



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Erin Engman, Associate Planner
Steve Koper, AICP, Planning Manager

DATE: January 27, 2020

SUBJECT:

Consideration of Ordinance No. 1430-20, requesting the annexation of territory located at 23620, 23740 SW Boones Ferry Road and 9185, 9335, 9415 SW Greenhill Lane (Tax Map: 2S135D Lots: 400, 401, 500, 501, 600, 800, 900) into the City of Tualatin; annexing Portions of SW Lower Boones-Ferry Road and SW Greenhill Lane; withdrawing the territory from the Washington County Enhanced Sheriff Patrol District; and annexing territory into the boundary of Clean Water Services (File No. ANN-19-0002).

RECOMMENDATION:

Staff recommends that Council adopt Ordinance No. 1430-20.

EXECUTIVE SUMMARY:

This matter is a quasi-judicial public hearing.

The applicant, Stafford Development Company on behalf of the property owner, Autumn Sunrise LLC, requests approval to annex approximately 39.5 acres of land to the City of Tualatin. The properties are located north of SW Greenhill Lane, east of SW Boones Ferry Road, west of Interstate-5, and south of the Horizon School property. The properties are presently developed with three existing single-family homes and associated accessory structures. The overall site can be described as generally flat farmland. No development or other modifications to the property are proposed as part of this request.

The land is comprised of seven tax lots (36.62 acres) and adjacent right-of-way (2.88 acres). The area proposed for annexation is comprised of approximately 36.62 acres of private property and approximately 2.88 acres of adjacent rights-of-way; including portions of SW Boones Ferry Road and SW Greenhill Lane, as shown in Exhibit 2. The land is contiguous to the existing Tualatin city limits, 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If approved, in conjunction with approval of the proposed annexation, the subject properties would be withdrawn from the Washington County Enhanced Sheriff Patrol District (ESPD). Upon annexation, consistent with zoning designations adopted as part of the Basalt Creek Comprehensive Plan amendments, the properties would be designated Medium-Low Density Residential (RML) and Neighborhood Commercial (CN) planning districts in the Community Plan Map that is part of Tualatin's Comprehensive Plan, as shown in Exhibit 3.

Before granting the proposed annexation, the City Council must find that the annexations conform to the applicable criteria of TDC Section 31.010, 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. 1430-20 will result in the following:

- Annexation of the property to the City of Tualatin.
- Designation of the property with the Medium-Low Density Residential (RML) and Neighborhood Commercial (CN) planning districts.
- Concurrent annexation of the property into the Clean Water Services District boundary.
- 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 1430-20 Autumn Sunrise
Exhibit 1. Legal Description
Exhibit 2. Map
Exhibit 3. Analysis, Findings, and Exhibits
Attachment A. Council Presentation
Attachment B. Public Comment