



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. 1499-25, requesting the annexation of 54.79 acres of land located at Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway into the City of Tualatin from unincorporated Washington County

RECOMMENDATION:

Staff recommends that Council approve the Annexation (ANN 24-0001) and adopt Ordinance No. 1499-25.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

AKS Engineering & Forestry, LLC on behalf of Schnitzer Properties, LLC proposes to annex 54.79 acres of land located south of Tonquin Loop, west of Grahams Ferry Road, and north of Basalt Creek Parkway (Tax Map 2S134DA Lots 500, 600, 700, Map 2S134DB Lot 3000, and Map 2S134DD Lots 100, 200, 300, 450, 500) into the City of Tualatin from unincorporated Washington County. Additionally, the planned annexation includes portions of the rights-of-way of SW Grahams Ferry Road, SW Tonquin Road, SW Tonquin Loop Road, and SW Basalt Creek Parkway that abut the site. 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 Tualatin Development Code (TDC) Section 33.010, Metro Code Section 3.09, and Oregon Revised Statutes (ORS) 222. The Analysis and Findings demonstrate that the proposal complies with the applicable criteria for granting an annexation.

OUTCOMES OF DECISION:

Approval of the Annexation (ANN 24-0001) and adoption of Ordinance No. 1499-25 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 Road Maintenance District.
- Application of the City's Basalt Creek Employment (BCE) Planning 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:

- Exhibit A: Annexation Application, Petition, and Supporting Materials
- Exhibit B: Legal Description & Map
- Exhibit C: Utility Proposal
- Exhibit D: Public Notice
- Exhibit E: Comprehensive Plan Map 8-1 Functional Classification and Traffic Signal Plan
- Exhibit F: Comprehensive Plan Map 9-1 Water System Master Plan
- Exhibit G: Comprehensive Plan Map 9-2 Sewer System Master Plan
- Exhibit H: Comprehensive Plan Map 9-3 Storm Sewer Master Plan
- Exhibit I: Comprehensive Plan Map 10-1 Planning District
- Exhibit J: Washington County Annexation Consent
- Exhibit K: Public Comments