



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Madeleine Nelson, Associate Planner
Steve Koper, AICP, Assistant Community Development Director

DATE: April 28, 2025

SUBJECT:

Consideration of Ordinance No. 1498-25 vacating a 4,959 square-foot Right-of-Way tract of land identified as the northerly unimproved street stub of SW 68th Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat and authorizing the City Manager to take any and all actions necessary to implement the Ordinance (VAC25-0001).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends Council adopt the Ordinance to vacate the City’s interest.

EXECUTIVE SUMMARY:

The vacation of public property is governed by Oregon Revised Statutes (ORS) Chapter 271. Under these statutes, the city governing body may initiate vacation proceedings and make such vacation without a petition or consent of property owners.

Under ORS Chapter 271, the City must hold a public hearing prior to vacating an interest in real property. The public hearing before Council on this date is to consider whether the City should vacate its interest in a portion of Right-of-Way located at the northerly unimproved street stub of SW 68th Avenue on Tax Map 2S124DD, created by the “Stoneridge” subdivision plat. Under state law, the City’s interest in this property may be vacated if the public interest is not prejudiced.

On March 3, 2025, the City received a signed Quit Claim Deed releasing a portion of the property described in Exhibit F, as conveyed by Washington County Recorded Document No. 2022-034343. This Quit Claim Deed will be recorded concurrently with VAC25-0001. A draft of the Public Utility and Access Easement is provided in Exhibit D.

The subject site comprises approximately 4,959 square-foot tract of land in the Medium High Density Residential (RMH) Planning District. The subject site is vacant undeveloped land. The future use of the site includes the development of a government-owned public park. Public parks and playgrounds are permitted outright in the Medium High Density Residential Planning District.

OUTCOMES OF DECISION:

Adopting the ordinance vacates the City’s interests in the real property in question and authorizes the City Manager to take other actions, such as recording a copy of the ordinance with the County, to effectuate the intent of the ordinance.

ALTERNATIVES TO RECOMMENDATION:

Council can decide not to approve the ordinance and the portion of right-of-way will remain.

ATTACHMENTS:

- Exhibit A: Vicinity Map
- Exhibit B: ROW Vacation Legal Description
- Exhibit C: Public Utility and Access Easement Legal Description
- Exhibit D: Draft Public Utility and Access Easement
- Exhibit E: Public Notice
- Exhibit F: Quitclaim Deed