

ORDINANCE NO. 1456-21

AN ORDINANCE ANNEXING TERRITORY AT 23500 SW BOONES FERRY ROAD TAX MAP 2S135D LOT 303, INTO THE CITY OF TUALATIN; WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT; AND ANNEXING TERRITORY INTO THE BOUNDARY OF CLEAN WATER SERVICES (ANN 20-0004)

WHEREAS, Community Partners for Affordable Housing (owner and applicant) as represented by Rachel Duke and Jilian Saurage Felton submitted a petition for annexation of approximately 4.66 acres of property located at 23500 SW Boones Ferry Road, Tax Map 2S135D Lot 303, hereafter called the "Property," into the City of Tualatin;

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09;

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City;

WHEREAS, Metro does not oppose the annexation;

WHEREAS, under ORS 199.510(2)(c), when a city receives services from a district and is part of that district, any territory annexed to the city is to be included in the boundaries of the district and subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district;

WHEREAS, the City receives sewer, storm, and surface water management services from Clean Water Services and is part of the Clean Water Services district, as referenced ORS 199.510(2)(c);

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District;

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision;

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260;

WHEREAS, the Council conducted a public hearing relating to the annexation where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing;

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** The Property identified in the legal description attached as Exhibit 1 and as more fully depicted in the map in Exhibit 2, which are both incorporated by reference, is hereby annexed to and made a part of the City of Tualatin.

**Section 2.** The findings attached as Exhibit 3, which are incorporated herein by reference, are hereby adopted.

**Section 3.** The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue.

**Section 4.** Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State.

**Section 5.** The annexation of the Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180.

**Section 6.** On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District.

**Section 7.** On the effective date of the annexation, under ORS 199.510(2)(c), the property is also being annexed into the boundaries of Clean Water Services for the provision of sanitary sewer, storm, and surface water management.

**Section 8.** The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

Adopted by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



## LEGAL DESCRIPTION FOR ANNEXATION

A parcel of land in Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon; described as follows:

Commencing at the Northwest Corner of the Southeast quarter of said Section 35, thence South  $00^{\circ} 05' 17''$  East along the centerline of SW Boones Ferry Road 1025' to the Northwest corner of Washington County document 2003-156709, thence East 30' to the True Point of Beginning; Thence following the boundary of said document the following 3 courses: East 350', South 575', and West 428' to a point 30' East of the centerline of SW Boones Ferry Road when measured radially; thence along a line parallel and 30' East of said centerline the following 3 courses: North  $17^{\circ} 06' 17''$  East 124' to a point of curvature, 279' along a tangent curve to the left with a radius of 929.50' to a point of tangency, and North  $00^{\circ} 05' 17''$  West 182' to the point of beginning.

ANNEXATION CERTIFIED

BY



NOV 12 2020

WASHINGTON COUNTY A & T  
CARTOGRAPHY

610  
475  
LAWYERS  
9090911376w



After Recording, Return to:  
Thomas J. Re  
19035 SW Chesapeake Dr  
Tualatin, OR 97062

Until a change is requested, tax statements shall be sent to the following address: same as above

**STATUTORY WARRANTY DEED**  
(Individual)

Steven E. Willey and Catherine Willey

conveys and warrants to  
Thomas J. Re and Kathryn S. Re, Husband and Wife

the following described real property in the State of Oregon and County of Washington free of encumbrances, except as specifically set forth herein:

Beginning at a point which is 295 feet North of the Southwest corner of the Northwest one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; thence East 380 feet to a point; thence South 575 feet to a point; thence West to a point in the center of SW Boones Ferry Road (State Highway No. 271); thence in a Northerly direction along the center line of SW Boones Ferry Road to the point of beginning.

Tax Account Number(s): R1136023

This property is free of encumbrances, EXCEPT:

- 1. 2003-04 taxes, a lien in an amount to be determined, but not yet payable.
- (Continued)

The true consideration for this conveyance is \$475,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 12 day of September, 2003.

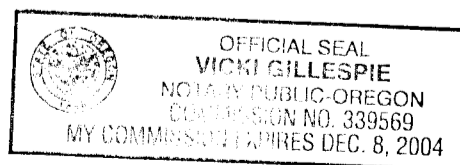
Steven E. Willey  
Steven E. Willey

Catherine Willey  
Catherine Willey

STATE OF OREGON, COUNTY OF Multnomas.  
The foregoing instrument was acknowledged before me this

12 day of September, 2003, by Steven E. Willey and Catherine Willey.

UBILSON  
Notary Public for Oregon  
My Commission Expires: 12/8/04



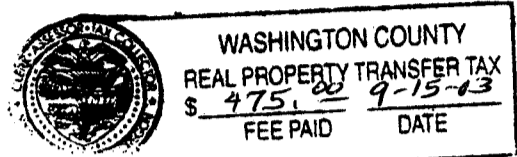
Washington County, Oregon 2003-156709  
09/15/2003 03:26:25 PM  
D-DW Cnt=1 Stn=3 TEAKIN  
\$10.00 \$6.00 \$11.00 \$475.00 - Total = \$502.00



00441190200301567090020028

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



(Above Space Reserved for Recorder's Use)

STATUTORY WARRANTY DEED  
(Continued)

Order No.: 90g0911376

ENCUMBRANCES (Continued)

2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.  
Account No. : R1136023
3. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
4. An easement created by instrument, including the terms and provisions thereof,  
Dated : July 28, 1948  
Recorded : August 14, 1948  
Book/Volume : 288  
Page : 14  
In favor of : Pacific Telephone and Telegraph Company  
For : Utility



April 26, 2021

## Analysis and Findings

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Case #:	ANN 20-0004
Project:	23500 SW Boones Ferry Road Annexation
Location:	23500 SW Boones Ferry Road (Tax ID 2S135D000303)
Owner/Applicant:	Community Partners for Affordable Housing (CPAH)

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### Introduction

#### A. Applicable Criteria

Annexations are reviewed under Tualatin Development Code (TDC) Chapter 33.010, *Annexations*. This code refers to Metro Code 3.09, *Local Government Boundary Changes*, and the applicable provisions of ORS Chapter 222, which also govern annexations.

#### B. Project Description

The subject property is a 4.66-acre parcel located 23500 SW Boones Ferry Road, a location east of SW Boones Ferry, south of SW Norwood Road and north of SW Greenhill Lane. The subject property is within unincorporated Washington County, fully surrounded by the existing City of Tualatin boundary on all sides of the parcel. Adjacent public right-of-way designated as SW Boones Ferry Road, while referenced in the legal description for this property, is already situated within the City of Tualatin, as established under previous land use review ANN 06-06, Ordinance No. 1233-07, effective April 30, 2007. The adjacent right-of-way is also within the Clean Water Services Service District.

The property owner has petitioned for annexation into the City of Tualatin. Simultaneous annexation into the Clean Water Services Service District is also under review as a necessary component to effective future development review (Exhibit B). The scope of this review is limited to the suitability of annexing the parcel into the City of Tualatin and Clean Water Services Service District. No development is being reviewed as part of this application. If annexed, future development would be subject to all applicable standards applied by the City of Tualatin.

In conjunction with approval of the proposed annexation, the subject property would be withdrawn from the Washington County Enhanced Sheriff Patrol District (ESPD).

