

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE) Ordinance No. 13-1301
METRO DISTRICT BOUNDARY)
APPROXIMATELY 2.5 ACRES LOCATED AT 25565) Introduced by Chief Operating Officer
NW EVERGREEN ROAD HILLSBORO) Martha Bennett with the Concurrence of
) Council President Tom Hughes

WHEREAS, Amancio Martinez, has submitted a complete application for annexation of 2.5 acres ("the territory") located at 25565 NW Evergreen Road, Hillsboro; and

WHEREAS, the Metro Council added the Evergreen area to the UGB, including the territory, by Ordinance No. 05-1070A on November 17, 2005; and

WHEREAS, Title 11 (Planning for New Urban Areas) of the Urban Growth Management Functional Plan requires annexation to the district prior to application of land use regulations intended to allow urbanization of the territory; and

WHEREAS, Metro has received consent to the annexation from the owner of the land in the territory; and

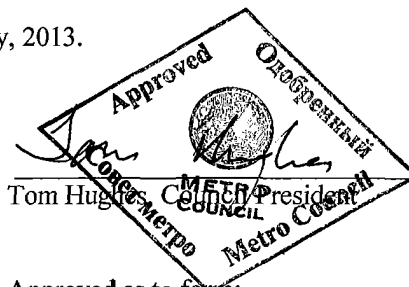
WHEREAS, the proposed annexation complies with the requirements of Metro Code 3.09.070; and

WHEREAS, the Council held a public hearing on the proposed amendment on May 2, 2013; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The Metro District Boundary Map is hereby amended, as indicated in Exhibit A, attached and incorporated into this ordinance.
2. The proposed annexation meets the criteria in section 3.09.070 of the Metro Code, as demonstrated in the Staff Report dated April 9, 2013, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 2nd day of May, 2013.



Attest:

K Newell
Kelsey Newell, Recording Secretary

Approved as to form:

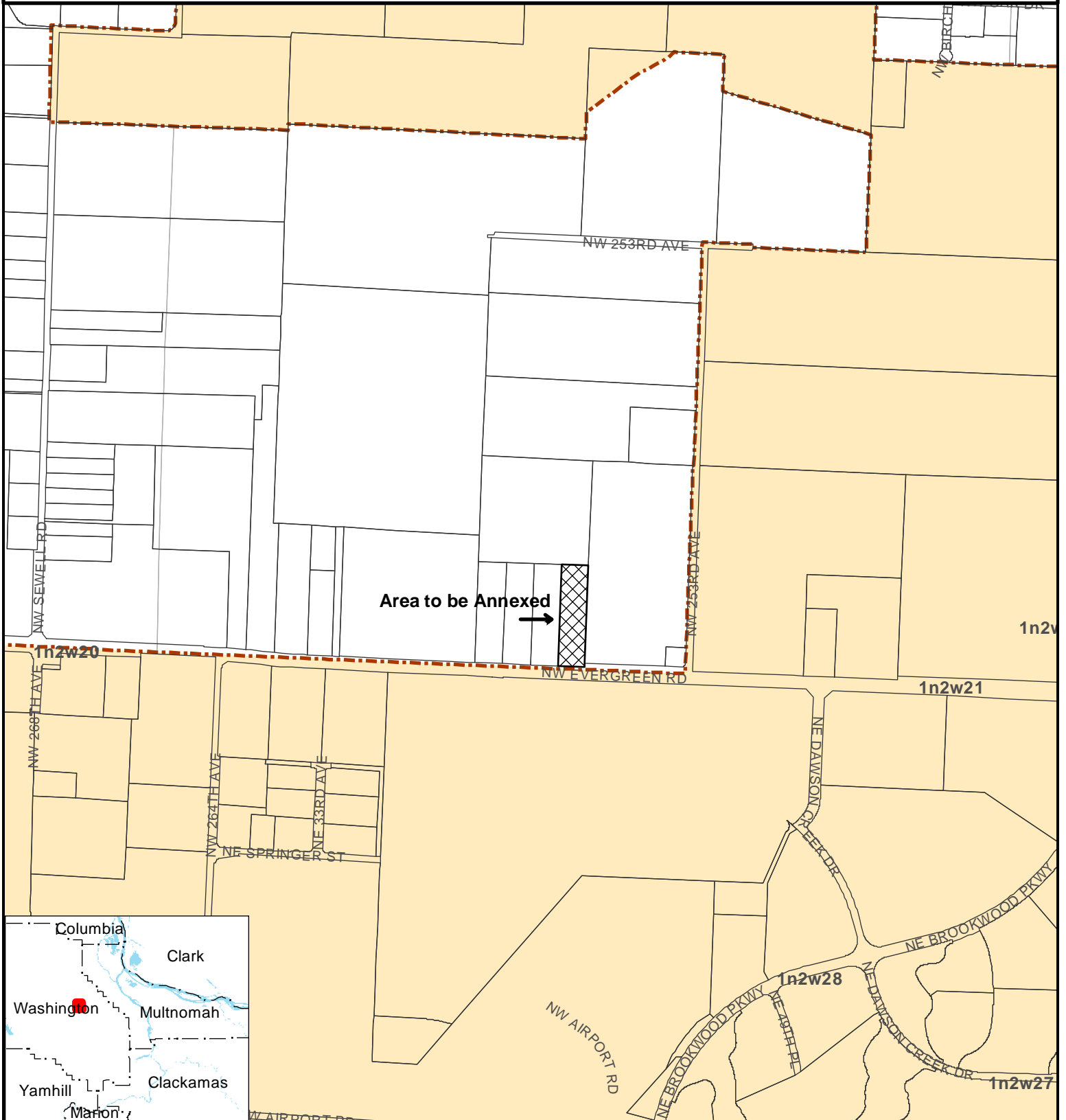
A K Campbell
Alison Kean Campbell, Metro Attorney

