



## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commission

**THROUGH:** Steve Koper, AICP, Assistant Community Development Director

**FROM:** Madeleine Nelson, Associate Planner

**DATE:** July 16, 2025

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**SUBJECT:**

Consideration of a Conditional Use Permit (CUP25-0001) to allow a new water storage reservoir and pump station on a 4.75-acre site in the in Low Density Residential (RL) Planning District located at 22675 SW 108<sup>th</sup> Avenue (Tax Lot: 2S134AD05400).

**RECOMMENDATION:**

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommend approval of the subject Conditional Use Permit application (CUP 25-0001), subject to the recommended conditions of approval in the attached written order:

**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:

- i. Secured a building permit and commenced construction of the building or structure in conformance of the building permit and conditional use permit.
- ii. Commenced the activity or installation of the facility or structure authorized by the conditional use permit.
- iii. Submitted a request for an extension of time on the conditional use permit to avoid the permit's becoming null and void.

**EXECUTIVE SUMMARY:**

- The subject proposal is a Type-III land use application.
- The hearing is a quasi-judicial procedure.
- The subject site is approximately 4.75-acres. The property takes access from SW 108<sup>th</sup> Avenue via an

existing driveway.

- The Applicant, 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. According to Tualatin Development Code (TDC) Table 40-1 water reservoirs with a maximum height of 75 feet are a permitted conditional use in the RL zone.
- The applicant has provided draft site plan (Exhibit A2) of how they would like to utilize the property with a future Architectural Review application.

**OUTCOMES OF DECISION:**

Approval of the subject Conditional Use Permit (CUP 25-0001) will allow for the use of this site for a new water storage reservoir, with a maximum height of 75 feet, and a pump station

**ALTERNATIVES TO RECOMMENDATION:**

The Planning Commission may alternately:

- Approve CUP 25-0001 with further amendments or conditions;
- Deny CUP 25-0001; or
- Continue the hearing to a later date.

**FINANCIAL IMPLICATIONS:**

No financial impact is expected.

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**ATTACHMENTS:**

- Attachment A – Presentation
- Attachment B – Findings and Analysis
- Attachment C – Final Order
- Exhibit A1 – Narrative
- Exhibit A2 – Preliminary Plans
- Exhibit A3 – Supporting Documents
- Exhibit A4 – Water System Master Plan Excerpt
- Exhibit B – Public Notice
- Exhibit C – Clean Water Services Comments