



TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Planning Manager
FROM: Erin Engman, Associate Planner
DATE: 06/20/2019
SUBJECT: Mutual Materials Conditional Use Permit (CUP 19-0001) for wholesale sale of building materials and supplies

ISSUE BEFORE TPC:

The issue before the Planning Commission is consideration of a Conditional Use Permit (CUP 19-0001) for the wholesale sales of building materials and supplies, specifically for the sale of bricks and pavers by Mutual Materials at 10700 SW Tualatin-Sherwood Road (Tax Lot: 2S1 27AA 2100).

RECOMMENDATION:

Based on the application materials and the analysis and findings presented (Attachment A), staff recommends approval of a Conditional Use Permit for the sale of bricks and pavers (CUP 19-0001) with the following conditions of approval:

- **CUP-1** Site improvements to support the wholesale sales of building materials and supplies approved under CUP-19-0001 must be constructed as conditioned under AR-19-0003 approval, except as subsequently modified as provided by TDC 33.020(7).
- **CUP-2** On-site retail sales to the general public must remain limited and incidental to wholesale sales of building materials and supplies.
- **CUP-3** Hours of operation shall be limited to 6:30 am to 4:00 pm Monday through Friday and 9:00 am to 3:00 pm on Saturdays between the months of April through October.
- **CUP-4** On-site showroom space must be limited to 4,200 square feet of indoor space and 9,000 square feet of outdoor space, as indicated on the submitted site plan in Exhibit B.
- **CUP-5** Any modification to these Conditions of Approval will be subject to additional Conditional Use Permit application review.

EXECUTIVE SUMMARY:

- The subject proposal is a Conditional Use Permit (CUP 19-0001). The Conditional Use Permit is a Type-III land use application.
- This hearing is quasi-judicial in nature.
- The subject site is an undeveloped 5-acre property, with access provided off of SW Tualatin-Sherwood Road and shared with two other properties. The site is located entirely within the General Manufacturing (MG) zone.
- The proposed Conditional Use Permit would allow for the wholesale sales of building materials and supplies, specifically for the sale of bricks and pavers. Wholesale sales of building materials and supplies are conditionally permitted in the General Manufacturing (MG) zone as identified in Tualatin Development Code Table 61-1.
- Mutual Materials was granted a similar Conditional Use Permit and Architectural Review application in 2008; however approvals expired prior to development.
- Site development is subject to separate Architectural Review (AR 19-0003).

OUTCOMES OF DECISION:

Approval of the subject Conditional Use Permit (CUP 19-0001) will facilitate the construction Mutual Materials' brick and paver sales center that is proposed on the subject site under a separate Architectural Review application (AR 19-0003).

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternatively:

- Approve CUP 19-0001 with further amendments or conditions;
- Deny CUP 19-0001; or
- Continue the hearing to a later date.

FINANCIAL IMPLICATIONS:

N/A

Attachments: [Attachment A: Analysis and Findings](#)
[Exhibit A: Narrative](#)
[Exhibit B: Plan Set](#)
[Exhibit C: Traffic Analysis](#)
[Exhibit D: Tualatin Development Code Figure 11-6: Freight Routes](#)
[Exhibit E: Tualatin Community Map 9-5: Commercial Setback & Commercial Services Overlay](#)