#### C. Site Description

The subject property is a 4.66 acre quadrilateral parcel, developed with two detached dwellings, with the majority of the parcel in open field with some mature trees throughout. There are no mapped natural resource areas recognized by the City or Metro on this site. The topographical high point of the site is toward the northeast corner at 364 feet in elevation; the property generally slopes down toward the west, down to an elevation of about 334 feet in elevation at the northwest corner, and 344 feet at the southeast elevation, meeting a retaining walls.

On the north, east, and south property lines, the subject territory borders a parcel owned by the Horizon Community Church which is used as a school and church campus. This property is within the City of Tualatin. The west property line fronts on SW Boones Ferry Road, a major arterial under jurisdiction of Washington County though within the City of Tualatin city limits.

More broadly, the property is situated within the Basalt Creek Concept Plan area. The area south of SW Norwood consists largely of detached dwellings on larger parcels and abutting a natural resource stream area on the west side of SW Boones Ferry Road. East of Boones Ferry lies the Horizon campus, several detached dwellings, and a mix of open and wooded land stretching west to I-5. Many parcels in this area have been recently annexed into the City of Tualatin, including approximately 63 acres annexed in 2020; the adjacent Horizon Community Church campus was annexed in 2006. North of SW Norwood Road are developed residential neighborhoods with a mix of attached and detached dwellings, primarily constructed in the 1990s.

#### **D. Public Testimony**

During the public comment period and prior to the submittal of these findings in advance of the scheduled hearing for April 26, 2021 (Attachment 3), staff have received public comments related to transportation planning and traffic impacts related to new development. Broad transportation analysis during the Basalt Creek Concept Plan phase studied the transportation capacity of the area when applying future zoning designations that control the permissible density and range of allowed uses within the subject territory. More specific transportation analysis would also be required at the time of proposed development through the Architectural Review process to identify specific public improvements necessitated by the related transportation demand. Staff are also aware of ongoing concerns from neighboring property owners related to stormwater management in this area.

This report addresses the City's general capacity for future infrastructure including sanitary sewer, stormwater management, and transportation, and development regulations including requirements to provide adequate infrastructure and on-site facilities, such as stormwater detention facilities, that would be applied to future development. The more specific impacts of future development would be further evaluated and regulated through the Architectural Review process applicable to new development.

#### **Exhibits**

- A. Application Form, Petition, and Supporting Materials
- B. Communication from Clean Water Services 3-22-21
- C. Comprehensive Plan Map 9-1 (Water System Master Plan)
- D. Comprehensive Plan Map 9-2 (Sewer System Master Plan)
- E. Comprehensive Plan Map 10-1



## **TDC Chapter 33, Applications and Approval Criteria**

### **Section 33.010 Annexations**

To grant an annexation application, the Council must find:

**(a) The territory to be annexed is within the Metro Urban Growth Boundary;**

**Finding:**

*As shown in Exhibit E, the subject property is within the Metro Urban Growth Boundary and within Tualatin's Urban Planning Area. This standard is met.*

**(b) The owners of the territory to be annexed have petitioned to be annexed;**

**Finding:**

*As shown in Exhibit A, the property owners have petitioned to have the territory annexed. This standard is met.*

**(c) The application conforms to the applicable criteria in Metro Code 3.09; and**

### **Chapter 3.09 Local Government Boundary Changes**

#### **Chapter 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions**

[...]

**B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:**

**1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;**

**Finding:**

***Sanitary Sewer:***

*The City's Sewer Master Plan (2019) identifies improvements including pump stations in the Basalt Creek area that would be needed to ensure sufficient capacity throughout the system including service to the subject territory. The City of Tualatin Sewer Master Plan (2019) plans for these improvements and new sewer connections in the vicinity of the subject territory; upon development, this infrastructure would need to be constructed and the developer would be required to provide these connections.*

*The nearest sanitary sewer mains are an 8" main located near the intersection of SW 89<sup>th</sup> Ave and SW Norwood Rd, and an 8" main located near the intersection of SW Vermillion Drive and SW Norwood Rd. The Sewer Master Plan shows a new force main in SW Boones*

*Ferry Road and new pump station in the vicinity of the subject territory; the City of Tualatin is working with Clean Water Services on the funding and planning details to realize these improvements. The extension of these facilities consistent with the City's Sewer Master Plan would need to be constructed prior to construction of new development.*

*Upon annexation, the territory would be incorporated into the Clean Water Services district, the sewer district serving the City of Tualatin.*

**Stormwater:**

*Clean Water Services also evaluates stormwater management needs at the time of development.*

*As noted by the Basalt Creek Concept Plan, on-site stormwater detention and treatment at local facilities is a requirement of the development review process and is expected to be funded by private development. Additional new stormwater infrastructure in the Basalt Creek area is expected to be primarily integrated with the local road network. Tualatin and Clean Water Services additionally implement stormwater management standards as required by the National Pollution Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permits. Stormwater facilities, including on-site detention facilities consistent with City and CWS standards, will be required with any future development. Public stormwater systems for road networks will be developed concurrent with road development. The Basalt Creek Concept Plan notes the existence of roadside drainage ditches and culverts, which will need to be re-evaluated with new development.*

*To this extent, the annexation is consistent with the Basalt Creek Concept Plan as it applies to the 1975 Tualatin Drainage Plan and Tualatin Community Plan Chapter 14.*

**Potable Water:**

*The City of Tualatin Water System Master Plan (TDC Map 12-1) shows future system improvements serving the subject territory. A 12" water main is located in SW Norwood Road, adjacent to the property over the full extent of the northern property line, and adjacent to the western property line south from SW Norwood Road to the adjacent City of Tualatin water towers located west of the subject territory. Upon development, the applicant would be required to provide these new service lines. As a result, the property is able to connect to water service consistent with the City's Water Master Plan.*

**Transportation and Streets:**

*The subject territory abuts SW Boones Ferry Road, which is classified as a Major Collector, and is under Washington County jurisdiction though it is also within the City of Tualatin. SW Boones Ferry Road is developed as a 3-lane road with center turning lane, bicycle lanes, and developed sidewalk on the west side of the right-of-way in the area that where this property fronts on the roadway. Access from SW Boones Ferry is limited, and future development may need to pursue opportunities for shared access, but the property is ultimately positioned to*

*connect to the existing transportation network consistent with the City's Transportation System Plan.*

*The territory is currently with the TriMet transit district and would be continue to be so upon annexation. The property is directly adjacent to the current route for TriMet bus line 96, which places this property in position for superior transit service compared with many other areas of Tualatin.*

***Additional Services:***

*The territory is currently served by the Washington County Enhanced Sheriff Patrol District; upon annexation, the property would be directly served by the City of Tualatin Police Department.*

*The territory is currently within the Tualatin Valley Fire and Rescue district, and would continue to be so upon annexation into the City.*

*The territory is currently with the Sherwood School District and would be continue to be so upon annexation.*

*The territory is currently under the jurisdiction of Washington County for planning, zoning, building, and related services; jurisdiction would transfer to the City of Tualatin upon annexation. The subject property is not currently within an independent parks district, and would be served by the City of Tualatin for parks services and facilities.*

