



## NOTICE OF PLANNING COMMISSION DECISION

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

November 19, 2020

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Case #:	CUP-20-0001
Project:	Banfield Veterinary Clinic
Location:	7975 SW Nyberg St; Tax ID: 2S124B Lot: 02000
Applicant:	Jeff Hammond, Scott   Edwards Architecture
Property Owner:	Centercal Properties

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### I. FINDINGS

- A. An application for a Conditional Use Permit (CUP) was filed by Scott Edwards Architecture on behalf of Centercal Properties for a veterinary clinic in the Central Commercial (CC) zoning district. Veterinary clinics are conditionally permitted in the Central Commercial (CC) zone as identified in Tualatin Development Code Table 53-1.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on November 19, 2020 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Planning Commission found with Conditions of Approval in the Analysis and Findings for Banfield Veterinary Clinic Conditional Use Permit (Attachment 1), the development 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 the CUP 20-0001 with the conditions of approval CUP-1 through CUP-6.

### II. ACTION

The Tualatin Planning Commission approved CUP 20-0001 with conditions CUP-1 through CUP-6 and adopted the analysis and findings, dated November 19, 2020.

CUP 20-0001 is subject to the following conditions of approval:

- CUP-1** Veterinary treatment must be limited to small animals.
- CUP-2** Outdoor pet amenities, such as dog runs or storage yards are prohibited.
- CUP-3** Pet daycare and boarding are prohibited.
- CUP-4** Animal waste in public areas adjacent to the veterinary use are subject to Tualatin Municipal Code Chapter 6-04.
- CUP-5** Hours of Operation are limited to 6:00 a.m. to 10:00 p.m., Monday through Sunday.
- CUP-6** Modification or expansion of the veterinary use may require an additional Conditional Use Permit application review.

### 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 17, 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 1<sup>st</sup> DAY OF DECEMBER 2020.

CITY OF TUALATIN  
PLANNING COMMISSION

BY:

  
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Bill Beers, Chair  
Tualatin Planning Commission