



SW 108th Water Reservoir & Pump Station

Conditional Use Permit
(CUP 25-0001)

July 16, 2025

Project Description



AKS Engineering & Forestry, LLC, on behalf of the City of Tualatin, proposes a Conditional Use Permit application to allow a new water storage reservoir and pump station in the Low Density Residential (RL) Planning District.

The site is a 4.75-acre lot located at 22675 SW 108th Avenue (Tax Lot: 2S134AD05400).



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Conditional Use Permits (CUP)

- To provide standards for conditional uses of land/structures which, because of their unique characteristics relative to location, design, size, operation, circulation, and public interest, require special consideration.



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Procedures (TDC 32.230)



Type III Conditional Use Permit Review:

- Application submitted on **May 12, 2025**
- Deemed complete on **May 29, 2025**
- Notice of Hearing sent **June 4, 2025**
- Public Hearing **July 16, 2025**
- Final Decision required by **September 26, 2025**



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Conditional Use Request

CUP 25-0001:

- Consideration of a Conditional Use Permit for a water reservoir in the Low Density Residential (RL) Planning District.
- The 108th Water Reservoir and Pump Station Project aims to enhance the City of Tualatin's water infrastructure by constructing a 2.5-million-gallon reservoir and pump station with a proposed height of 72'-6".

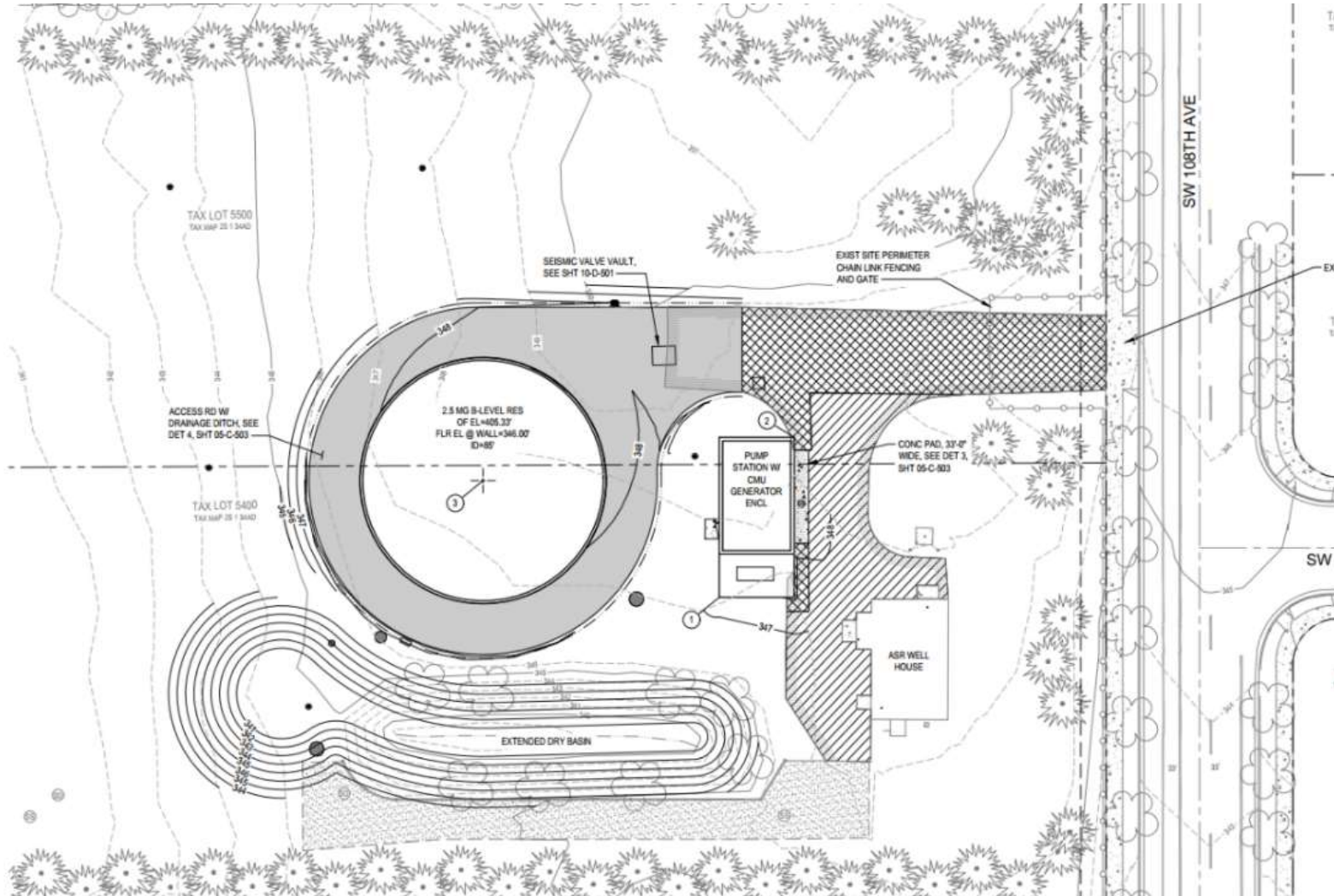
Table 40-1 Use Categories in the RL Zone

