



## NOTICE OF PLANNING COMMISSION DECISION

### \*\*APPROVAL WITH CONDITIONS\*\*

April 17, 2024

---

|            |   |
|------------|---|
| Case #:    | CUP 24-0001   |
| Project:   | AAA of Oregon/Idaho Vehicle Battery Service/Replacement |
| Location:  | 18155 SW Teton Ave, Tax Lot: 2S123BB00701               |
| Applicant: | Willis DeWitt, Woofter Bolch Architecture               |
| Owner:     | AAA of Oregon/Idaho                                     |

---

### I.FINDINGS

- A. An application for Conditional Use Permit (CUP 24-0001) was filed by Woofter Bolch Architecture on behalf of AAA of Oregon/Idaho for "Vehicle Repair" in the Light Manufacturing (ML) zoning district. "Vehicle Repair" is conditionally permitted in the Light Manufacturing (ML) zone as identified in Tualatin Development Code (TDC) Table 60-1.
- B. The Tualatin Planning Commission (TPC) conducted a duly-noticed quasi-judicial public hearing on April 17, 2024 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The TPC found with Conditions of Approval in the Analysis and Findings for AAA of Oregon/Idaho and Oregon Conditional Use Permit (Attachment A), the use will comply with the standards of the TDC. The TPC find that the findings and analysis, the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of CUP24-0001 with the conditions of approval CUP-1 through CUP-5.

### II.ACTION

The Tualatin Planning Commission approves CUP24-0001 and adopts the staff analysis and findings, dated April 17, 2024 with the following Conditions of Approval:

- 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 a 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.

### III.APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Planning Commission hearing and who may be adversely affected by the Commission's decision may file a request for review of the final decision of the Tualatin Planning Commission to the City Council.

The Tualatin Planning Commission's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW SW Herman Road, Tualatin, Oregon, before 5:00 p.m., May 1, 2024. The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee.** The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 17<sup>th</sup> DAY OF APRIL 2024.

PLANNING COMMISSION  
CITY OF TUALATIN

BY: \_\_\_\_\_  
Bill Beers, Chair  
Tualatin Planning Commission