



ESSEX General Construction Conditional Use Permit (CUP 24-0002)

February 19, 2025

Project Description



CIDA, on behalf of Ascentec Engineering, is requesting approval of a Conditional Use Permit (CUP) to allow a “building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials” located at 18520 SW 108th Avenue (Tax Lot: 2S122AD00100).



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CUP 24-0002 Subject Site



The existing site is 1.44 acres and has two existing metal buildings, two driveways, gravel parking and no landscaping



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Conditional Use Permits (CUP)



CUP 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.



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Procedures (TDC 32.230)



Type III Conditional Use Permit Review:

- Application submitted on December 10, 2024, deemed complete on December 20, 2024
- Notice of Hearing sent December 27, 2024
- Public Hearing February 19, 2025
- Final Decision required by Monday April 21, 2025



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Conditional Use Request

CUP 24-0001:

- Consideration of a Conditional Use Permit for “building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials”
- Essex General Construction is planning on constructing a 12,000 square foot office building with onsite storage of equipment and materials. Future construction will require an approved Architectural Review.

Table 60-1 Use Categories in the ML Zone

Industrial Use Categories

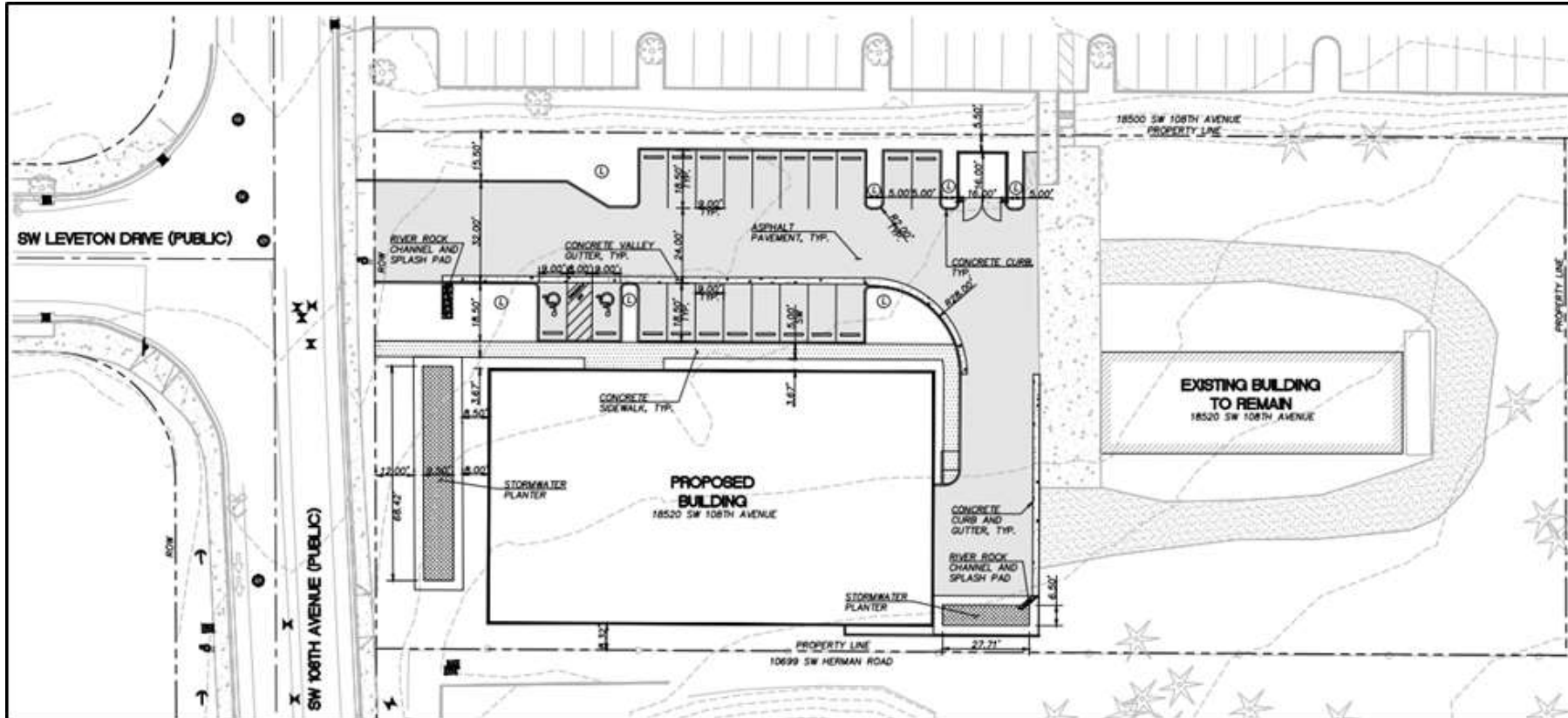
Light Manufacturing	P/C(L)	Conditional uses limited to: <ul style="list-style-type: none">• Machine shop over 7,500 square feet;• Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials;• Casting or fabrication of metals. All other uses permitted outright.
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60.210 (7) Spacing Requirement for Conditional Uses. A conditional use must not be located closer than 300 feet to any residential planning district boundary. This requirement does not apply to schools or transportation facilities and improvements.



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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



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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 4.2.2 Fully develop planned industrial areas, providing full transportation, sewer, and water services prior to or as development occurs.

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



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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.

POLICY AREA 8.10 ACCESS MANAGEMENT POLICIES.

The following establish the City's policies on access management.

POLICY 8.10.5 Look for opportunities to create joint accesses for multiple properties, where possible, to reduce the number of driveways on arterials.



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Recommended Conditions of Approval

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- 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.



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TPC ACTION



The Planning Commission is asked to make a decision on CUP 24-0002. The TPC may issue:

- *Approval either as proposed or with modifications;*
- *Denial; or*
- *Continue the hearing to a later date for further consideration*





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