



WASHINGTON COUNTY

OREGON

February 4, 2025

Kim McMillan, Community Development Director
City of Tualatin
10699 SW Herman Road
Tualatin, OR 97062-7092

Dear Ms. McMillan:

Washington County staff have reviewed the materials provided for the City of Tualatin's proposed annexation of properties abutting SW Grahams Ferry Road, Tonquin Loop, Tonquin Road and Basalt Creek Parkway into the City of Tualatin, as shown in the attached graphic. The proposed annexation includes the right-of-way of SW Grahams Ferry Road, SW Tonquin Loop, SW Tonquin Road and SW Basalt Creek Parkway along the property frontage between SW Grahams Ferry Road and Bonneville Power Administration property.

Washington County and the City of Tualatin updated their Urban Planning Area Agreement (UPAA) in 2019. The UPAA contains the following clause in section IV:

G. The COUNTY shall not oppose annexations to the CITY within the CITY's Urban Planning Area.

The area in question is located within Tualatin's Urban Planning Area. The only section of affected road designated for long-term jurisdiction in the County's Transportation System Plan is SW Basalt Creek Parkway.

The County consents to this annexation including the right-of-way as shown in the attached graphic with the following stipulations:

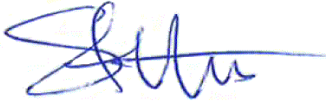
- Washington County requests that Tualatin take roadway jurisdiction and all maintenance responsibility for all portions of SW Grahams Ferry Road from Boones Ferry Road to Basalt Creek Parkway.
- Washington County will retain road jurisdiction and maintenance authority of Basalt Creek Parkway right-of-way, including the portion that will be annexed by the City of Tualatin.
- SW Basalt Creek Parkway is designated as a five-lane arterial in Washington County's Transportation System Plan. Washington County requires that the city include appropriate right-of-way dedication, as determined in consultation with the County Engineer or designee, as a condition of approval for any development application on Tax Lots 450 and 500.
- Within 60 days of the effective date of the annexation of the subject land, the City will submit a City Council resolution to Washington County requesting transfer of roadway

jurisdiction and all maintenance responsibility to the City for all portions of SW Grahams Ferry Road, SW Tonquin Loop and SW Tonquin Road within the newly established City boundary as shown in the attached graphic.

- County will initiate proceedings for the transfer of jurisdiction of all portions of SW Grahams Ferry Road, SW Tonquin Loop and SW Tonquin Road within the newly established boundary as depicted in the attached graphic, from County to City, including public notice and a public hearing, prior to ordering the jurisdictional transfer.

County staff look forward to further coordination with the City of Tualatin on the development of properties and roadway improvements on Basalt Creek Parkway within the Basalt Creek and Southwest areas.