*This standard is met.*

**2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and**

**Finding:**

*The proposed boundary change will withdraw the property from the Washington County Enhanced Sheriff Patrol District. City of Tualatin police services will be provided. City of Tualatin would provide future services to future roads created by private development within the subject territory. This standard is met.*

**3. The proposed effective date of the boundary change.**

**[...]**

**Finding:**

*The annexation of the subject territory is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180. This standard is met.*

**D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.**

**Finding:**

*These standards are addressed below.*

**3.09.045 Expedited Decisions**

**D. To approve a boundary change through an expedited process, the city shall:**

**1. Find that the change is consistent with expressly applicable provisions in:**

**a. Any applicable urban service agreement adopted pursuant to ORS 195.065;**

**Finding:**

*ORS 195.065 considers urban services agreements pertaining to sanitary sewer, water, fire protection, parks, open space, recreation, and streets, roads, and mass transit.*

*The City of Tualatin has an established Urban Planning Area Agreement (UPAA) with Washington County, which currently has jurisdiction over the subject property. The UPAA acknowledges that the City of Tualatin is responsible for comprehensive planning, including public facility planning, within the Urban Planning Area. It also establishes a process for determining the likely provider for urban services through concept planning; this is generally the City except where the City holds Intergovernmental Agreements (IGAs) with other service providers.*

*The subject territory is within, and would remain within, the Tualatin Valley Fire and Rescue district. The territory is not within an independent parks, open space or recreation district other than Metro, of which it will remain a part.*

*The City of Tualatin has an established IGA with CWS delineating responsibilities for public sanitary sewer and stormwater management. Simultaneous annexation into the Clean Water Services District is proposed with assent from CWS staff.*

*No additional urban services agreements apply. This standard is met.*

**b. Any applicable annexation plan adopted pursuant to ORS 195.205;**

**Finding:**

*No applicable annexation plan exists for this area. This standard is not applicable.*

**c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;**

**Finding:**

*No applicable cooperative planning agreement exists for this area. This standard is not applicable.*

**d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;**

**Finding:**

***Transportation System Plan:*** *The City of Tualatin Transportation System Plan (TSP) identifies SW Boones Ferry Road as a major arterial; the subject territory directly fronts on this road, and there are plausible opportunities for shared access with neighboring properties to establish a safe and appropriate access to the existing transportation network. The property is able to connect to the transportation network consistent with the City's TSP.*

***Sewer Master Plan:*** *The City of Tualatin Sewer Master Plan (2019) plans for new sewer connections in the vicinity of the subject territory; upon development, the developer(s) would be required to provide these connections.*

*An extension of sanitary sewer services would be required prior to development in the subject territory. Future development will require connection to these services. The nearest sanitary sewer mains are approximately 1,200 feet away: an 8" main located near the intersection of SW 89<sup>th</sup> Ave and SW Norwood Rd, and an 8" main located near the intersection of SW Boones Ferry Road and SW Norwood Rd. The Sewer Master Plan shows a new force main in SW Boones Ferry Road and new pump station in the vicinity of the subject territory; the City of Tualatin is working with Clean Water Services on the funding and planning details to realize these improvements.*

*Nearby sites to the north, east, and farther south have also recently annexed into the City of Tualatin and Clean Water Services Service District, which share a common need for extension of these services. The timing of this annexation is supported by the fact that neighboring properties are actively planning the engineering details on extending lines and constructing appropriate infrastructure, prompting the opportunity for more efficient designs through collaboration while continuing to correspond with the Sewer Master Plan.*

*Upon annexation, the territory would also be incorporated into the Clean Water Services district, the sewer district serving the City of Tualatin. The subject territory would be able to connect to sanitary sewer service consistent with the City's Sewer Master Plan.*

***Water Master Plan:***

*An extension of water services would be required prior to development in the subject territory. Future development will require connection to these services. The nearest existing water mains are in SW Norwood Road approximately 1,000 feet north. Existing reservoirs for the city are located approximately 1,000 feet east-northeast of the subject*

*territory. The City of Tualatin Water System Master Plan (Comprehensive Plan Map 9-1, Exhibit C) includes the subject property within "Service Area C." The Water Master Plan including this property indicated that the water distribution system as a whole is generally able to provide for maximum day demand under build-out scenarios; while the plan recommends continuing to evaluate capacity is light of large industrial users, that would not directly apply to the subject property which is zoned for residential use. The Water Master Plan indicates future system improvements serving the subject territory along SW Boones Ferry Road and through parcels to the south and east that were annexed into the City of Tualatin in 2020.*

*Upon development, the applicant would be required to provide these new service lines. As a result, the property is able to connect to water service consistent with the City's Water Master Plan. The proposed annexation is consistent with these plans. This standard is met.*

**e. Any applicable comprehensive plan;**

**Finding:**

*The City of Tualatin's Comprehensive Plan contains the Comprehensive Plan Map 10-1, (Exhibit E) showing this territory as part of the Urban Planning Area and indicating planned zoning of High-Density Residential (RH) for this parcel.*

*The provisions of the Comprehensive Plan that relate to annexations, include:*

**Goal 3.6: Residential growth.** *Residential growth by annexation or expansion to the Urban Planning Area or Urban Growth Boundary will be coordinated with local, state, and regional governments, districts, and stakeholders.*

- **Policy 3.6.1 Consent-driven annexation.** *Only property owners may initiate annexation of property within Tualatin's Urban Planning Areas, including cases involving unincorporated "islands" of property surrounded by land annexed previously.*
- **Policy 3.6.2 Coordination.** *Coordination will be made with local, state, and regional governments, districts, and stakeholders on residential growth.*

*As discussed above, this consideration for annexation is driven by petition from the property owner. The process is consistent with the specifications under Tualatin Development Code Chapter 33.010 and 32.260. Staff have notified relevant agencies and neighboring jurisdictions regarding the annexation, and are actively coordinating with regard to future service provision.*

*Comprehensive Plan Chapters 8, Transportation, and 9, Public Facilities Services provide additional details about service provision in this vicinity. Map 9-1 (Exhibit C) outlines the future provision of water service over the subject territory. Map 9-2 (Exhibit D) shows*

*connections and future provision for sewer service to the subject territory. Chapter 9 establishes a method for cooperation with DEQ and Clean Water Services with the Storm Water Management Ordinance applied at the time of future development.*

*Additionally, the City's goals and policies on housing and residential growth further prompt the City to ensure that a 20-year land supply is designated and planned with urban services to support the housing types and densities identified in the Housing Needs Analysis.*

*This standard is met.*

**f. Any applicable concept plan; and**

**Finding:**

*The City of Tualatin has adopted the Basalt Creek Concept Plan through Resolution 5392-18 and Ordinance No. 1418-19. The subject property is with the Basalt Creek Concept Plan area. The land use designation of High Density Residential (RH), identified in the plan, would be applied upon annexation. The proposed annexation is consistent with this plan. This standard is met.*

**2. Consider whether the boundary change would:**

- a. Promote the timely, orderly and economic provision of public facilities and services;**
- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services.**

**Finding:**

*The boundary change would promote the timely, orderly, and economic provision of public facilities and services. As detailed under discussion of 3.09.050 (B)(1), there is adequate potential for the provision of connecting services, and additional infrastructure can be provided primarily through future development. Given the recent annexation of properties to the south and east of this parcel, namely ANN 19-0002 and ANN 20-0003, annexing this parcel at this time increases the capacity for collaboration across multiple developers and agencies in the more efficient and effective provision of infrastructure, avoiding unnecessary duplication of facilities or services that may be more likely if this property were not annexed in a near timeframe.*

*Standards A through C are met.*

**E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.**

**Finding:**

*The subject territory is wholly within the Urban Growth Boundary. This standard is met.*

**(d) The application is consistent with applicable provisions of ORS Chapter 222.**

**ORS 222.111(1)** When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.”

**Finding:**

*As shown on the Comprehensive Plan Map 10-1 (Exhibit E), the subject property is not within a city and is contiguous to the City of Tualatin. This standard is met.*

**ORS 222.520(1)** Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222.120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district.

