

Engineering Department Land Use Application Review Comments & Conditions



Home of the Tualatin River National Wildlife Refuge

To: Sean Conrad, Planning Manager
From: Craig Christensen P.E., Senior Civil Engineer
Project: Meadowlark Energy (785-26-057)
Date: July 20, 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 proposed development consists of 1 parcel of land (approximately 9.47 acres) which is zoned General Industrial on the west side of SW Langer Farms Parkway (20655 SW Langer Farms Parkway) and the northern portion of another parcel of land (approximately 29.59 acres). The portion of this parcel that is north and east of SW Langer Farms Parkway that is located within the city limits consists of a triangularly shaped portion of property approximately 0.45 acres in size. The northeastern portion of this parcel is outside the city limits. The western parcel of land has an existing power substation. The proposed development is to install underground power lines from an existing power tower on the west side of SW Langer Farms Parkway to a property outside and north of the city limits.

Transportation

Both subject parcels of land have frontage along SW Langer Farms Parkway. SW Langer Farms Parkway is a city collector street and is currently fully developed along the subject property frontage. The western parcel has access to SW Langer Farms Parkway via a driveway near the southern end of that parcel. The northeastern parcel of land has a driveway drop for field access for maintaining field/crops on that parcel of land.

The subject application requests to allow for the construction of a new private on-site driveway extending from the aforementioned northeastern parcel driveway drop. This proposed driveway is to provide a second access point to the public street system from a separate parcel of property that is not part of the subject application and is located outside of the city limits.

Sherwood Municipal Code states:

16.106.040.M.2.c.Collectors:

All commercial, industrial and institutional uses with one-hundred-fifty (150) feet or more of frontage will be permitted direct access to a Collector. Uses with less than one-hundred-fifty (150) feet of frontage shall not be permitted direct access to Collectors unless no other alternative exists.

The property in question for which the driveway is desired does not have any street frontage along SW Langer Farms Parkway and has existing alternate access to SW Pacific Highway. Therefore, a permanent driveway access from the property to the north of the subject property will not be permitted as part of this land use decision.

If a temporary construction access is desired from the existing driveway drop into the northeast subject parcel, then a temporary use permit will be required. In order for a temporary use permit to be issued, the developer will need to provide the Washington County approval to have a temporary construction access road within the county portion of the northeastern subject parcel. Approval of the Sherwood City Engineer and Sherwood planning staff is also required. If approved, the temporary construction access will need to be removed prior to the expiration of the temporary use permit.

The subject development consists of installing electric lines that will cross beneath SW Langer Farms Parkway between the subject parcel southwest of SW Langer Farms Parkway to the subject parcel northeast of SW Langer Farms Parkway. A City of Sherwood right-of-way permit for this work is required.

Condition: Prior to Approval of a Temporary Use Permit, the developer will need to obtain approval from the Sherwood City Engineer and Sherwood Planning Department for the usage of a temporary construction access from SW Langer Farms Parkway driveway access through the portion of the northeastern subject property that lies within the City of Sherwood.

Condition: Prior to Approval of a Temporary Use Permit, the developer will need to obtain Washington County approval for that portion of the temporary construction access to be installed within the county.

Condition: Prior to the Expiration of a Temporary Use Permit, the developer will need to remove the portion of the temporary construction access road located within the City of Sherwood city limits and restore the disturbed area back to original condition meeting the approval of the Sherwood Planning Department.

Condition: Prior to Installation of Underground Utilities Beneath SW Langer Farms Parkway, the developer will need to obtain a right-of-way permit from the Sherwood Engineering Department.

Sanitary Sewer

No new sanitary sewer fixtures are being proposed with this project, therefore there are no sanitary sewer conditions.

Storm Sewer

No new/modified impervious area is being proposed with this project, therefore there are no storm sewer conditions.

Water

No new water fixtures are being proposed with this project, therefore there are no water conditions.

Grading and Erosion Control

If the total amount of disturbed area for the project (within city and county) exceeds 1 acre, then a DEQ NPDES 1200CN permit is required. Ground disturbance in excess of 500 square feet requires a city grading and erosion control permit.

Condition: Prior to Issuance of a Right-of-Way permit, the subject development shall obtain a DEQ NPDES 1200CN permit if the total amount of disturbed area (city and county) exceeds 1 acre but less than 5 acres or a DEQ NPDES 1200C permit if 5 acres and over.

Condition: Prior to Issuance of a Right-of-Way permit, the subject development shall obtain a Sherwood grading and erosion control permit if the total amount of disturbed area within city limits exceeds 500 square feet.

Other Engineering Issues

A prescreen for environmentally sensitive areas was submitted to Clean Water Services for the subject development with Clean Water Services Service Provider Letter (26-001287) being issued stating no significant impacts.

There are no existing arial utility lines along the subject property frontage of SW Langer Farms Parkway.

Sherwood Broadband facilities exist along SW Langer Farms Parkway on the opposite side of the street from the subject property. No Sherwood Broadband vaults or conduit will be required as part of this land use application.

Notice: It is the applicant's responsibility to apply for System Development Charge/TDT credits in compliance with the Sherwood Municipal Code. The developer will need to obtain a credit voucher for credits to be applied against SDCs/TDTs. Any building permits SDCs/TDTs paid prior to issuance of credits will not be refunded. Developer shall take this into consideration when obtaining building permits.

END OF ENGINEERING CONDITIONS OF APPROVAL