



NOTICE OF PLANNING COMMISSION DECISION

**** APPROVAL WITH CONDITIONS ****

November 18, 2021

Case #:	VAR 21-0003
Project:	Plambeck Gardens
Location:	23500 & 23550 SW Boones Ferry Rd; Tax ID: 2S135D000303
Applicant:	Jilian Saurage Felton, Community Partners for Affordable Housing
Property Owner:	Kayla Zander, Carleton Hart Architecture

I. FINDINGS

- A. An application for a Variance (VAR 21-0003) was filed by Carleton Hart Architecture on behalf of Community Partners for Affordable Housing for a variance to maximum structure height standard in the High Density Residential (RH) zone and to the minimum parking requirements for multi-family dwellings in complexes with private internal driveways.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on November 18, 2021 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Planning Commission found the proposed variance 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 VAR 21-0003 with Conditions of Approval. The TPC further adopted the applicant's Narrative as supplemental to the staff findings and analysis.

II. ACTION

The Tualatin Planning Commission approved VAR 21-0003 and adopted the staff analysis and findings, dated November 18, 2021, and the applicant's Narrative as supplemental, with the following Conditions of Approval:

VAR-1 Development of the proposed 116-unit multi-family project will require submittal and approval of an Architectural Review (Type III) application, in accordance with TDC 33.020(3)(d)(iii).

VAR-2 Modification to this approval will require submittal and approval of a new Type III Variance application in accordance with TDC.

VAR-3 Structure height for proposed 116-unit multi-family project shall not be more than 54 feet in as measured in TDC 31.060.

VAR-4 A minimum of 170 vehicle parking spaces shall be provided for the proposed 116-unit multi-family project.

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 Variance land application 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 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m., December 9, 2021. 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 18th DAY OF NOVEMBER 2021.

CITY OF TUALATIN
PLANNING COMMISSION

BY:



Bill Beers, Chair
Tualatin Planning Commission