

Engineering Department Land Use Application Review Comments & Conditions



Home of the Tualatin River National Wildlife Refuge

To: Hugo Agosto, Associate Planner
From: Craig Christensen P.E., Senior Civil Engineer
Project: West One Marine (LU 2025-020)
Date: February 10, 2026

Engineering staff has reviewed the information provided for the above referenced private development project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

General Information

The land use application is for establishment of a boat storage facility within an existing building at 20525 SW Cipole Road. The subject property is zoned for general industrial and therefore a conditional use permit is required to operate a boat storage facility on the property.

Engineering Summary

The subject proposal consists of using an existing building for boat storage, vessel cleaning and minor seasonal maintenance. When asked if the vessel cleaning and minor seasonal maintenance would consist of work on non-stored boats, the following reply was received:

“Our intent site specific is to perform incidental maintenance if required to boats in storage. We do most non-storage boats mobile.”

In my view, the closest ITE code that would cover this usage would be ITE #151 Mini-Warehouse. Since this usage has a lower system development charge rate than a warehouse, there will be no additional Washington County TDT or City Transportation SDC fees.

Therefore, the Sherwood Engineering Department has no conditions in relation to this land use application.

END OF ENGINEERING CONDITIONS OF APPROVAL