



Tonquin Commerce Center

Annexation Application

Tualatin City Council
April 28, 2025

City of Tualatin Case File No.: **ANN24-0001**



Introductions

Applicant

- » Schnitzer Properties
 - » Ryan Schera



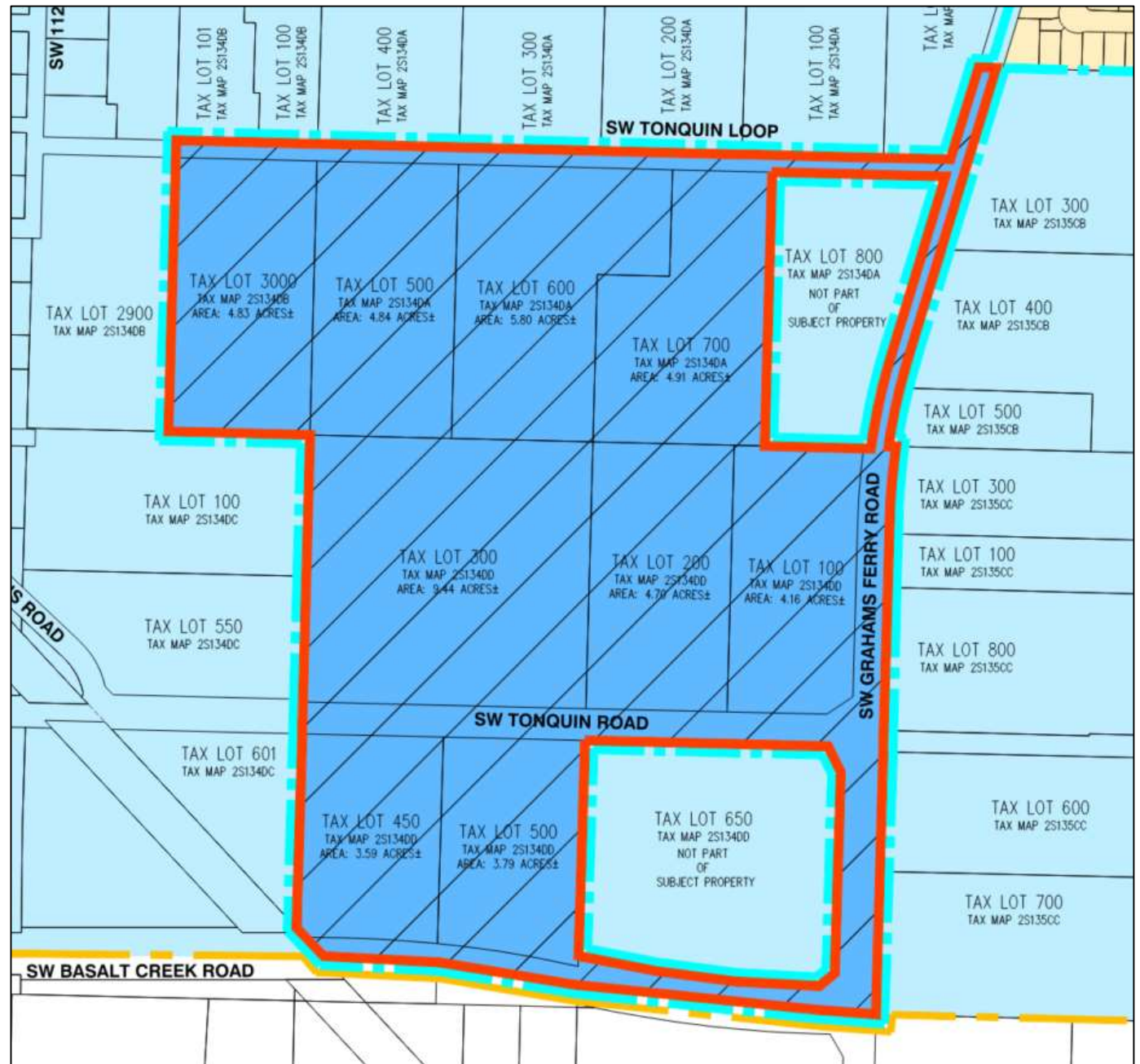
Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Melissa Slotemaker, AICP
 - » Darko Simic, PE
 - » Sean Vermilya



Annexation Area

- » 9 tax lots in the Basalt Creek Planning Area
- » ±46.09 acres (±54.79 acres including rights-of-way)
- » Currently zoned FD-20 (Washington County)
- » When annexed will be zoned Basalt Creek Employment (BCE)
- » Adjacent rights-of-way included in annexation area



- This application does not include any site alterations or improvements.
- Future development is required to obtain separate City approval.

The Annexation criteria are straightforward and objective.

Tualatin Development Code Section 33.010

- ✓ ☒ Within the Metro Urban Growth Boundary
- ✓ ☒ Owner is requesting the annexation
- ✓ ☒ Meets Metro Code for City Annexations (Section 3.09)
 - Consistent with City Comprehensive Plan
 - Public facilities and services are available to the site
- ✓ ☒ Consistent with Oregon Revised Statute Chapter 222
 - Site is adjacent to the existing City boundary

Thank you.

Any Questions?

Melissa Slotemaker, AKS Engineering & Forestry

Darko Simic, AKS Engineering & Forestry

Sean Vermilya, AKS Engineering & Forestry



Ryan Schera, Schnitzer Properties