Infrastructure and Utilities Use Categories

Basic Utilities	P/C(L)	Permitted uses limited to water or sewage pump stations and pressure reading stations. Conditional uses limited to water reservoirs, with a maximum height of 75 feet.
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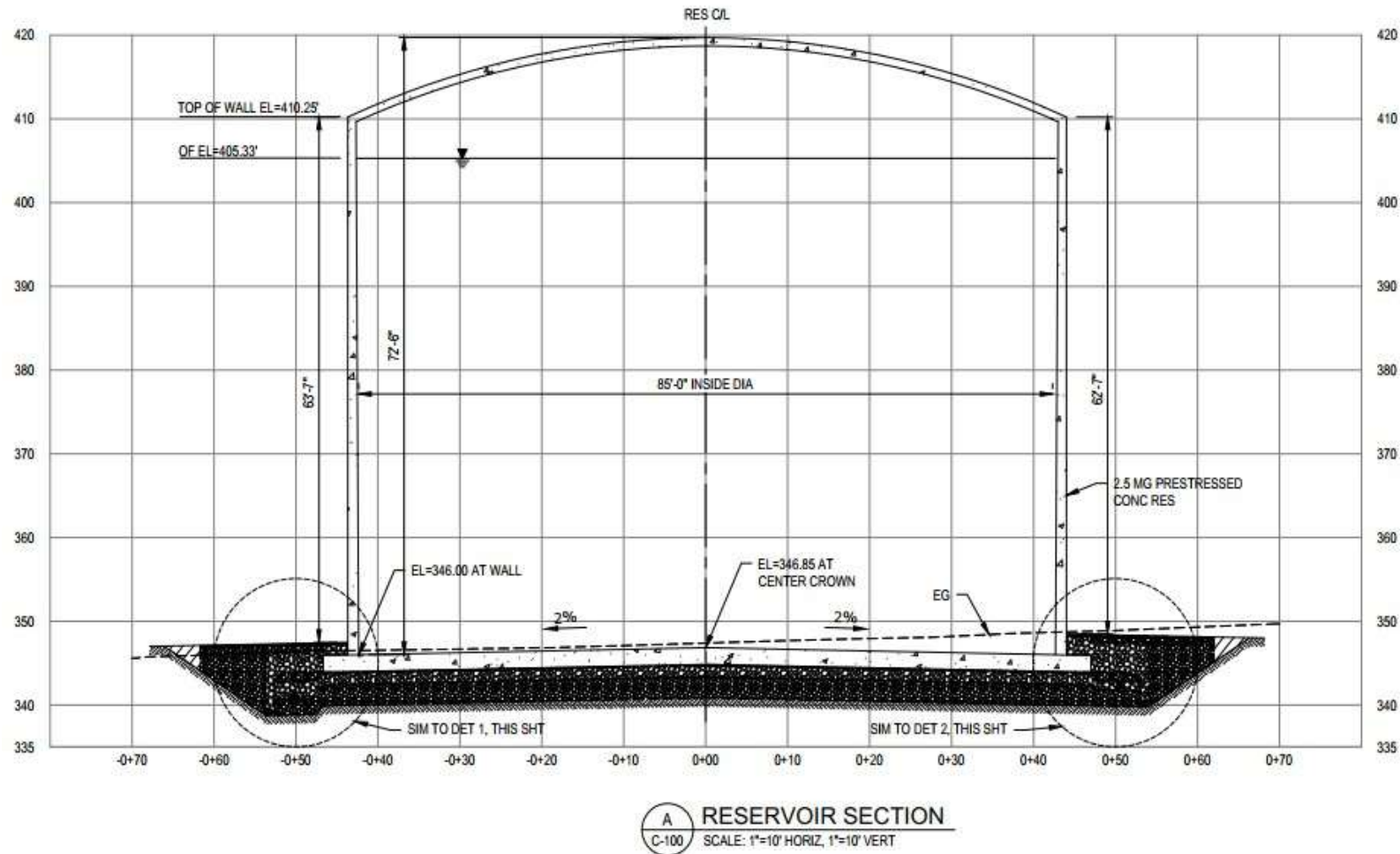