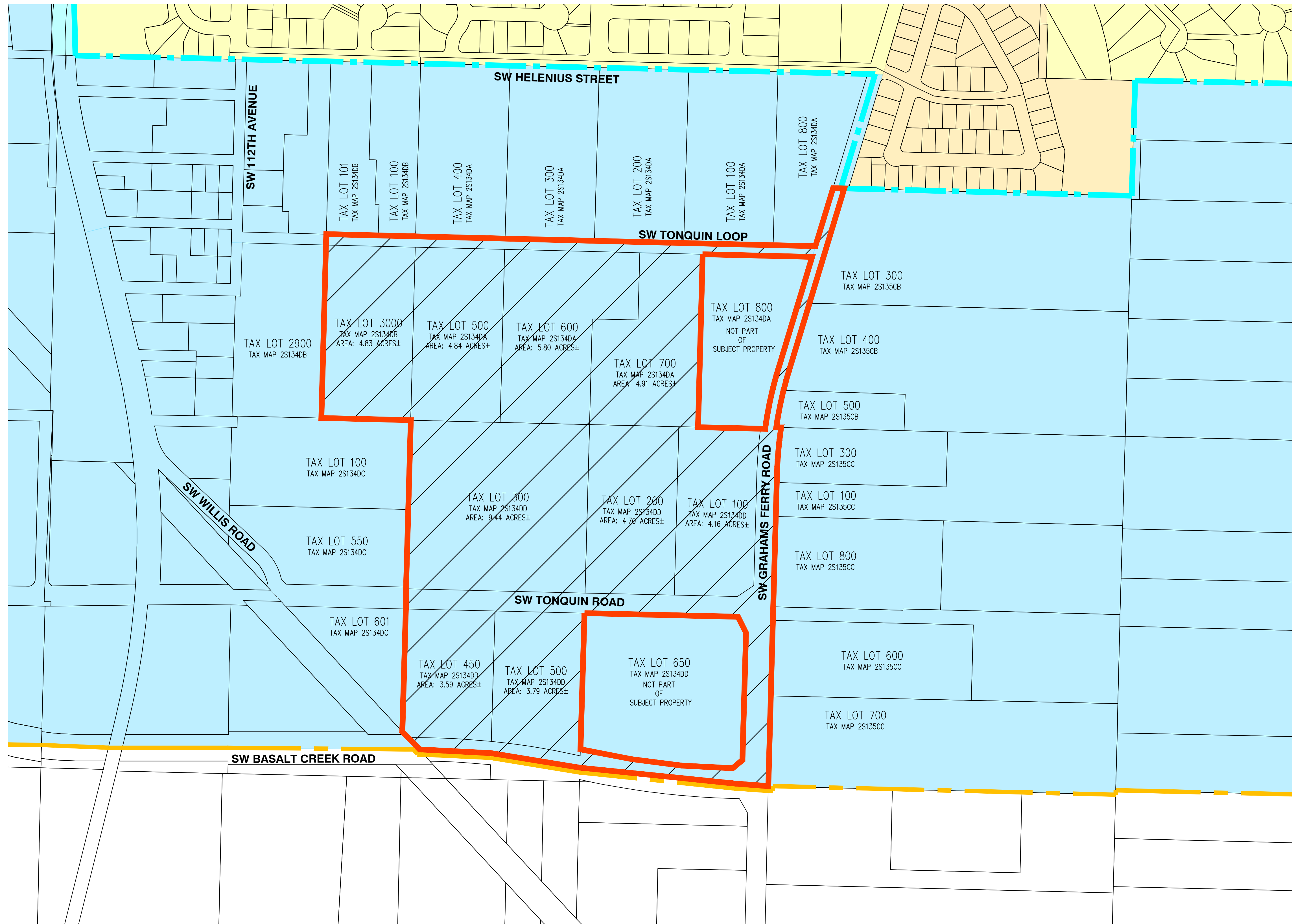
Sincerely,



Stephen Roberts, Director of Land Use & Transportation

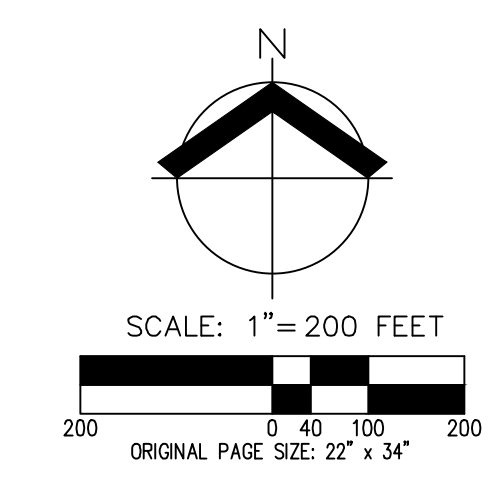
Enclosure: Vicinity Map

cc: Carol Johnson, Planning and Development Services Manager
Stacy Shetler, County Engineer
Todd Watkins, Operations and Maintenance Division Manager
Dyami Valentine, Principal Transportation Planner
Theresa Cherniak, Principal Community Planner



LEGEND

- WASHINGTON COUNTY ZONING : FD-20
- CITY OF TUALATIN ZONING : RL
- CITY OF TUALATIN ZONING : RML
- CITY OF TUALATIN JURISDICTIONAL BOUNDARY
- CITY OF TUALATIN CITY LIMITS
- SUBJECT PROPERTY



