



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: August 10, 2020

SUBJECT:

Consideration of **Resolution No. 5515-20** Authorizing the City Manager to Execute a Deed Acquiring Riverfront Property for the Tualatin River Greenway.

RECOMMENDATION:

Staff recommends that the Council approve Resolution No. 5515-20 for the purchase of Hazelbrook Estates Property, Tract B for the Tualatin River Greenway.

EXECUTIVE SUMMARY:

The City received a completed application for a proposed subdivision to be known as Hazelbrook Estates, 10605 Hazelbrook Road (TLID 2S115DA00300) on December 20, 2017. The applicable Tualatin Development Code (TDC) allows the City to purchase a tract in the subdivision along the Tualatin River for future construction of the Tualatin River Greenway Trail.

The property is located in the City of Tualatin boundaries, and the property owner has recorded the Hazelbrook Estates Subdivision Compliance Agreement, which includes sale of riverbank greenway Tract B to the City. The Subdivision Review Findings and Decision for SB 17-0001, Hazelbrook Estates includes the condition for the sale of the riverfront greenway to the City.

FINANCIAL IMPLICATIONS:

For the property affected, the City's offering price was based on appraisal performed by Real Estate Services Group, Inc. The riverbank greenway tract is 11,809 square feet (.27 acre). The property acquisition from Robert and Mary Bosak to be known as Hazelbrook Estates is based on an appraised value of \$10,000, and Clean Water Services requirement vegetated corridor enhancement costing \$1,342 for a sale price of \$11,342 plus closing costs.

ATTACHMENTS:

Resolution No.
Property Appraisal
Hazelbrook Estates Property Exhibit