**Finding:**

*The subject property is in the Washington County Enhanced Sheriff Patrol District. As part of this annexation, the subject properties will be withdrawn from the Enhanced Sheriff Patrol District. Police services will be provided by the City of Tualatin. Because the proposed boundary change is consistent with state and local law, this standard is met.*

**Conclusion and Recommendation:**

*Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC. Accordingly, staff recommends City Council approval of File No. ANN 20-0004 and adoption of corresponding Ord. No. 1456-21.*





## Land Use Application

Project Information		
Project Title: CPAH Basalt Creek project		
Brief Description: Requesting to annex the property into the City of Tualatin		
Property Information		
Address: 23550 and 23500 SW Boones Ferry Road		
Assessor's Map Number and Tax Lots:		
Applicant/Primary Contact		
Name: Jilian Saurage Felton	Company Name: Community Partners for Affordable Housing	
Address: 6380 SW Capitol Hwy, Suite 151		
City: Portland	State: OR	ZIP: 97239
Phone: 503-293-4038	Email: jsaurage@cpahoregon.org	
Property Owner		
Name: Community Partners for Affordable Housing, Rachael Duke, Executive Director		
Address: 6380 SW Capitol Hwy, Suite 151		
City: Portland	State: OR	ZIP: 97239
Phone: 503-293-4038	Email:	
Property Owner's Signature: <i>Rachael Duke</i>		Date: <i>Nov 5, 2020</i>
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
<p><b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b></p>		
Applicant's Signature:	Date:	

Land Use Application Type:



- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Annexation (ANN)               | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR)                 | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

## PETITION TO ANNEX

To the Council and City of Tualatin:

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location, hereby petition for, and give consent to, annexation of said property to the City of Tualatin. We understand that the City will review this request in accordance with ORS Chapter 222 and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	Date	I am a*			Address	Property Description			
			PO	RV	OV		QTR	TWN	RANGE	LOT
	Rachael Duke	Nov 5, 2022	<input checked="" type="checkbox"/>			23500 SW Boones Ferry Rd Tualatin, OR 97062	35D	2S	1W	303
	Rachael Duke	Nov 5, 2022	<input checked="" type="checkbox"/>			23550 SW Boones Ferry Rd Tualatin, OR 97062	35D	2S	1W	303

\* Please check one of the following: PO: Property Owner; RV: Registered Voter; OV: Property Owner & Registered Voter

### CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 2S 1 3S D) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

TED FOSTER

Printed Name

GIS TECH

Title

ANNEXATION CERTIFIED

BY

TF

[Signature]

Signature

11/12/20

Date

NOV 12 2020

CARTOGRAPHY

Department

WASHINGTON

County of

WASHINGTON COUNTY A & T  
CARTOGRAPHY

### CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners\* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

<u>TED FOSTER</u>	<u>GIS TECH</u>	<u>ANNEXATION CERTIFIED</u>
Printed Name	Title	<u>BY</u> <u>TF</u>
<u>[Signature]</u>	<u>11/12/20</u>	<u>NOV 12 2020</u>
Signature	Date	<u>WASHINGTON COUNTY A &amp; T</u>
<u>CARTOGRAPHY</u>	<u>WASHINGTON</u>	<u>CARTOGRAPHY</u>
Department	County of	

\*Owner means the owner of the title to real property or the contract purchaser of the real property.

---

## ANNEXATION PROPERTY INFORMATION SHEET

### **EXISTING CONDITIONS IN AREA TO BE ANNEXED:**

Land area, in acres: 4.66 acres

General description of territory *(Include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal):* \_\_\_\_\_

Generally flat, not in a flood plain nor basin, no wetlands, no development restraints or constraints  
\_\_\_\_\_ pertaining to this application

Describe land uses on surrounding parcels *(Use tax lots as reference points)*

North: Horizon High School/Church entrance/ Tualatin City  
\_\_\_\_\_  
\_\_\_\_\_

South: Undeveloped Property/ City of Tualatin  
\_\_\_\_\_  
\_\_\_\_\_

East: Horizon High School/ City of Tualatin  
\_\_\_\_\_  
\_\_\_\_\_

West: Boones Ferry Road Frontage  
\_\_\_\_\_  
\_\_\_\_\_

### **EXISTING LAND USE:**

Number of existing units/structures:

Single-family: 2 Multi-family: \_\_\_\_\_ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Describe existing units/structures: Two single Family houses and 1 outbuilding/ barn/ shop  
\_\_\_\_\_

What is the current use(s) of the land proposed to be annexed: \_\_\_\_\_  
Two single family homes currently rented  
\_\_\_\_\_

Public facilities or other uses: n/a

---

Total current year assessed valuation – Land \$: \$961,020 Structures \$: \$130,560

Total existing population: 5

Is the territory contiguous to the City limits: Yes

Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary: Inside

**URBAN SERVICE PROVIDERS:**

If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please indicate so by stating the name or names of the governmental units involved.

County: Washington County

Highway Lighting District: Not in an assessment area

Fire District: TVFR

Sanitary District: Septic

Water District: Sherwood/Wilsonville groundwater, property currently served by well water

Grade School District: Sherwood

High School District: Sherwood

Library District: Tualatin

Drainage District: CWS

Parks & Recreation District: Not currently in park district

Other: \_\_\_\_\_

Is the territory served by any of the providers listed above *(describe existing connections to public services)*: \_\_\_\_\_

Gas - NW Natural

Electric - PGE

---

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**CERTIFICATION OF REGISTERED VOTERS  
FOR ANNEXATION PURPOSES\***

I hereby certify that the attached petition for the annexation of the territory listed herein to the City of Tualatin contains, as of the date listed, the following information:

- 1 Number of signatures on petition.
- 2 Number of active registered voters within the territory to be annexed.
- 0 Number of Valid signatures of active registered voters on the petition.

Tax lot number(s): **2S135D000303**  
Address: **23500 & 23550 SW Boones Ferry Rd  
Tualatin, OR 97062**

DIVISION: ELECTIONS  
COUNTY: WASHINGTON  
DATE: November 13, 2020  
NAME: Angie Muller  
TITLE: Senior Administrative Specialist



Angie Muller  
(Signature of Election Official)

\*This 'Certification of Registered Voters for Annexation Purposes' DOES NOT, in any way, make the determination if this petition meets the annexation requirements of the city/district listed.

