



# NOTICE OF PLANNING COMMISSION DECISION

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

May 20, 2021

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Case #:	VAR 21-0002
Project:	PGE Substation Fence Variance
Location:	12150 SW Tualatin-Sherwood Rd, Tualatin, OR. Tax Map: 2S127C Lot 500
Applicant:	Angelo Planning
Owner:	Portland General Electric Company (PGE)

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## I. FINDINGS

- A. An application for a Variance (VAR) was filed by Angelo Planning on behalf of Portland General Electric (PGE), to modify a fence setback in the Manufacturing Business Park (MBP) zone.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on May 20, 2021 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Planning Commission found in the Analysis and Findings for Variance 21-0002 (Attachment 1), the proposal will comply with the standards of the Tualatin Development Code (TDC). The TPC finds 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 VAR 21-0002.

## II. ACTION

The Tualatin Planning Commission approved VAR 21-0002 and adopted the analysis and findings, dated May 20, 2021.

## 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 Conditional Use Permit 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 18880 SW Martinazzi Avenue, Tualatin, Oregon, before 5:00 p.m., December 3, 2020. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons and the applicable 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 20th DAY OF MAY 2021.

CITY OF TUALATIN  
PLANNING COMMISSION

BY:

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Bill Beers, Chair  
Tualatin Planning Commission