



NOTICE OF PLANNING COMMISSION DECISION

APPROVAL WITH CONDITIONS

February 19, 2025

Case #:	CUP 24-0002
Project:	ESSEX General Construction Contractor's Office with Onsite Equipment and Materials Storage
Location:	18520 SW 108th Ave., Tax Lot: 2S122AD00100
Applicant:	CIDA
Owner:	Ascentec Engineering LLC

I. FINDINGS

- A. An application for Conditional Use Permit (CUP 24-0002) was filed by CIDA on behalf of Ascentec Engineering for "building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials" in the Light Manufacturing (ML) Zone. "Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials" are 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 noticed quasi-judicial public hearing on February 19, 2025 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 ESSEX General Construction contractor's office with onsite equipment and materials storage Conditional Use Permit, 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 CUP24-0002 with the conditions of approval CUP-1 through CUP-5.

II. ACTION

The Tualatin Planning Commission approves CUP24-0002 and adopts the staff analysis and findings, dated February 19, 2025 with the following Conditions of Approval:

- CUP – 1** The approved CUP is limited to building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials as described in TDC 39.400 and listed in TDC Table 60-1.
- CUP – 2** All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading with all other site activities conducted in compliance with TDC 60.310 (1).
- CUP – 3** The proposed development must comply with the Environmental Regulations of TDC 63.



CUP – 4 An approved Architectural Review application matching the site plan (Exhibit A2) and meeting current TDC requirements at the time the application is submitted must be obtained for use of the site and site development.

CUP – 5 A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained prior to any site grading and/or earth removal work on this site. This Authorization is required prior to issuance of an Erosion Control Permit for changes to land which include, but are not limited to, grading, excavating, filling, working of land, logging or stripping of soil or vegetation from land in accordance with Clean Water Services’ Design and Construction Standards 2.03.4.

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., March 7, 2025. 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 19th DAY OF FEBRUARY 2025.

PLANNING COMMISSION

CITY OF TUALATIN

BY:

Bill Beers, Chair
Tualatin Planning Commission