



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Keith Leonard, AICP, Associate Planner
Steve Koper, AICP, Assistant Community Development Director

DATE: February 14, 2022

SUBJECT:

Consideration of Ordinance No. 1465-22, requesting the annexation of 10.6 acres of land located 11345 SW Herman Road (Tax Map 2S122D000550) into the City of Tualatin and simultaneously withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0002).

RECOMMENDATION:

Staff recommends that Council approve the Annexation (ANN 21-0002) and adopt Ordinance No. 1465-22.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

Property owners Gary and Ricky Walgraeve, represented by AAI Engineering, request approval to annex 10.6 acres of land located at 11345 SW Herman Road (Tax Map/Lot 2S122D000550) into the City of Tualatin. The land is within Tualatin's Urban Planning Area and is designated as General Manufacturing (MG). The property is currently undeveloped; no development is proposed at this time. Any development of the property would require a separately approved Architectural Review.

Before granting the proposed annexation, the City Council must find that the annexation conforms to the applicable criteria of TDC Section 33.010, Metro Code Section 3.09, and ORS 222. The Analysis and Findings (Exhibit 3) demonstrate that the proposal complies with the applicable criteria for granting an annexation.

OUTCOMES OF RECOMMENDATION:

Approval of the Annexation (ANN 21-0002) and adoption of Ordinance No. 1465-22 will result in the following:

- Annexation of the property into the City of Tualatin and withdrawal of the property from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District.
- Application of the City's General Manufacturing (MG) Zoning District to the property.

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: City Council Presentation

Attachment 2: Ord 1465-22 Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

Exhibit A: Application, Petition and Supporting Materials

Exhibit B: Comprehensive Plan Map 8-1 (Functional Classification and Traffic Signal Plan)

Exhibit C: Comprehensive Plan Map 9-1 (Water System Master Plan)

Exhibit D: Comprehensive Plan Map 9-2 (Sewer System Master Plan)

Exhibit E: Comprehensive Plan Map 10-1 (Zoning)