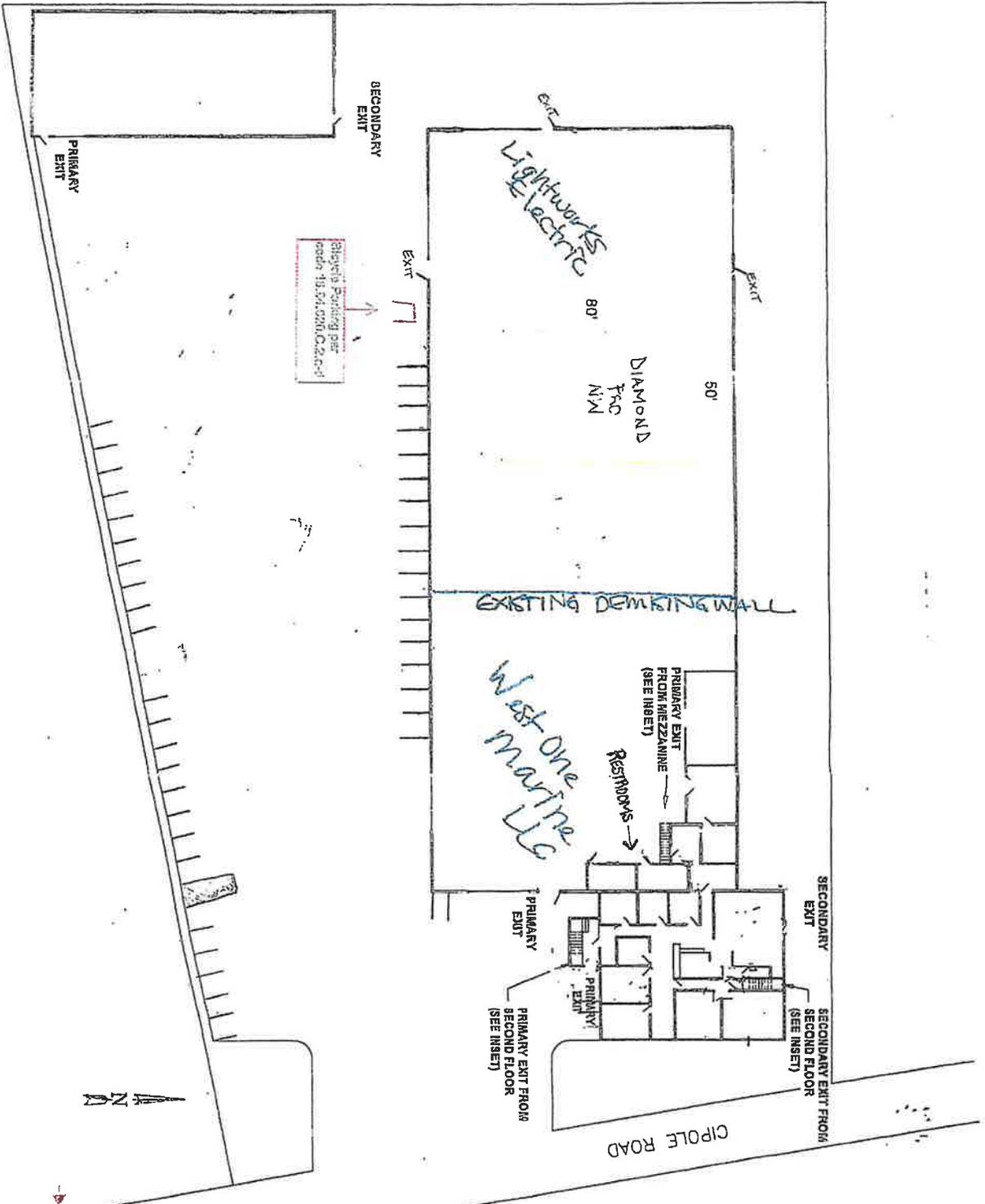
How to Provide Testimony: Public testimony may be provided in writing, in person, or by phone.

- **In Writing:** Provide testimony in writing, prior to the hearing, via email to HamblinAgostoh@sherwoodoregon.gov or regular mail to Planning Department, Sherwood City Hall, 22560 SW Pine St., Sherwood, OR 97140. Must be received at least 1 hour prior to the hearing.
- **In Person:** Provide testimony in-person during hearing at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR 97140
- **By Telephone:** Provide testimony by telephone during the hearing via ZOOM. Contact Hugo Agosto at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at HamblinAgostoh@sherwoodoregon.gov or 503-625-4271.

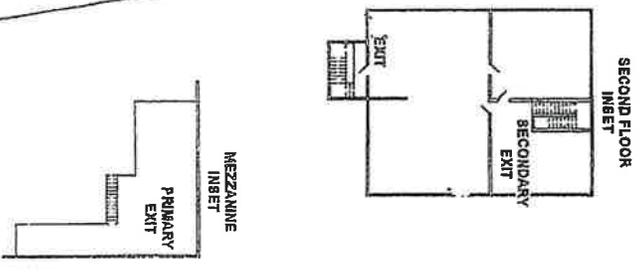
All testimony must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. Written testimony must be received at least 1 hour in advance of the scheduled meeting time.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria, or other City or State applicable land use standards. Only those persons who provide testimony may appeal the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.



