



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Keith Leonard, AICP, Associate Planner  
Steve Koper, AICP, Assistant Community Development Director

**DATE:** June 13, 2022

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### **SUBJECT:**

Consideration of Ordinance No. 1467-22, requesting the annexation of 1.44 acres of land located north of the intersection of SW Herman Road and SW Cipole Road, (Tax Map/Lot: 2S121DC00700) into the City of Tualatin and simultaneously withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District (File No. ANN 22-0001).

### **RECOMMENDATION:**

Staff recommends that Council approve the Annexation (ANN 22-0001) and adopt Ordinance No. 1467-22.

### **EXECUTIVE SUMMARY:**

This matter is a quasi-judicial public hearing.

Property owners "Cipole Properties, LLC.", represented by AKS Engineering and Forestry, request approval to annex approximately 1.44 acres of land located north of the intersection of SW Herman Road and SW Cipole Road, (Tax Map/Lot: 2S121DC00700) into the City of Tualatin. The land is within Tualatin's Urban Planning Area and is designated as General Manufacturing (MG). The property is currently undeveloped; no development is proposed at this time. 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.

### **OUTCOMES OF RECOMMENDATION:**

Approval of the Annexation (ANN 22-0001) and adoption of Ordinance No. 1467-22 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; and
- Application of the City's General Manufacturing (MG) 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.

**FINANCIAL IMPLICATIONS:**

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

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**ATTACHMENTS:**

Attachment 1: City Council Presentation

Attachment 2: Ord 1467-22 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)