



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

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

DATE: February 27, 2023

SUBJECT:

Consideration of Ordinance No. 1472-23 Annexing Approximately 1.0 Acre of Land Located at 9300 SW Norwood Road, (Tax Map 2S135D000 Lot 108) into the City of Tualatin and Withdrawing the Territory from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District (File No. ANN 22-0003).

RECOMMENDATION:

Staff recommends that Council approve the Annexation (ANN 22-0003) and adopt Ordinance No. 1472-23.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

Property owner 9300 SW Norwood Road OR LLC, represented by Vista Residential Partners and AKS Engineering & Forestry LLC, requests approval to annex approximately 1.0 acre of land located at 9300 SW Norwood Road, (Tax Map/Lot: 2S135D000108) into the City of Tualatin. The land is within Tualatin's Urban Planning Area and is designated as Medium Low-Density Residential (RML). The property currently has a single-family residence on 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 TDC Section 33.010, Metro Code Section 3.09, and ORS 222. The Analysis and Findings (Exhibit 3) demonstrate that the proposal complies with the applicable criteria for granting an annexation.

No land development is proposed or authorized as a result of this action. Additional land use applications such as Architectural Review would be required to allow for new structural development on the property.

OUTCOMES OF RECOMMENDATION:

Approval of the Annexation (ANN 22-0003) and adoption of Ordinance No. 1472-23 will result in the following:

- Annexation of the property into the City of Tualatin and the Clean Water Services District and withdrawal of the property from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District.
- Application of the City's Medium Low-Density Residential (RML) Zoning 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, if the Council finds the approval criteria have not been met.

FINANCIAL IMPLICATIONS:

The City will receive an increased share in property tax revenue.

ATTACHMENTS:

Attachment 1: City Council Presentation

Attachment 2: Ord 1472-23 Property Annexation

Exhibit 1. Legal Description

Exhibit 2. Map

Exhibit 3. Analysis, Findings, and Exhibits

Exhibit A: Application, Petition and Supporting Materials

Exhibit B: Comprehensive Plan Map 8-1 (Functional Classification and Traffic Signal Plan)

Exhibit C: Comprehensive Plan Map 9-1 (Water System Master Plan)

Exhibit D: Comprehensive Plan Map 9-2 (Sewer System Master Plan)

Exhibit E: Comprehensive Plan Map 10-1 (Zoning)

Exhibit F: Public Comments

Exhibit G: Combined Noticing Materials