Project Overview



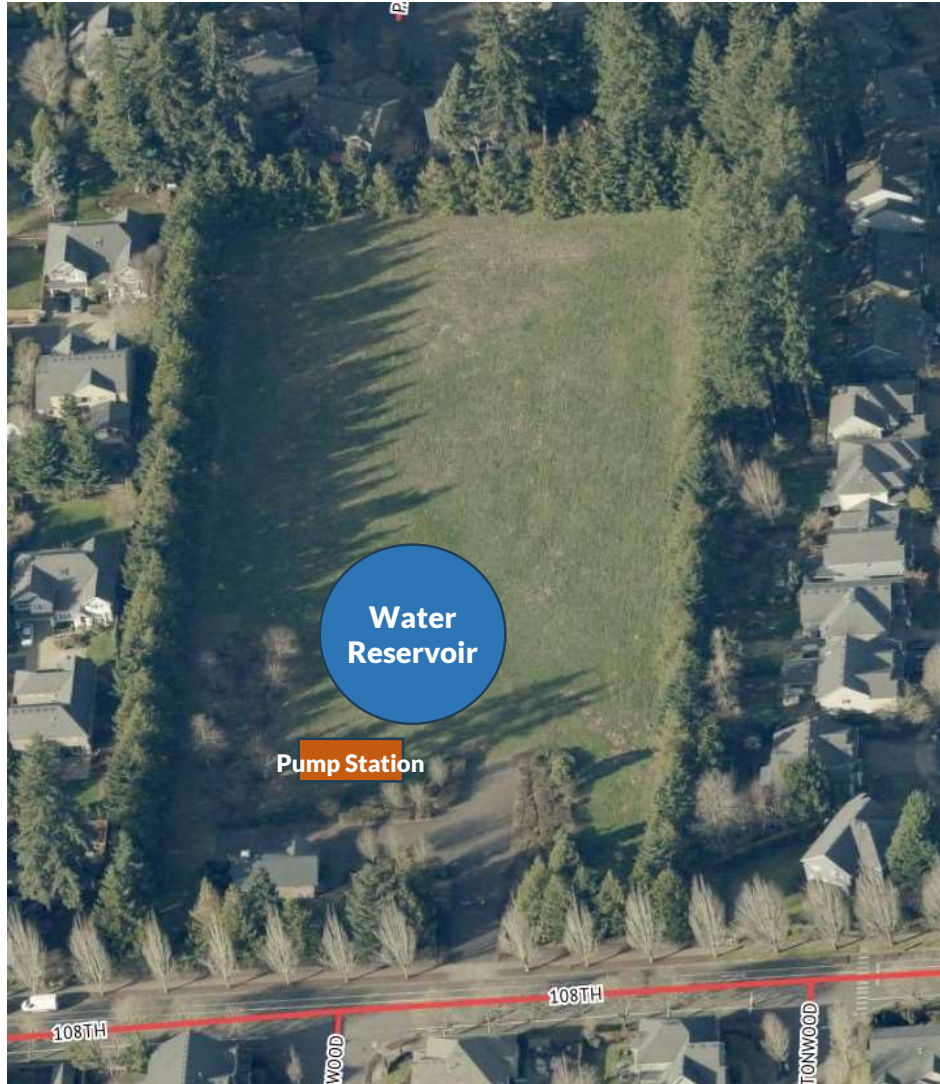
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Project Overview



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Project Overview



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Approval Criteria



Tualatin Development Code 33.040(5):

- (a) The use is listed as a conditional use in the underlying zone;
- (b) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features;
- (c) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
- (d) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone; and



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Approval Criteria



(e) The proposal satisfies those objectives and policies of the Tualatin Comprehensive Plan that are applicable to the proposed use.

Chapter 9 - Public Facilities & Services

Goal 9.1 WATER QUALITY. Provide safe, high-quality water to all customers.

POLICY 9.1.1 REGULATORY STANDARDS. Ensure that water provided to Tualatin customers meets or exceeds all federal and state water quality regulatory standards.

GOAL 9.2 WATER SUPPLY. Provide a reliable and economical supply of water to meet current and future needs.

POLICY 9.2.2 SUPPLY DEVELOPMENT AND DIVERSIFICATION. Plan for the development of additional water sources to meet projected water demand and diversify the portfolio of water sources that provide water to the City of Tualatin.



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Approval Criteria



(e) The proposal satisfies those objectives and policies of the Tualatin Comprehensive Plan that are applicable to the proposed use.

POLICY 9.2.6 STORAGE AND OPERATIONAL FACILITIES. Provide sufficient opportunity for water storage and operational facilities to ensure supply reliability and serve emergency needs.

GOAL 9.3 RESILIENCY. Provide a resilient water system to reduce risk posed by natural disaster events.

POLICY 9.3.1 HAZARD MITIGATION. Upgrade existing infrastructure to reduce risk posed by seismic events, climate change, and other hazards.



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Recommended Conditions of Approval



- **CUP – 1** The approved CUP is limited to a water reservoir, with a maximum height of 75 feet listed in TDC Table 40-1.
- **CUP – 2** The proposed development must comply with the Environmental Regulations of TDC Chapter 63.
- **CUP – 3** An approved Architectural Review application in substantial conformance to the site plan (Exhibit A2) and meeting current Tualatin Development Code standards requirements at the time the application is submitted must be obtained for use of the site and site development.
- **CUP – 4** A conditional use permit automatically is null and void two years after the effective date upon which it was granted, unless the applicant, or successor in interest, has done one of the following within two years of the effective date of the Conditional Use Permit:
 - Secured a building permit and commenced construction of the building or structure in conformance of the building permit and conditional use permit.
 - Commenced the activity or installation of the facility or structure authorized by the conditional use permit.
 - Submitted a request for an extension of time on the conditional use permit to avoid the permit's becoming null and void.



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TPC ACTION



The Planning Commission is asked to make a decision on CUP 25-0001. The TPC may issue:

- *Approval either as proposed or with modifications;*
- *Denial; or*
- *Continue the hearing to a later date for further consideration.*



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