



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Tabitha Boschetti, AICP, Assistant Planner  
Steve Koper, AICP, Planning Manager

**DATE:** November 9, 2020

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### **SUBJECT:**

Consideration of Ordinance No. 1442-20, requesting the annexation of approximately 25.18 acres of property located south of SW Norwood Road, Tax Map 2S135D Lot 100; annexing the territory into the boundary of Clean Water Services, and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District (File No. ANN 20-0003).

### **RECOMMENDATION:**

Staff recommends that Council adopt Ordinance No. 1442-20.

### **EXECUTIVE SUMMARY:**

This matter is a quasi-judicial public hearing.

The applicant, property owner P3 Properties, LLC, as represented by AKS Engineering, request approval to annex approximately 25.18 acres of property located south of SW Norwood Road, Tax Map 2S135D Lot 100. The property is undeveloped and wooded. 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 all sides excepting the eastern boundary which is contiguous with the Urban Growth Boundary. The property is currently located within unincorporated Washington County and the City of Tualatin Urban Planning Area.

If approved, in conjunction with approval of the proposed annexation, the subject properties would be withdrawn from the Washington County Enhanced Sheriff Patrol District (ESPD). Upon annexation, the Medium Low Density Residential (RML) zoning would be applied, consistent with the Community Plan Map, Map 9-1.

Before granting the proposed annexation, the City Council must find that the annexations conform to the applicable criteria of TDC Section 31.010, 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. 1442-20 will result in the following:

- Annexation of the property to the City of Tualatin.

- Designation of the property with the Medium Low Density Residential (RML) zone;
- Concurrent annexation into the Clean Water Services District;
- Concurrent withdrawal of the property from the Washington County Enhanced Sheriff Patrol 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.

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**ATTACHMENTS:**

Attachment 1.

Ord 1442-20 Norwood Road Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

A. Application

B. Community Plan Map 9-1

C. Community Plan Figure 11-3

D. Community Plan Map 12-1

E. Community Plan Map 13-1

Attachment 2. Council Presentation

Attachment 3. Public Testimony