



CUP 24-0001

AAA of Oregon/Idaho Member
Battery Service/Replacement
18155 SW Teton Avenue

CUP 24-0001
AAA of Oregon/Idaho Vehicle Battery Service/Replacement

PLANNING COMMISSION
April 17, 2024



Tonight's Presentation

1. Site Background
2. Conditional Use Permits
3. Subject Proposal
4. Applicable Criteria
5. Recommendation



Site Background



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CONDITIONAL USE PERMITS

Conditional Use Permit Purpose:

- 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.



Procedures (TDC 32.230)

Type III Conditional Use Permit Review:

- Application submitted on January 23, 2024, deemed incomplete on January 31, 2024, and complete on February 21, 2024
- Notice of Hearing sent February 28, 2024
- Public Hearing April 17, 2024
- Final Decision required by June 20, 2024



CONDITIONAL USE REQUEST

CUP 24-0001:

- Consideration of a Conditional Use Permit for “Vehicle Repair” limited to AAA customers vehicle battery service/replacement. The use will operate within an existing fully enclosed building. No changes to the existing site or building are proposed. The 1.87 acre site is located in the Light Manufacturing (ML) District.

Table 60-1 Use Categories in the ML Zone

Commercial Use Categories

Vehicle Repair	C(L)	Subject to TDC 60.210 (3)
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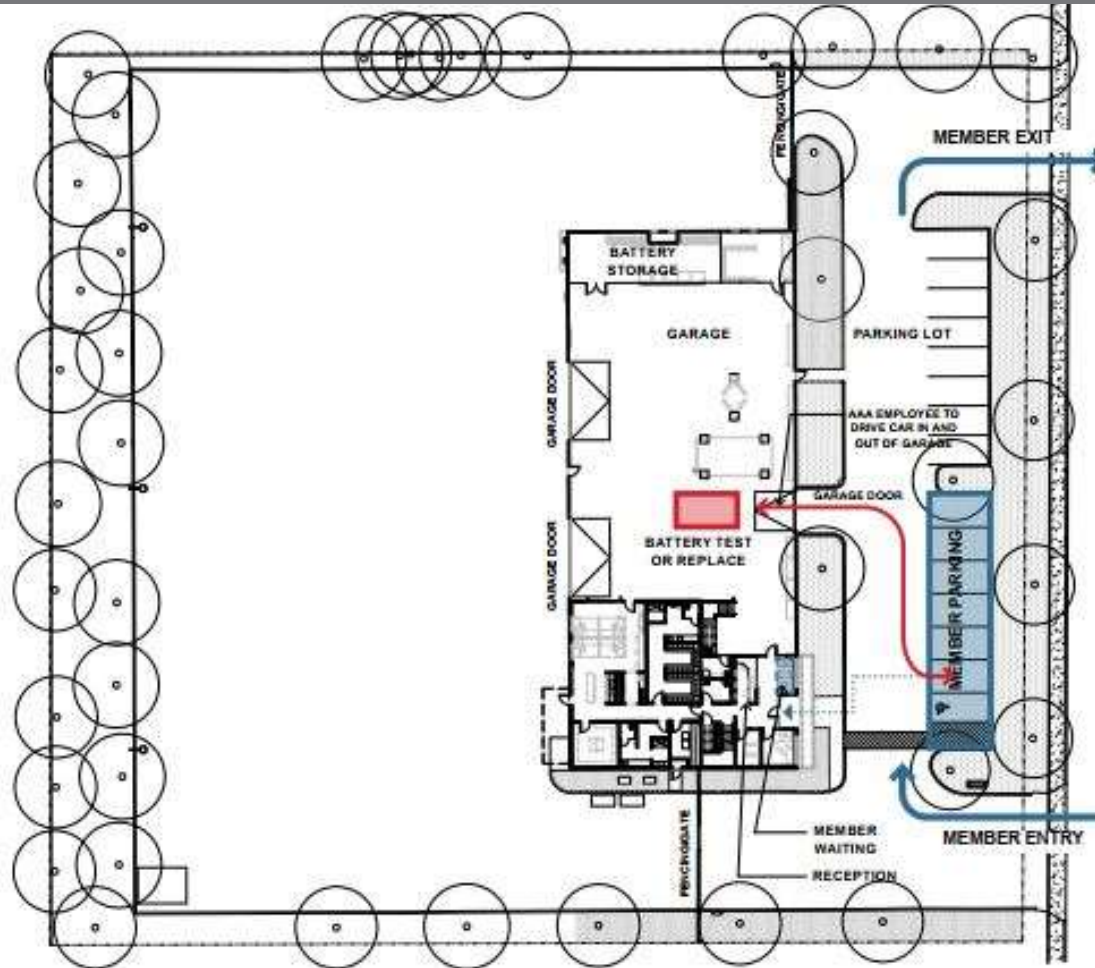
60.210 (3) (b) Industrial Areas. Commercial uses on land designated as an Industrial Area Design Type on Map 10-4 must not exceed 5,000 square feet for any individual use or a total of 20,000 square feet of all commercial uses on the site. Commercial uses permitted in the Limited Commercial Setback are exempt from this requirement.

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Project Overview



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Approval Criteria

TDC 33.040(5) – CUP Approval Criteria:

- (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**



Approval Criteria

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

Community Involvement

GOAL 1.1 Implement community involvement practices in line with Statewide Planning Goal 1.

POLICY 1.1.3 Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.

Economy, Commercial & Industrial Development

GOAL 4.2 - Support business retention, growth, and attraction in ways that strengthen the local tax base and support Tualatin's industrial lands as a major local and regional employment center.

POLICY 4.2.4 Support growth of existing businesses, including growth and retention of entrepreneurial businesses, in Tualatin.



Approval Criteria

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

Transportation

GOAL 8.5 ECONOMY. Support local employment, local businesses, and a prosperous community while recognizing Tualatin's role in the regional economy.

Objective - Consider positive and negative effects of alternatives on adjacent residential and business areas.



Approval Criteria

Conditions are recommended to satisfy approval TDC standards:

- CUP – 1** Vehicle Service, as described in TDC 39.365 and listed in TDC Table 60-1, is limited to vehicle battery service/replacement.
- CUP – 2** All Vehicle Service activities must be conducted within the fully enclosed existing building in compliance with TDC 60.310 (1).
- CUP – 3** The proposed development must comply with the Environmental Regulations of TDC 63.
- CUP – 4** Only AAA Members will be allowed to use the vehicle battery service/replacement service.
- CUP – 5** AAA of Oregon/Idaho or their representative must coordinate with Clean Water Services Environmental Services Division for battery storage and disposal activities.



RECOMMENDATION

- Findings and Analysis demonstrate that with Conditions of Approval, the proposal meets the approval criteria
- Staff respectfully recommends approval of the Conditional Use Permit (CUP 24-0001) with Conditions of Approval CUP-1 through CUP-5