
Project: AAA Fleet Vehicle Battery Test & Replacement Project

Subject: Written Statement: Narrative Statements to Approval Criteria Listed in TDC 33.040(5), in accordance with TDC 32.140(1)(b)

Date: February 14, 2024

Property Location: 18155 SW Teton Ave
Tualatin, OR 97602

Tax Lot: 2S123BB00701

Gross Site Area: 1.87 Acres

Frontage Road: SW Teton Ave

Zoning: Light Manufacturing (ML)

Description of Proposed Use:

AAA Oregon/Idaho is proposing to use their existing facility on 18155 SW Teton Ave to provide AAA Members with a service to check their car battery and replace the car battery if needed. No new construction is proposed. AAA Members will arrive on site, park in the existing front parking lot, and then wait in the existing waiting area inside the building. A AAA Technician will drive their car into the existing garage, check the condition of the car battery and replace it if necessary. The Technician will then drive the AAA Members car outside to the front parking lot, where the AAA Member will then leave the site.

TDC Chapter 60 – Light Manufacturing Zone (ML):

The proposed use is categorized as “Vehicle Repair” per discussions with the City of Tualatin in a pre-application meeting on October 4th, 2023 (PRE_23-0023).

TDC 60.200 – Use Categories:

“Vehicle Repair” is listed as a “Conditionally Permitted (C)” and “Limited (L)” per Table 60-1.

TDC 60.210 – Additional Limitations on Uses:

Per TDC 60.210 (3) (b):

“Property is located with the IA area on Map 10-4 (map 9-4 is an old reference that has not been updated.)”

“Commercial uses on land designated as an Industrial Area Design Type on Map 9-4 must not exceed 5,000 square feet for any individual use or a total of 20,000 square feet of all commercial uses on the site. Commercial uses permitted in the limited Commercial Setback are exempt from this requirement.”

The proposed area of the “vehicle repair” is 500 sf in the existing garage, 345 sf in the existing waiting area, and 1,470 sf in the existing parking lot. The total area is 2,315 SF and under the maximum 5,000 square feet requirement.

TDC 60.300 – Development Standards for Parking and Circulation Areas:

The existing parking and circulation area is setback 10 feet from the property line and meets the 5 feet minimum setback requirement.

TDC 60.310 Additional Development Standards:

Per TDC 60.310 – Additional Development Standards (1) Outdoor Uses: “All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading, Basic Utilities, Wireless Communication Facilities and outdoor play areas of child day care centers as required by state day care certification standards.”

The proposed “vehicle repair”/battery check and replacement will occur within the existing enclosed garage and not occur outside.

TDC Chapter 63 – Industrial Uses and Utilities and manufacturing Zones – Environmental Regulation:

All of the required regulations will be met.

TDC Chapter 73A – Site Design Standards:

TDC 73A.300 Commercial Use Design Standards

No changes to the site are proposed. The existing site meets zoning standards and are indicated on the provided site plan.

TDC Chapter 73C – Parking Standards:

No changes to the site are proposed. The existing parking lot meets zoning standards.

Parking lot circulation will not be affected.

No stacking spaces will be needed. The existing parking is sufficient for the anticipated volume of AAA Members using this service (2-3 customers per day)

TDC Chapter 73C – Parking Standards:

The storage of batteries will not require a change to how waste and recycling is currently handled. The existing facility serves as a dispatch center for AAA’s Roadside Assistance program and their “Fleet Vehicles.” Batteries are currently stored on site (meeting the OSSC requirements) and an existing waste/recycling program for the Fleet Vehicles is in place and will accommodate the AAA Member battery replacement proposed use.

TDC 33.040(5) – Approval Criteria

(a) The use is listed as a conditional use in the underlying zone:

The proposed use is categorized as “Vehicle Repair” per discussions with the City of Tualatin in a pre-application meeting on October 4th, 2023 (PRE_23-0023).

“Vehicle Repair” is listed as a “Conditionally Permitted (C)” and “Limited (L)” per Table 60-1.

(b) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features:

The characteristics of the site and the existing facility are suitable for the proposed use.

The existing facility is located on SW Teton Avenue in a “Light Manufacturing” zone. The facility is not directly adjacent to residential zones, and the proposed use does not create adverse impacts to the surrounding area.

The existing site is 1.87 acres, and is relatively flat. The existing front (eastern) parking lot has two entry/exit points from the property to SW Teton Avenue which lends itself well to the proposed AAA Member vehicle circulation to safely enter and exit the site. The eastern parking lot is flat and has generous space for easy vehicular and pedestrian circulation.

The existing building contains a small reception area and a relatively large “garage” space with a garage door facing east and the front parking lot/SW Teton Avenue. This will allow AAA Members to enter the site, park their vehicle in the front parking lot, wait in the interior reception area while an AAA Technician drives their vehicle into the garage where they can examine the car battery and replace if necessary.

No impact to the existing landscaping is proposed. The site does not contain any “natural features” that will be impacted by this use.

(c) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use:

The proposed development will not require any new construction or alteration of the existing site.

The proposed development will not adversely affect the local traffic. The anticipated use is 2-3 AAA Members per day visiting the site.

Public facilities and services existing or planned for the area will not be affected by the proposed use.

(d) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone

The anticipated use of the vehicle battery check and repair is 2-3 AAA Members per day. This amount of usage will not adversely affect the traffic in the surrounding area.

No changes to the site and existing building are proposed. The vehicle battery check and replacement will occur within the existing garage space. The character of the surrounding properties will not be impacted or impaired by this proposed use.

(d) The proposal satisfies those objectives and policies of the Tualatin Comprehensive Plan that are applicable to the proposed use:

The proposed use will provide vehicle repair in the form of checking/replacing car batteries for passenger vehicles, light and medium trucks. This aligns with the use description for “Vehicle Repair” as described in TDC 39.365.

Please reference other sections of this narrative for more information regarding meeting the requirements of the Tualatin Development Code and Tualatin Comprehensive plan.