



NOTICE OF PLANNING COMMISSION DECISION

****APPROVAL WITH CONDITIONS****

July 16, 2025

Case #:	CUP 25-0001
Project:	SW 108 th Avenue Water Reservoir & Pump Station
Location:	22675 SW 108 th Avenue, Tax Lot: 2S134AD05400
Applicant:	AKS Engineering & Forestry, LLC
Owner:	City of Tualatin

I.FINDINGS

- A. An application for Conditional Use Permit (CUP 25-0001) was filed by AKS Engineering & Forestry, LLC, on behalf of the City of Tualatin, to allow a water storage reservoir and pump station in the Low Density Residential (RL) Planning District. Water reservoirs with a maximum height of 75 feet are conditionally permitted in the Low Density Residential (RL) as identified in Tualatin Development Code (TDC) Table 40-1.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on July 16, 2025, in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Tualatin Planning Commission found with Conditions of Approval in the Findings & Analysis the proposed use will comply with the standards of the TDC. The TPC found that the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of CUP25-0001 with the conditions of approval CUP-1 through CUP-4.

II.ACTION

The Tualatin Planning Commission approves CUP25-0001 and adopts the staff analysis and findings, dated July 16, 2025 with the following Conditions of Approval:

CUP – 1 The approved CUP is limited to a water reservoir, with a maximum height of 75 feet listed in TDC Table 40-1.

CUP – 2 The proposed development must comply with the Environmental Regulations of TDC Chapter 63.

CUP – 3 An approved Architectural Review application in substantial conformance to the site plan (Exhibit A2) and meeting current Tualatin Development Code standards requirements at the time the application is submitted must be obtained for use of the site and site development.



CUP - 4 A conditional use permit automatically is null and void two years after the effective date upon which it was granted, unless the applicant, or successor in interest, has done one of the following within two years of the effective date of the Conditional Use Permit:

- i. Secured a building permit and commenced construction of the building or structure in conformance of the building permit and conditional use permit.
- ii. Commenced the activity or installation of the facility or structure authorized by the conditional use permit.
- iii. Submitted a request for an extension of time on the conditional use permit to avoid the permit's becoming null and void.

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 Tualatin Planning Commission 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., August 1, 2025.** The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee. The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current 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 16th DAY OF JULY 2025.

PLANNING COMMISSION
CITY OF TUALATIN

BY: 
Bill Beers, Chair
Tualatin Planning Commission