DATE: 09/13/2024 AKS JOB: 9720

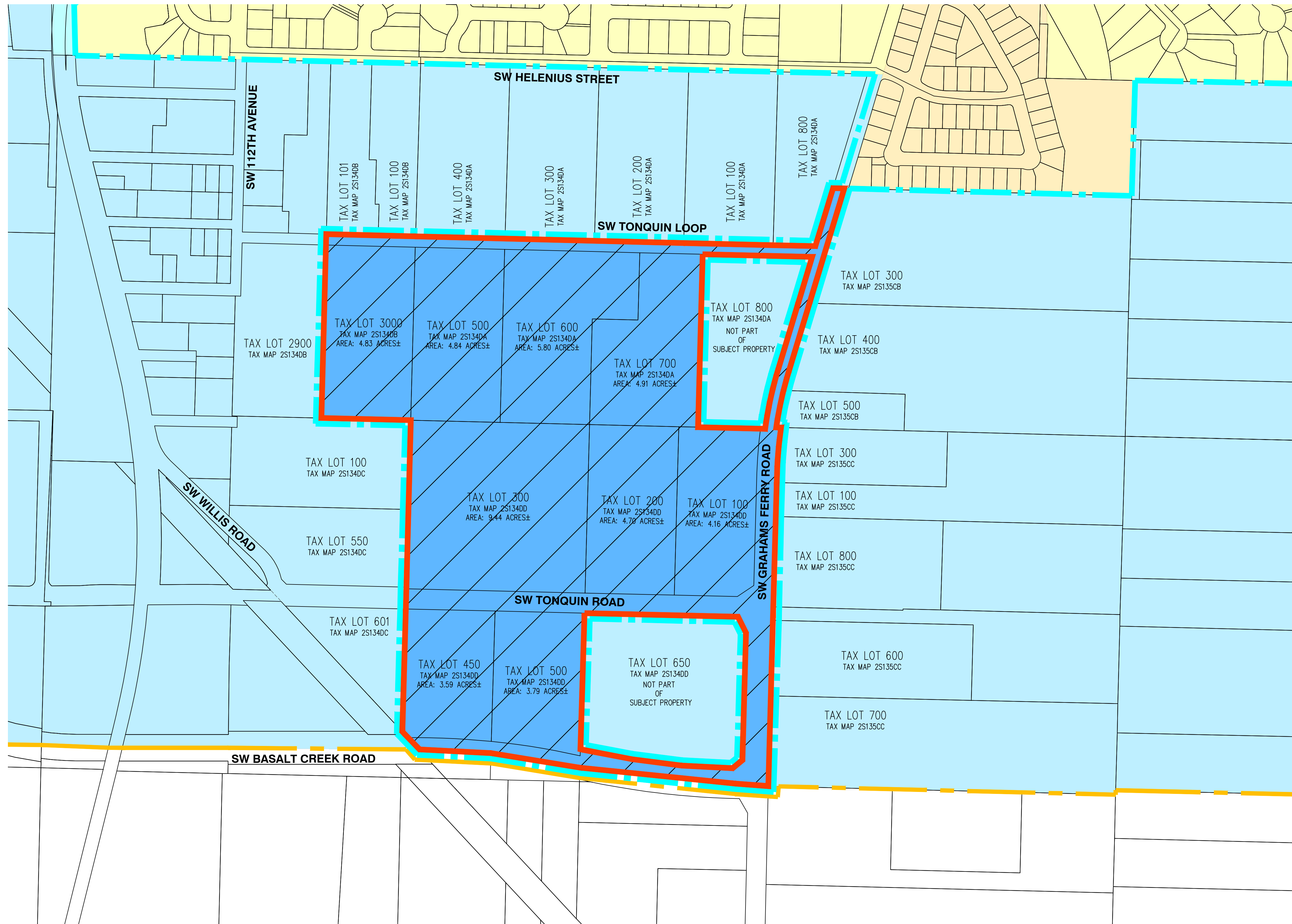
AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
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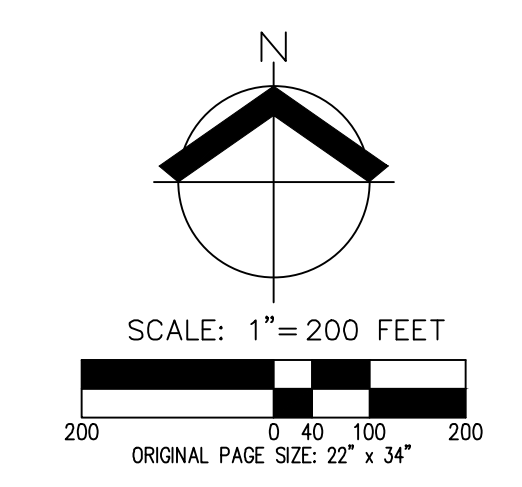
EXISTING ZONING TONQUIN COMMERCE CENTER

**SCHNITZER PROPERTIES
 CITY OF TUALATIN, OREGON**



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ANNEXATION PLAN TONQUIN COMMERCE CENTER

**SCHNITZER PROPERTIES
 CITY OF TUALATIN, OREGON**