



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Erin Engman, Associate Planner
Steve Koper, AICP, Assistant Community Development Director

DATE: September 27, 2021

SUBJECT:

Consideration of Ordinance No. 1460-21, requesting the annexation of approximately 4.07 acres of property located 21100 SW 120th Avenue (Tax ID 2S127C000401); annexing the territory into the boundary of Clean Water Services, and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0001).

RECOMMENDATION:

Staff recommends that Council adopt Ordinance No. 1460-21.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

The property owner, Ashwood Construction Inc., represented by Dowl requests approval to annex approximately 4.07 acres of property located at 21100 SW 120th Avenue (Tax ID 2S127C000401). The property is currently developed with two commercial buildings and various accessory structures. No public right-of-way is part of the subject territory to be annexed. No development or other modifications to the property are proposed as part of this request.

The land is contiguous to the existing Tualatin city limits on the northern and eastern property lines. The property is currently located within unincorporated Washington County and the City of Tualatin Urban Planning Area.

Upon annexation, the Manufacturing Business Park (MBP) zoning would be applied, consistent with the Comprehensive Plan Map, 10-1 and the Southwest Area Concept Plan.

Before granting the proposed annexation, the City Council must find that the annexations conform to the applicable criteria of TDC Section 33.010, Metro Code Section 3.09, and ORS 222. The Analysis and Findings (Exhibit 3) examines the application in respect to the requirements for granting an annexation. Staff finds that the annexation meets the applicable criteria.

OUTCOMES OF RECOMMENDATION:

Approval of the annexation request and adoption of Ordinance No. 1460-21 will result in the following:

- Annexation of the property to the City of Tualatin.
- Designation of the property with the Manufacturing Business Park (MBP);
- Concurrent annexation into the Clean Water Services District.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the staff recommendation include:

- Continuation of the hearing to a date certain in the future; or
- Denial of the annexation request.

FINANCIAL IMPLICATIONS:

The City will receive an increased share in property tax revenue.

ATTACHMENTS:

Attachment 1.

Ord 1460-21 Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

A. Application

B. ...

Attachment 2. Council Presentation