Proposal No. AN-0113

1N2W21

Annexation to the Metro District Boundary

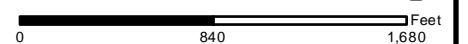
Washington County



Proposal No. AN-0113 Metro District Boundary

1:10,000

- Area to be annexed
- Taxlots
- Metro District Boundary



Metro
 Data Resource Center
 600 NE Grand Ave
 Portland, OR 97232-2736
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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 13-1301, FOR THE PURPOSE OF ANNEXING INTO THE METRO BOUNDARY APPROXIMATELY 2.5 ACRES LOCATED AT 25565 NW EVERGREEN ROAD HILLSBORO

Date: April 9, 2013

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0113, Annexation to Metro District Boundary

PETITIONER: Amancio Martinez
25565 NW Evergreen Road
Hillsboro, OR 97124

PROPOSAL: The petitioner requests annexation of one property to the Metro District boundary following the Metro Council's addition of the property to the Urban Growth Boundary (UGB) in 2005. The applicant has annexed the subject property to the City of Hillsboro.

LOCATION: The property is located at 25565 NW Evergreen Road, Hillsboro and is approximately 2.5 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The property is zoned for industrial use (IS) by Hillsboro.

The proposal consists of one tax lot. The land was added to the UGB in 2005 and is part of the Evergreen Industrial Area Plan that was adopted by Hillsboro. The land must be annexed into the Metro District for urbanization to occur.

APPLICABLE REVIEW CRITERIA

The criteria for an expedited annexation to the Metro District Boundary are contained in Metro Code Section 3.09.070.

3.09.070 Changes to Metro's Boundary

(E) The following criteria shall apply in lieu of the criteria set forth in subsection (d) of section 3.09.050. The Metro Council's final decision on a boundary change shall include findings and conclusions to demonstrate that:

- 1. The affected territory lies within the UGB;*

Staff Response:

The subject parcel was brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A.

- 2. The territory is subject to measures that prevent urbanization until the territory is annexed to a city or to service districts that will provide necessary urban services; and*

Staff Response:

The conditions of approval for Ordinance No. 05-1070A include a requirement that Hillsboro apply interim protection measures for areas added to the UGB as outlined in Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas. Title 11 requires that new urban areas be annexed into the Metro District Boundary prior to urbanization of the area. Hillsboro also requires the land to be annexed into the city, the service provider for the area, prior to urbanization occurring. These measures ensure that urbanization may only occur after annexation to the necessary service districts is completed.

3. *The proposed change is consistent with any applicable cooperative or urban service agreements adopted pursuant to ORS Chapter 195 and any concept plan.*

Staff Response:

The City of Hillsboro and Washington County adopted urban service agreements indicating that the City has planning responsibility under state law and land use decision making authority with respect to the subject territory. The proposed annexation is consistent with that agreement and is required by Hillsboro prior to any future land use application. The inclusion of these properties within the Metro District is consistent with all applicable plans.

ANALYSIS/INFORMATION

Known Opposition: There is no known opposition to this application.

Legal Antecedents: Metro Code 3.09.070 allows for annexation to the Metro District boundary.