Annexation certification sht rev2-032906

**Department of Assessment & Taxation, Elections Division**  
2925 NE Aloclek Dr, Suite 170 MS 3; Hillsboro OR 97124-7523  
Phone: (503) 846-5800 Fax: (503) 846-5810  
Email: [election@co.washington.or.us](mailto:election@co.washington.or.us) [www.co.washington.or.us](http://www.co.washington.or.us)

WFG Title  
Acco - 2113  
Comm

Washington County, Oregon **2021-023722**  
D-MEAS  
Stn=7 C LOUCKS 02/24/2021 01:03:44 PM  
\$35.00 \$11 00 \$5.00 \$60 00 \$111.00  
I, Joe Nelson, Interim Director of Assessment and Taxation and Ex-  
Officio County Clerk for Washington County, Oregon, do hereby  
certify that the within instrument of writing was received and  
recorded in the book of records of said county  
Joe Nelson, Interim Director of  
Assessment and Taxation. Ex-Officio

**AFTER RECORDING RETURN TO:**

**\*\*\* RE-RECORDING AT THE REQUEST OF**  
WFG National Title  
Commercial Division  
25 NW 23<sup>rd</sup> St. #1  
Portland OR 97210

**TO CORRECT:** Washington County record 21-023453 by adding page 2, which was  
omitted from previous recording.

**PREVIOUSLY RECORDED:**  
Washington County record 2021-023453

**Re-Recording Cover Sheet**

**1. NAME(S) OF THE TRANSACTION(S),** described in the attached instrument  
and required by ORS 205.234(A):  
**Measure 37 & 49 Waiver of Rights and Remedies**

**2. Grantor(s)** as described in ORS 205.160:  
**Community Partners for Affordable Housing (Petitioner)**

**3. Grantee(s)** as described in ORS 205.160:  
**City of Tualatin**

**4. TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or  
contracting to convey title to any real estste and all memoranda of such  
instruments, reference ORS 93.030:

**NONE**

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING NAME AND ADDRESS:** for instruments  
conveying or contracting to convey fee title to any real estate reference 93.260.:  
**NO CHANGE**



Washington County, Oregon **2021-023453**  
**D-MEAS**  
Stn=11 C WHITE **02/24/2021 08:44:41 AM**  
\$20 00 S11 00 \$5 00 \$60 00 **\$96.00**  
I, Joe Nelson, Interim Director of Assessment and Taxation and Ex-  
Officio County Clerk for Washington County, Oregon, do hereby  
certify that the within instrument of writing was received and  
recorded in the book of records of said county  
  
Joe Nelson, Interim Director of  
Assessment and Taxation. Ex-Officio

**NAME OF DOCUMENT FOR RECORDING:**  
**Waiver Of Rights And Remedies**  
Grantor: (Petitioner(s))  
  
Grantee: City of Tualatin  
Consideration: None.  
Tax Statement to be mailed to: No change.  
After Recording, Return To: City of Tualatin,  
Attn: City Recorder, 18880 SW Martinazzi,  
Tualatin, OR 97062

(F)

**MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES**

Community Partners for

**Whereas,** Affordable Housing ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

**Whereas,** under Ballot Measure 37 (effective December 2, 2004), as amended by Ballot Measure 49 (effective December 6, 2007), a property owner may seek just compensation or waiver of certain land use regulations if a public entity enacts or enforces the land use regulations after the property owner acquired the property; and

**Whereas,** Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

**Whereas,** City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

**Whereas,** Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

WFG Title ACCO - 2113 Comm

Accommodation Recording only.  
No liability assumed.

WFG Title ACCO - 2113 Comm

<p><b>NAME OF DOCUMENT FOR RECORDING:</b>  <b>Waiver Of Rights And Remedies</b>  Grantor: (Petitioner(s))   Grantee: City of Tualatin  Consideration: None.  Tax Statement to be mailed to: No change.   <u>After Recording, Return To:</u> City of Tualatin,  Attn: City Recorder, 18880 SW Martinazzi,  Tualatin, OR 97062</p>	<p><i>(For County Recording Use Only)</i></p>
--	---

**MEASURE 37 & 49 WAIVER OF RIGHTS AND REMEDIES**

Community Partners for

**Whereas,** Affordable Housing ("Petitioner", including collectively all petitioners) has petitioned to the City of Tualatin ("City") to commence certain proceedings, i.e., annexation, planning district change, and/or plan text amendment for the following described real property,

See attached legal description

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**Whereas,** Oregon electors or the Oregon Legislature may, in the future, enact further statutory or constitutional amendments relating to compensation for the impact of local regulations upon real property, under certain circumstances; and

**Whereas,** City does not wish to approve the Petitioner's requested proceedings if such approval could result in the owner or the owner's successors or assigns filing a claim for compensation for the land use regulations in effect upon the effective date of the proceedings or a claim seeking to require the City to waive its land use regulations, which are being newly imposed upon the property as a result of the Petitioner's requested proceedings; and

**Whereas,** Petitioner wishes to obtain the City's approval of Petitioner's requested proceedings and therefore agrees to eliminate the potential of claim for compensation or the right to seek waiver from the City's land use regulations existing as of the effective date of the proceedings.

Now, therefore, Petitioner warrants that the Petitioner executing this Waiver Agreement holds the full and complete present ownership or any interest therein in the property, and agrees as follows:

1. As inducement to the City to proceed with the following proceeding(s) affecting the subject real property: Annexation, planning district change, and/or plan text amendment which may include designation of the property as subject to additional applicable land use regulations and overlay zones and districts, which may include, but are not limited to the Mixed Use Commercial Overlay District, Industrial Business Park Overlay District, Flood Plain District, Wetlands Protection District, Greenway Protection Overlay District and Natural Areas, and/or design districts ("proceedings"), the undersigned Petitioner, on behalf of Petitioner, Petitioner's heirs, devisees, executors, administrators, successors and assigns, agrees and covenants to the City of Tualatin, its officers, agents, employees and assigns that the Petitioner hereby waives, releases and

Accommodation Recording only.  
No liability assumed.

forever discharges, and agrees that Petitioner shall be estopped from asserting any rights and remedies, actions, causes of action, suits, claims, liabilities, demands, and rights to waivers arising under or granted by any statutory or constitutional regulatory compensation or waiver provisions, including but not limited to Ballot Measure 37 (2004) and Ballot Measure 49 (2007) or otherwise enacted after the date of this proceeding which would create a right of claim for compensation or waiver from city land use regulations that exist upon the effective date of the proceeding and which, by the approval of the proceeding, are then applicable to the property.

2. This covenant, waiver, release, and discharge binds the undersigned's heirs, devisees, executors and administrators, successors in interests, and assigns. This covenant, waiver, release, and discharge will run with the land, and this instrument or a memorandum of it may be recorded in the official records of the County in which the subject real property is located. This instrument may be terminated upon the filing of a Notice of Termination of Waiver filed by the City of Tualatin.
3. If this instrument is given contemporaneous with a consent to future proceedings to be initiated by the City, Petitioner acknowledges that the proceedings may be initiated by the City of Tualatin at any time in the discretion of the City and that this waiver and release is applicable to any ordinances adopted prior to the effective date of the proceeding.
4. This document is executed of my own free will and without duress. I/we respectively acknowledge that I/we have been advised to obtain legal advice prior to the execution of this document, and that either I, or each of us respectively, have either obtained legal advice or have independently elected not to seek legal advice prior to the execution of this document, recognizing that this document may affect our legal rights and remedies.

