



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner
Steve Koper, AICP, Planning Manager

DATE: April 26, 2021

SUBJECT:

Consideration of Ordinance No. 1456-21, requesting the annexation of approximately 4.66 acres of property located at 23500 SW Boones Ferry Road (Tax ID 2S135D000303); annexing the territory into the boundary of Clean Water Services, and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District (File No. ANN 20-0004).

RECOMMENDATION:

Staff recommends that Council adopt Ordinance No. 1456-21.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

The applicant and property owner, Community Partners for Affordable Housing, requests approval to annex approximately 4.66 acres of property located at 23500 SW Boones Ferry Road (Tax ID 2S135D000303). The property is currently developed with two detached homes addressed as 23500 and 23550 SW Boones Ferry Road. No public right-of-way is part of the subject territory to be annexed; adjacent right-of-way has been incorporated into the City of Tualatin since 2007 through ANN 06-06. No development or other modifications to the property are proposed as part of this request.

The land is contiguous to the existing Tualatin city limits on all sides. The property is currently located within unincorporated Washington County and the City of Tualatin Urban Planning Area.

If approved, in conjunction with approval of the proposed annexation, the subject properties would be annexed into the Clean Water Services district, and withdrawn from the Washington County Enhanced Sheriff Patrol District (ESPD). Upon annexation, the High Density Residential (RH) zoning would be applied, consistent with the Comprehensive Plan Map, 10-1.

Before granting the proposed annexation, the City Council must find that the annexation conforms to the applicable criteria of TDC Section 33.010, Metro Code Section 3.09, and ORS 222. The Analysis and Findings (Exhibit 3) examines the application in respect to the requirements for granting an annexation. Staff finds that the annexation meets the applicable criteria.

OUTCOMES OF RECOMMENDATION:

Approval of the annexation request and adoption of Ordinance No. 1456-21 will result in the following:

- Annexation of the property to the City of Tualatin.
- Designation of the property with the High Density Residential (RH) zone;
- Concurrent annexation into the Clean Water Services District;
- Concurrent withdrawal of the property from the Washington County Enhanced Sheriff Patrol District.

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:

Ord 1456-21 Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

A. Application Form, Petition, Supporting Materials

B. Communication from Clean Water Services

C. Comprehensive Plan Map 9-1

D. Comprehensive Plan Map 9-2

E. Comprehensive Plan Map 10-1

Attachment 1. Council Presentation

Attachment 2. Public Testimony