Anticipated Effects: This amendment will add approximately 2.5 acres to the Metro District. The land is currently within the UGB and within the city limits of Hillsboro. Approval of this request will allow for the urbanization of these parcels to occur consistent with the Evergreen Industrial Area Plan.

Budget Impacts: The applicant was required to file an application fee to cover all costs of processing this annexation request, thus there is no budget impact.

RECOMMENDED ACTION

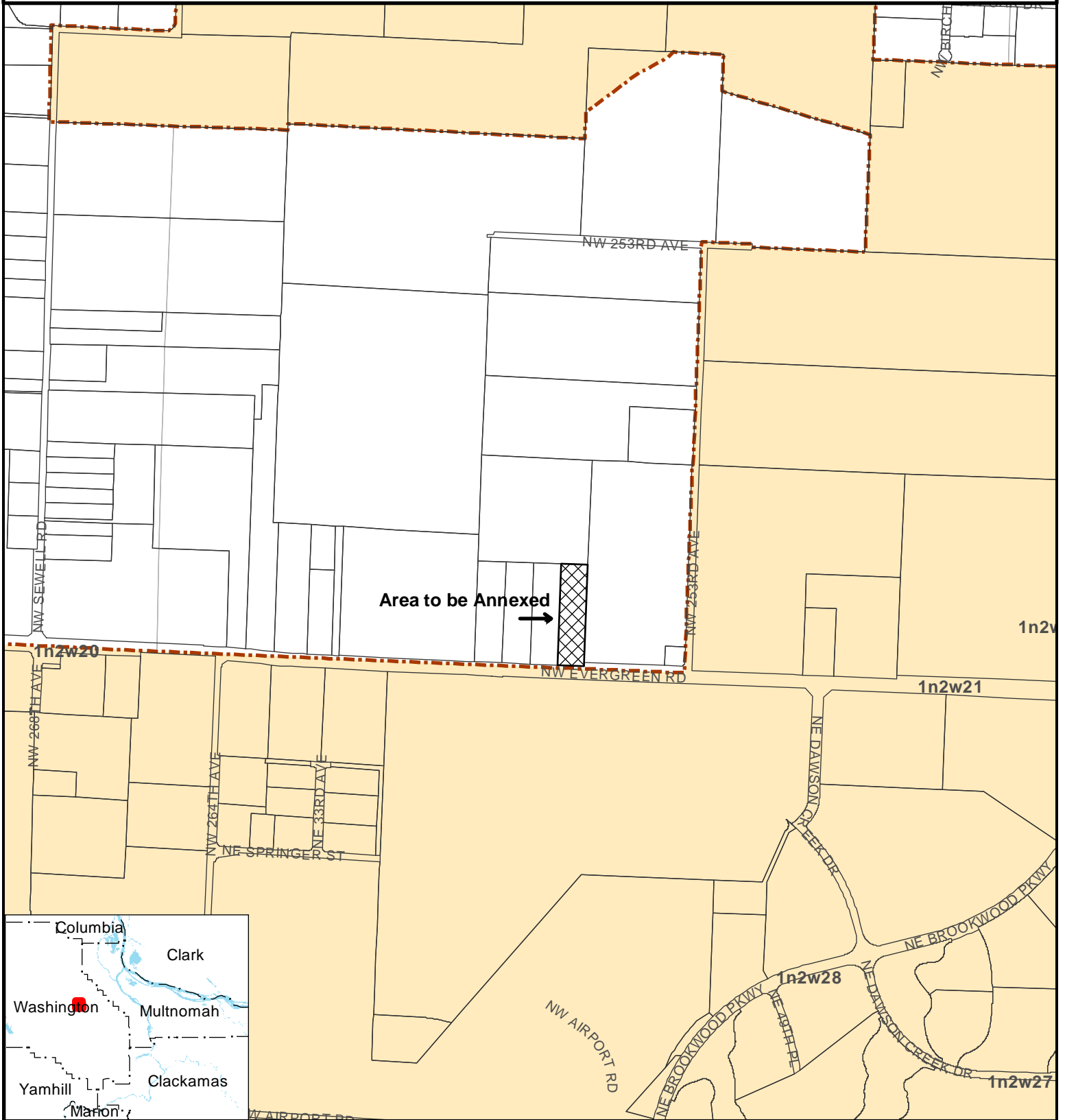
Staff recommends adoption of Ordinance No. 13-1301.

Proposal No. AN-0113

1N2W21

Annexation to the Metro District Boundary

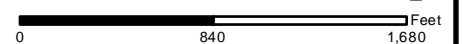
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