DATED this 5th day of November, 2020

<p><i>(signature)</i></p> <p>Petitioner Name: Jillian Saurage Felton, Director of Housing Development</p> <p>Date Signed:</p>	<p><i>(signature)</i></p> <p>Petitioner Name:</p> <p>Date Signed:</p>
---	---

Petitioner (corporation, etc.) Name: Community Partners for Affordable Housing  
By: *Jilian Saurage Felton*  
Name of Signor: Jilian Saurage Felton  
Office/Title of Signor: Director of Housing Development

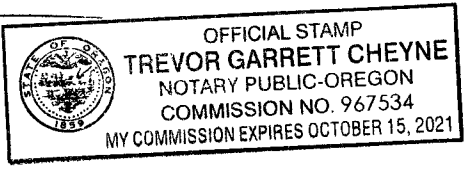
State of Oregon \_\_\_\_\_  
County of Multnomah

On this 18 day of February, 2021, before me the undersigned Notary Public, personally appeared Jilian Saurage Felton as Director of Housing Development for Community Partners for Affordable Housing.

*(Name of Petitioner's signing; not Notary name)*

- Personally known to me
- Proved to me on the basis of satisfactory evidence
- To be the person who executed the within instrument
- As Director of Housing or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.

*\* Deed (agency)*

WITNESS my hand and official seal <i>(Do not write outside of the box)</i>	Place Notary Seal Below
Notary Signature: <u><i>Trevor Garrett Cheyne</i></u> Notary name (legible): <u>Trevor Garrett Cheyne</u>	

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon

\_\_\_\_\_  
City Manager

Petitioner (corporation, etc.) Name: Community Partners for Affordable Housing

By: [Signature]

Name of Signor: Jilian Saurage Felton

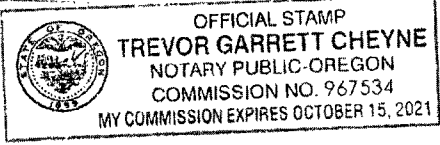
Office/Title of Signor: Director of Housing Development

State of Oregon             
 County of Multnomah

On this 18 day of February, 2021, before me the undersigned Notary Public, personally appeared Jilian Saurage Felton as Director of Housing Development for Community Partners for Affordable Housing.

[Signature]  
 (Name of Petitioner signing, not Notary name)

- Personally known to me
  - Proved to me on the basis of satisfactory evidence
  - To be the person who executed the within instrument
  - As Director of Housing or on behalf of the entity therein named, pursuant to authority, and acknowledged to me the execution hereof.
- \*Delegates\*

WITNESS my hand and official seal (Do not write outside of the box)	Place Notary Seal Below
Notary Signature: <u>[Signature]</u> Notary name (legible): <u>Trevor Garrett Cheyne</u>	 OFFICIAL STAMP TREVOR GARRETT CHEYNE NOTARY PUBLIC-OREGON COMMISSION NO. 967534 MY COMMISSION EXPIRES OCTOBER 15, 2021

This document is accepted pursuant to authority and approved for recording.

City of Tualatin, Oregon

[Signature]  
 Digitally signed by Sherilyn Lombos  
 DN: cn=Sherilyn Lombos, o.ou,  
 email=slombos@tualatin.gov, c=US  
 Date: 2021.02.21 17:42:44 -08'00'

City Manager

## LEGAL DESCRIPTION FOR ANNEXATION

A parcel of land in Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon; described as follows:

Commencing at the Northwest Corner of the Southeast quarter of said Section 35, thence South  $00^{\circ} 05' 17''$  East along the centerline of SW Boones Ferry Road 1025' to the Northwest corner of Washington County document 2003-156709, thence East 30' to the True Point of Beginning; Thence following the boundary of said document the following 3 courses: East 350', South 575', and West 428' to a point 30' East of the centerline of SW Boones Ferry Road when measured radially; thence along a line parallel and 30' East of said centerline the following 3 courses: North  $17^{\circ} 06' 17''$  East 124' to a point of curvature, 279' along a tangent curve to the left with a radius of 929.50' to a point of tangency, and North  $00^{\circ} 05' 17''$  West 182' to the point of beginning.

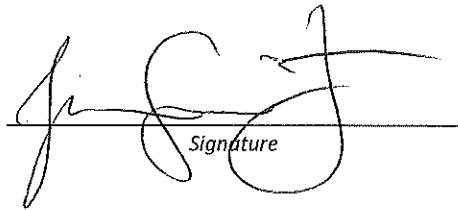


**AFFIDAVIT OF MAILING NOTICE**

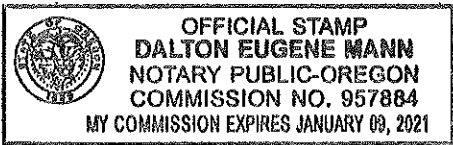
STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )


I, Jilian Saurage Felton being first duly sworn, depose and say:

That on the 15th day of October, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
Signature

SUBSCRIBED AND SWORN to before me this 19 day of November, 2020.



  
Notary Public for Oregon  
My commission expires: 01/09/2021

RE: \_\_\_\_\_

**CERTIFICATION OF SIGN POSTING**



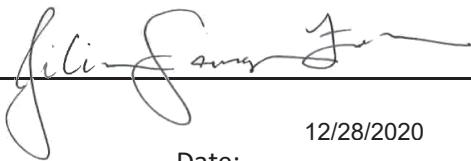
The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain purple composed of the RGB color values Red 112, Green 48, and Blue 160. A template is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

**NOTE:** For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the Community Partners for Affordable Housing project, I hereby certify that on this day, December 28th, 2020 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Jilian Saurage Felton, Housing Development Director (Please Print)

Applicant's Signature:   
Date: 12/28/2020



**From:** Elle Allan <AllanE@CleanWaterServices.org>  
**Sent:** Monday, March 22, 2021 11:49 AM  
**To:** Tabitha Boschetti; Andy Braun  
**Subject:** RE: Tualatin Annexation for 23500 SW Boones Ferry Road/CPAH-- (ANN20-0004)

Hi Tabitha,

Thank you for reaching out about the proposed simultaneous annexation of the subject property. CWS has no comments or concerns.

