NOTICE OF PUBLIC HEARING

785-26-000087-PLNG
CONDITIONAL USE PERMIT/SITE PLAN REVIEW
NOTTINGHAM ENERGY STORAGE PROJECT
November 19, 2026, AT 6:00PM

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Thursday, November 19, 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

Proposal: An application for a Type III – Conditional Use Permit (CUP) and Type II Site Plan Review to allow the installation of up to 5 poles within the Sherwood city limits. The new steel monopoles will have a height up to 140 feet to accommodate co-location of an existing 115-kV utility line and a new 230-kV gen-tie line. The proposed project will allow a Battery Energy Storage System facility, approved by Washington County and located on tax lots 2S120D001200 and 2S120D001100, to connect to the Portland General Electric Sherwood substation located at 20655 SW Langer Farms Parkway. The subject parcel is approximately ±22.0 acres in size and zoned Light Industrial (LI).

Case File No.: 785-26-000087-PLNG
Tax Map/Lot:S129A001650/2S129A001651/2S129B001800

Location: East and west sides of SW Langer Farms Parkway, approximately ¼ mile east of the intersection of SW Langer Farms Parkway and Pacific Highway W

Address: 20655 SW Langer Farms Parkway

Applicant
TUAL bn LLC
Attn: Todd Ellwood
515 Flagler Dr., Suite P200
West Palm Beach, FL 33401

Owner
Portland General Electric Co.
121 SW Salmon St.
Portland OR 97204

Staff Contact: Sean Conrad, Planning Manager conrads@sherwoodoregon.gov
503-625-4208

Find out about the project on the City's website:
www.sherwoodoregon.gov/projects/brightnight-energy-storage-nottingham-bess/

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 Sean Conrad at (503) 625-4208.

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 16.90 – Site Planning; 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; Chapter 16.140 – Parks, Trees and Open Space; 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 conrads@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 Sean Conrad at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at conrads@sherwoodoregon.gov or 503-625-4208.

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.