



## CITY OF TUALATIN

18880 SW MARTINAZZI AVE. PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000

June 21, 1988

*Public Storage II  
17990 McEwan Rd.*

Mr. David Bantz  
Waker Associates Inc.  
11080 SW Allen Blvd., Suite 100  
Beaverton, OR 97005

RE: INTERPRETATION OF ML DISTRICT--SELF-SERVICE STORAGE  
FACILITIES

Dear Dave,

Thank you for the letter of June 13 regarding Public Storage II, McEwan Road, and your inquiry as to the possibility of the Planning Director interpreting that self-service storage facilities (SSSF's) are permitted in the CG District per 54.020(2)(w) which addresses "other uses of similar character."

The City of Tualatin believes that SSSF's are permitted outright in the ML Planning District per 60.020(29) which states: "Warehousing related to the above uses; and warehousing for merchandise or goods normally sold or owned in commercial or residential planning districts, but excluding direct retail sales to customers from such warehouse structure, and excluding the storage of hazardous materials." Based on the emphasized words and phrases in the above quote, the City believes SSSF's are included in Section 60.020(29) and are permitted uses in the ML District.

The Tualatin Development Code reflects the terminology of many years ago and, although it does not include the specific term mini warehouse or self-service storage facility, it describes in words the type of use that has over a period of many years come to be called mini warehouses or SSSF's. The warehousing of goods normally owned in residential planning districts describes what now is called a mini warehouse. It would be best if the Code separated the term storage and warehouse, but it does not.

After reviewing the CG District, none of the listed permitted or conditional uses were found to be the same, or even similar to a storage or warehouse activity. The closest reference is in 54.020(2)(m) which lists "Outdoor sales and storage, as defined in Section 31.060," as a permitted use. Section 31.060 defines

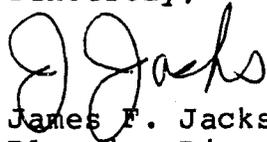
Mr. David Bantz  
June 21, 1988  
Page 2

outdoor storage as "The storage of materials or merchandise outside of a building. Except as otherwise provided in these standards, outdoor storage shall include only materials or merchandise directly related to the primary permitted use on the site where the outdoor storage is proposed to be conducted." Based on the definition, it is clear that mini storage or SSSF's are not the type of use envisioned by the term outdoor storage.

Given that the CG District does not have a term the same as or similar to mini warehouse or SSSF, and the ML District includes a definition in words of what has come to be called mini warehouses and SSSF's, the position of the City is that mini warehouses, SSSF's and mini storage are permitted outright in the ML District.

I appreciate the time you took to address the possibility of interpreting the CG District to allow mini warehouse uses. Should you have any questions or concerns about the City's position, please call me at 692-2000.

Sincerely,



James F. Jacks, AICP  
Planning Director

/jb

cc: City Manager  
City Attorney  
Economic Development Coordinator  
Project Planner

c:bant621.1tr  
file: Interpretation  
PMA-88-04  
17990 McEwan Road