Thank you,

**Elle Allan, PE** | Development Services Program Manager  
Clean Water Services | Planning and Development Services  
2550 SW Hillsboro Hwy | Hillsboro OR 97123  
o 503.681.3650 | f 503.681.4439  
[engage permits](#) | [news](#) | [facebook](#) | [twitter](#)

---

**From:** Tabitha Boschetti <[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)>  
**Sent:** Friday, March 19, 2021 3:29 PM  
**To:** Elle Allan <[AllanE@CleanWaterServices.org](mailto:AllanE@CleanWaterServices.org)>; Andy Braun <[BraunA@CleanWaterServices.org](mailto:BraunA@CleanWaterServices.org)>  
**Subject:** Tualatin Annexation for 23500 SW Boones Ferry Road/CPAH-- (ANN20-0004)

Elle and Andy,

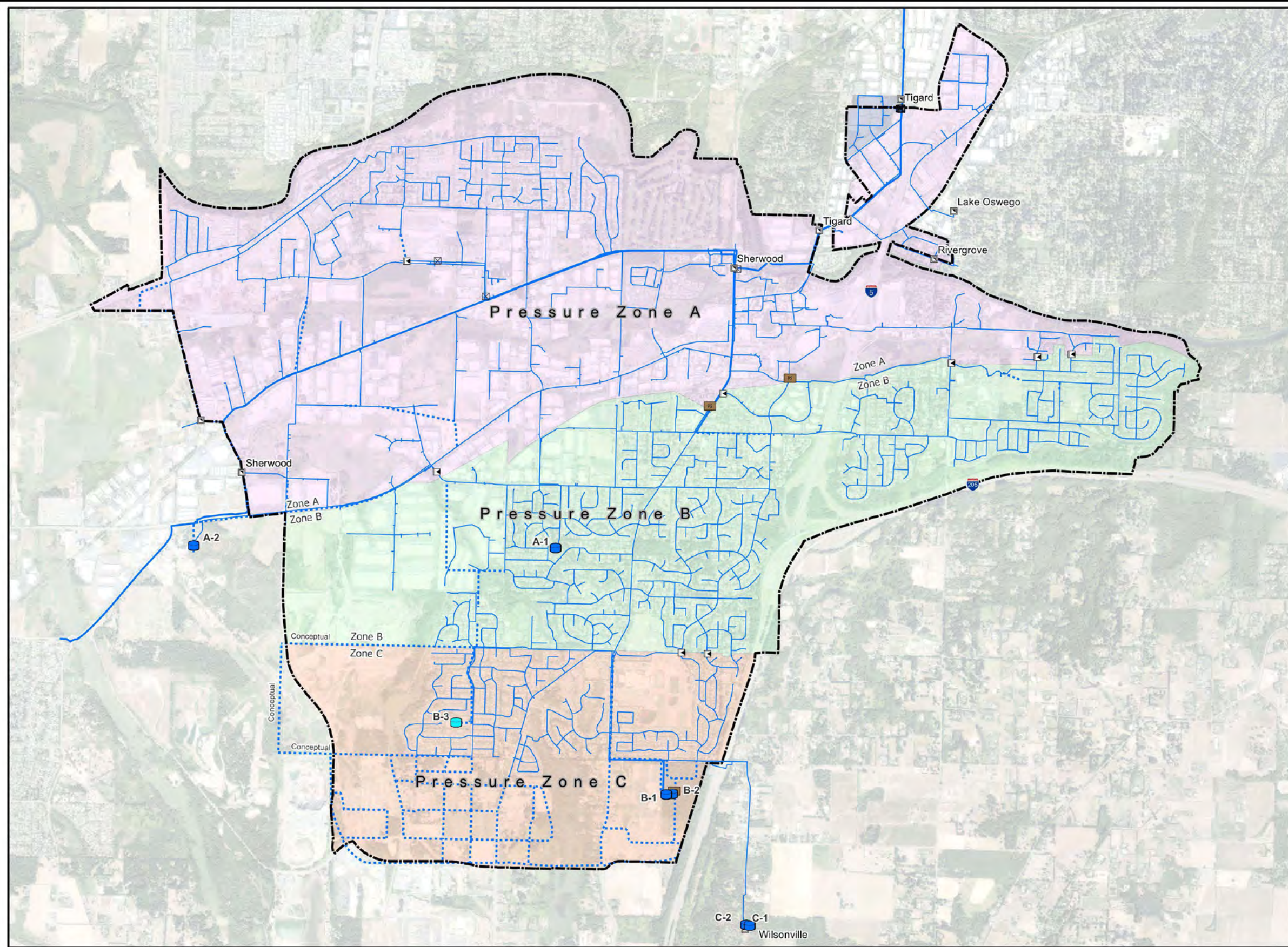
I wanted to reach out because the City of Tualatin is once again considering a proposed annexation in the Basalt Creek area, and would like to do a simultaneous CWS annexation. The property is 23500 SW Boones Ferry Road, about 4.66 acres owned by Community Partners for Affordable Housing (CPAH). Our hearing date is currently scheduled for April 26<sup>th</sup>. The materials are posted online here: <https://www.tualatinoregon.gov/planning/ann-20-0004-annexation-23500-sw-boones-ferry-road>. I'm happy to discuss any comments or concerns.

Thank you,

**Tabitha Boschetti, AICP**  
Assistant Planner  
City of Tualatin | Community Development  
503.691.3029  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)  
[tboschetti@tualatin.gov](mailto:tboschetti@tualatin.gov)  
*My pronouns are she/her*



City of Tualatin  
Water System Master Plan  
Map 9-1



- Pump Stations
- Pressure Reducing Valve
- Pressure Reducing-Sustaining Valve
- Existing Reservoirs
- Future Reservoirs
- Water System Interties
- Transmission Lines
- Distribution System
- Future System Improvements
- A-Level
- B-Level
- C-Level
- Bridgeport
- Planning Area Boundary

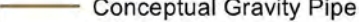


RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS



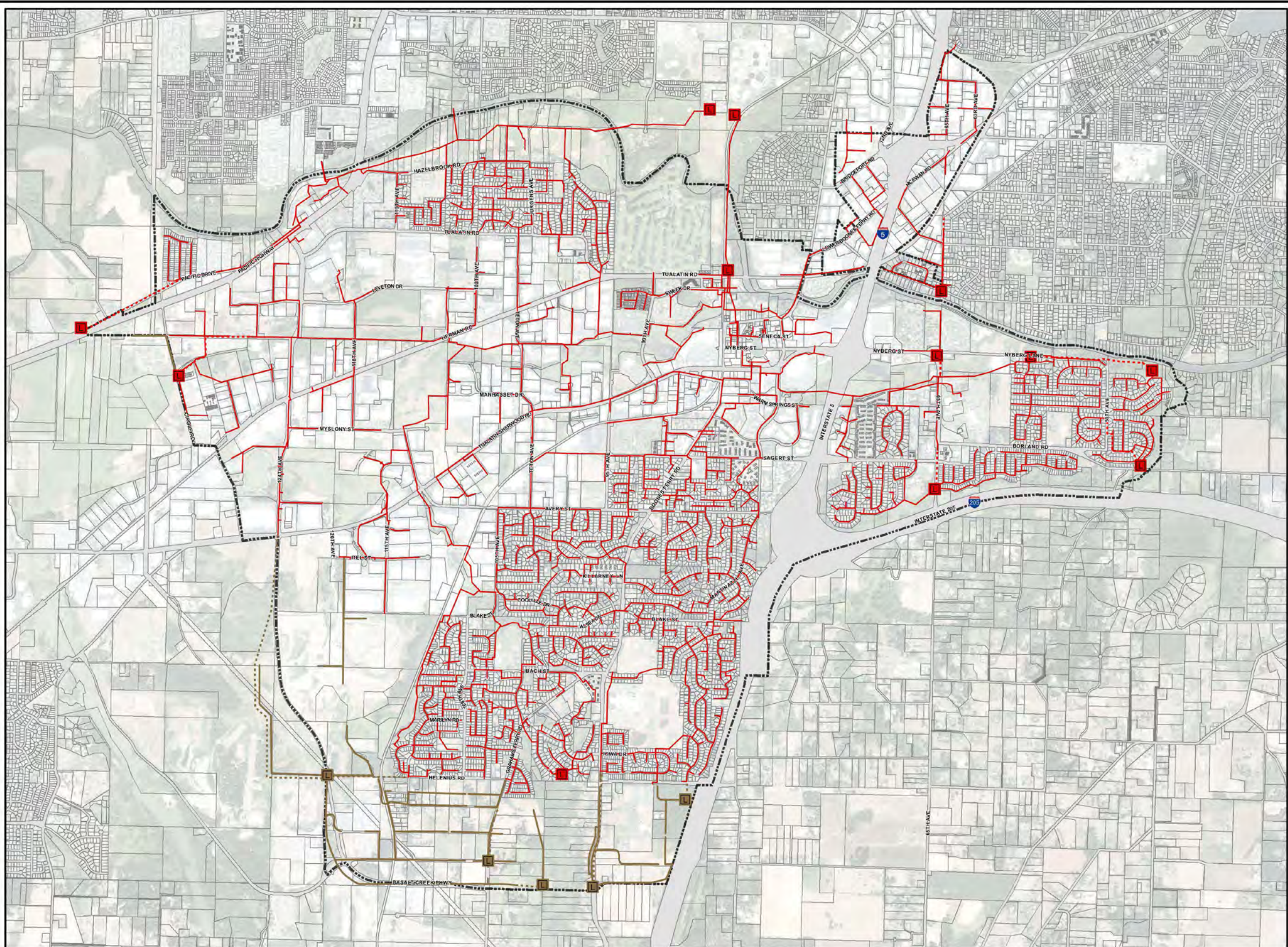
City of Tualatin  
Sewer System Master Plan  
Map 9-2