137353' ± 50'
50'-0"



City of Sherwood Land Use Notices

Below is a list of projects under review that require public hearing. This information is current as of February 10, 2026. For the most current list of projects and status, as this is subject to change, contact the city or review the “Land Use Projects” link on the Planning page of the website:

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
<p>West One Marine</p> <p>Case File No: LU 2025-020 CUP</p> <p>Address: 20525 SW Cipole Road</p> <p>Map/Tax lots: 2S128A/505</p>	<p>An application for a Type III – Conditional Use Permit (CUP) to establish a use categorized as an automotive, boat, trailer and recreational vehicle storage use within an existing industrial building, initially approved under SP 85-07 and SP 88-6. The proposed use would occupy approximately ±12,500 square feet of the total ±32,000 square foot building. The subject parcel is approximately ±2.0 acres in size, zoned General Industrial – GI, and located at 20525 SW Cipole Road (Washington County Assessors and Tax Lot Numbers: 2S128A/505).</p> <p>This second notice is informed you that the initial hearing, originally scheduled for March 5, 2026, has been rescheduled to March 6, 2026, at 6:00PM, at the same location as described below.</p> <p>Decision maker: <i>Hearings Officer</i></p>	<p>Public Hearing: March 6, 2026, at 6:00pm Sherwood City Hall Community Room (1st Floor) 22560 SW Pine Street</p> <p>Staff contact: Hugo Agosto Associate Planner 503-625-4271</p>
<p>Code Criteria: Sherwood Zoning and Community Development Code: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.31 – Industrial Land Use Districts; Chapter 16.82 – Conditional Uses; Chapter 16.94 – Off-Street Parking and Loading; Chapter 16.98 – On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 – Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.144 – Noise; Chapter 16.146 – Vibrations; Chapter – 16.148 Air Quality; Chapter 16.150 – Odors; Chapter – 15.152 – Heat and Glare.</p>		

Anyone may testify at any public hearing verbally or in writing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal on said issue to the State Land Use Board of Appeals (LUBA). All hearings will be held in the Community Room of the City Hall at 22560 SW Pine Street.

Application materials are available for review or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. All application materials are available on the web site at <http://www.sherwoodoregon.gov/projects>. The City Planning staff reports on these matters will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call the Planning Department at (503) 925-2308.

Publications February 20 and February 27.

Hugo Hamblin-Agosto

From: Hugo Hamblin-Agosto
Sent: Wednesday, December 31, 2025 2:35 PM
To: 'Ryan.Winfree@nwnatural.com'; 'henry.english@pgn.com';
'Travis.Smallwood@pgn.com'; 'Jose.Marquez@pgn.com';
'humphreysj@CleanWaterServices.org'; Marvin Spiering;
'LUComments@cleanwaterservices.org'; 'kmenroachmentspacific@kindermorgan.com';
'kTabscott@pridedisposal.com'; 'raindrops2refuge@gmail.com'; 'eva_kristofik@fws.gov';
'mwerner@pwrr.com'; 'dxsmith@bpa.gov'; 'bstrutz@sherwood.k12.or.us'; Gary Bennett;
Jessica Tump; 'baldwinb@trimet.org'; Trimet Review;
'landusenotifications@oregonmetro.gov'; 'CCDRailCrossingLUR@odot.oregon.gov';
'Jill.M.HENDRICKSON@odot.state.or.us'; 'ODOT_R1_DevRev@odot.state.or.us';
'anthony_mills@washingtoncountyor.gov'; 'Naomi_Vogel@co.washington.or.us';
'lutdevtransportation@Washingtoncountyor.gov'; Stephen Roberts;
'Theresa_Cherniak@co.washington.or.us'; 'Bryan_Robb@co.washington.or.us'; 'Arn,
Jason S.'; Brad Crawford; Richard Sattler; Jason Waters; Craig Christensen; Katie Corgan;
Andrew Stirling; Colleen Resch; Jared Bradbury; Ty Hanlon; Jon Carlson;
'hoon.choe@USPS.gov'; 'isaaca@hbapdx.org'; 'mlrr.info@oregon.gov'
Subject: [COMPLETENESS COMMENTS]_ 20525 SW Cipole Road, Sherwood, OR 97140_Type III –
Conditional Use Permit_ LU 2025-020 CUP – 'West One Marine' (785-25-000127-PLNG)

Afternoon Team & Agency Partners,

An application associated with **LU 2025-020 CUP – 'West One Marine' (785-25-000127-PLNG)** located at **20525 SW Cipole Road, Sherwood, OR 97140**, has submitted plans for a **Type III – Conditional Use Permit**. Application materials can be located [here](#). Please provide completeness comments **no later than 1/19/2026**.

Thanks in advance,



Home of the Tualatin River National Wildlife Refuge

Hugo Agosto (He/Him/El)

[Why pronouns matter](#)

Associate Planner

503-625-4271

HamblinAgostoh@SherwoodOregon.gov

www.sherwoodoregon.gov

22560 SW Pine Street, Sherwood, OR 97140

Sherwood Community Development Department is open Monday-Friday 8 am – 5 pm. Located on the second floor of City Hall.