



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Assistant Community Development Director
FROM: Keith Leonard, Associate Planner
DATE: April 17, 2024

SUBJECT:

Consideration of a Conditional Use Permit (CUP24-0001) for “Vehicle Repair” limited to vehicle battery service/replacement for only AAA members on a 1.87 acres site in the Light-Manufacturing (ML) zone within a building located at 18155 SW Teton Avenue, (Tax Lot: 2S123BB 00701).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Conditional Use Permit application (CUP 24-0001), subject to the recommended conditions of approval in the attached written order:

- 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.

EXECUTIVE SUMMARY:

- The subject proposal is a Type-III land use application.
- The hearing is a quasi-judicial procedure.
- The proposed use is located within a 19,032 square foot single tenant building that AAA of Oregon/Idaho already occupy. The subject site is approximately 1.87 acres. The property takes access from SW Teton Avenue via two existing driveways.
- The Applicant, Woofter Bolch Architecture, on behalf of the property owner AAA of Oregon/Idaho, is requesting approval of a Conditional Use Permit for “Vehicle Repair” limited to vehicle battery service and, if needed, replacement. All vehicle work will take place within AAA’s fully enclosed existing building. The ML zoned property allows the Use Category of “Vehicle Repair” with an approved Conditional Use Permit (CUP).
- Only AAA members will be allowed to use the vehicle battery service/replacement service.
- AAA members will arrive on site and park their vehicles in the front parking lot while they check in

within the building. An employee of AAA will then drive the vehicle into the “existing garage, check the condition of the vehicle battery and replace it if necessary.” After the battery check and possible service, a AAA employee will drive the vehicle out of the garage to the front parking lot where they will drop off the vehicle to the owner who will then leave the site.

- No exterior building, site improvements, or public facility improvements are required as part of the conditional use permit review or needed for the proposed use. There will be no Architectural Review as part of this decision.

OUTCOMES OF DECISION:

Approval of the subject Conditional Use Permit (CUP 24-0001) will allow AAA of Oregon/Idaho to begin “Vehicle Service” to check AAA Member’s vehicle battery’s and provide battery service if needed.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternately:

- Approve CUP 24-0001 with further amendments or conditions;
- Deny CUP 24-0001; or
- Continue the hearing to a later date.

FINANCIAL IMPLICATIONS:

No financial impact is expected.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Findings and Analysis
 - Exhibit A1 – Applicant’s Narrative
 - Exhibit A2 – Site Plan
 - Exhibit A3 – Supporting Documents
 - Exhibit B – Public Notice
 - Exhibit C – Agency Comment Clean Water Services
 - Exhibit D – Map 10-4 Design Type Boundaries
 - Exhibit E – Final Order