-  Conceptual Lift Station
-  Lift Station
-  Gravity Pipe
-  Force Main
-  Conceptual Gravity Pipe
-  Conceptual Force Main
-  Planning Area Boundary

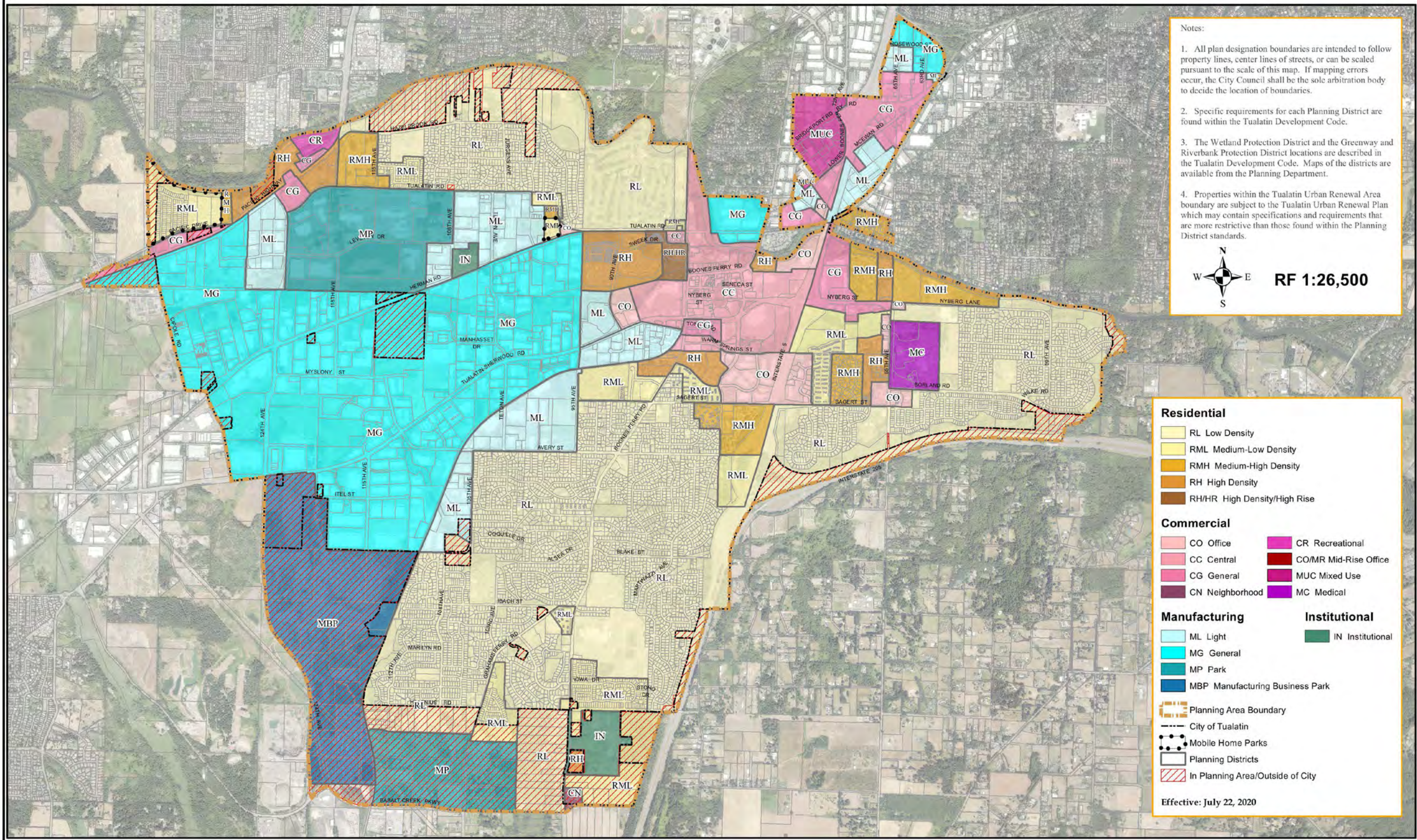


RF 1:26,500

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS



# Map 10-1 Comprehensive Plan Map



**Notes:**

1. All plan designation boundaries are intended to follow property lines, center lines of streets, or can be scaled pursuant to the scale of this map. If mapping errors occur, the City Council shall be the sole arbitration body to decide the location of boundaries.
2. Specific requirements for each Planning District are found within the Tualatin Development Code.
3. The Wetland Protection District and the Greenway and Riverbank Protection District locations are described in the Tualatin Development Code. Maps of the districts are available from the Planning Department.
4. Properties within the Tualatin Urban Renewal Area boundary are subject to the Tualatin Urban Renewal Plan which may contain specifications and requirements that are more restrictive than those found within the Planning District standards.

RF 1:26,500

<b>Residential</b>	
	RL Low Density
	RML Medium-Low Density
	RMH Medium-High Density
	RH High Density
	RH/HR High Density/High Rise
<b>Commercial</b>	
	CO Office
	CC Central
	CG General
	CN Neighborhood
	CR Recreational
	CO/MR Mid-Rise Office
	MUC Mixed Use
	MC Medical
<b>Manufacturing</b>	
	ML Light
	MG General
	MP Park
	MBP Manufacturing Business Park
<b>Institutional</b>	
	IN Institutional
Planning Area Boundary City of Tualatin Mobile Home Parks Planning Districts In Planning Area/Outside of City	
Effective: July 22, 2020	