

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE) Ordinance No. 13-1314
METRO DISTRICT BOUNDARY)
APPROXIMATELY 10.63 ACRES LOCATED AT) Introduced by Chief Operating Officer
5285 NW 253RD AVENUE IN HILLSBORO) Martha Bennett with the Concurrence of
) Council President Tom Hughes

WHEREAS, Portland General Electric, has submitted a complete application for annexation of 10.63 acres ("the territory") located at 5285 NW 253rd Avenue in Hillsboro to the Metro District; 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 owners of the land in the territory; and

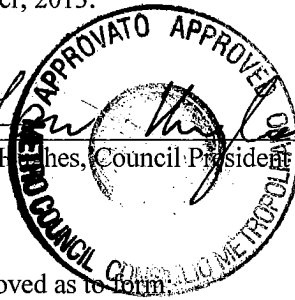
WHEREAS, the proposed annexation complies with the requirements of Metro Code 3.09.070; and

WHEREAS, the Council held a public hearing on the proposed amendment on September 26, 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.
3. The proposed annexation meets the criteria in section 3.09.070 of the Metro Code, as demonstrated in the Staff Report dated August 29, 2013, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 26 day of September, 2013.



Tom Hughes, Council President

Approved as to form

Attest:


Kelsey Newell, Recording Secretary

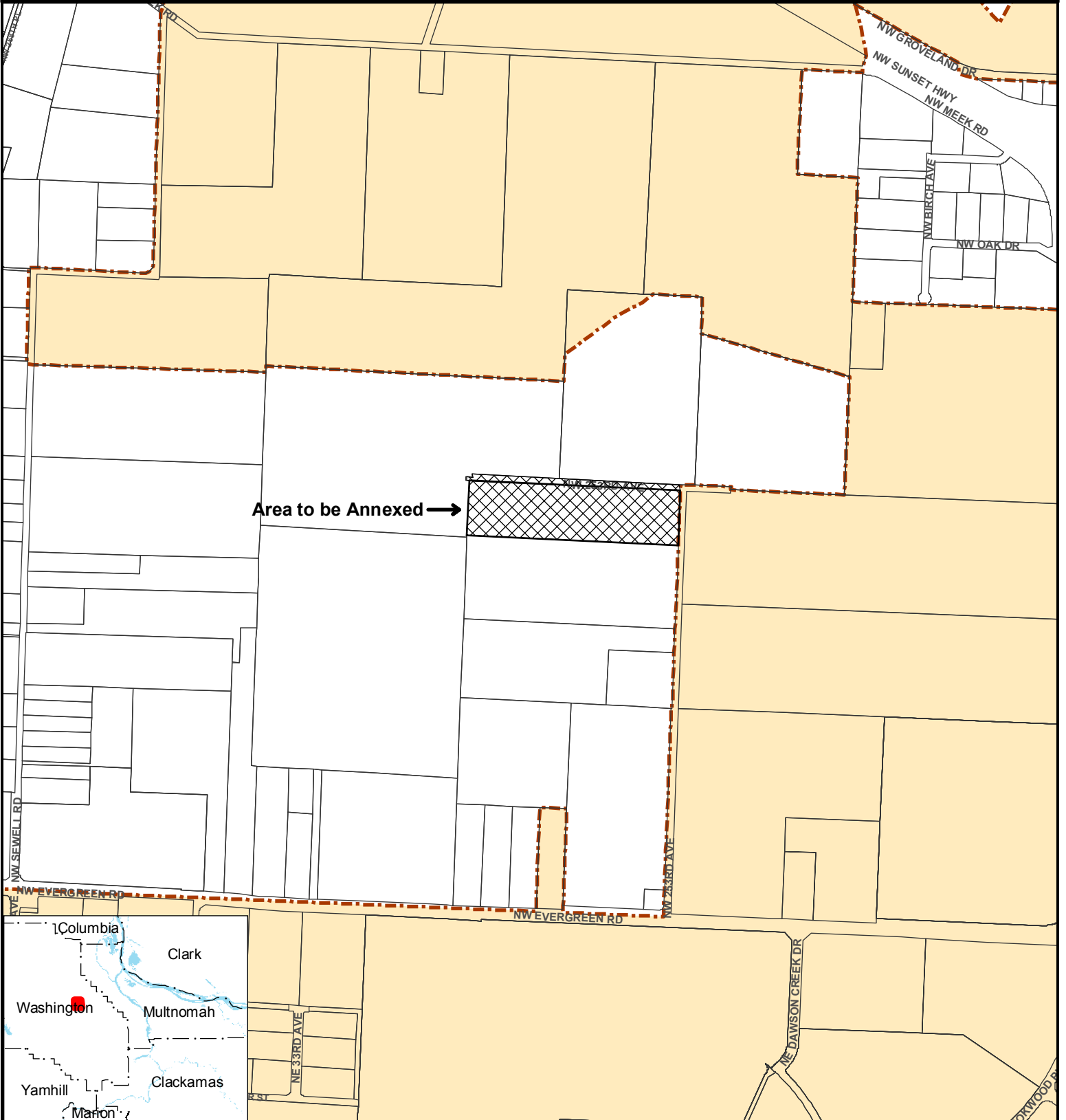

Alison Kean, Metro Attorney

Proposal No. AN-0313

1N2W21




Annexation to the Metro District Boundary

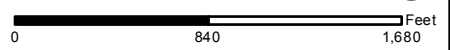
Washington County



Proposal No. AN-0313 Metro District Boundary

1:10,000

-  Area to be annexed
-  Taxlots
-  Metro District Boundary



Data Resource Center
 600 NE Grand Ave
 Portland, OR 97232-2736
 (503) 797-1742
<http://www.oregonmetro.gov/drc>

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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 13-1314, FOR THE PURPOSE OF ANNEXING TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 10.63 ACRES LOCATED AT 5285 NW 253RD AVENUE IN HILLSBORO

Date: August 29, 2013

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0313, Annexation to Metro District Boundary

PETITIONER: Portland General Electric
121 SW Salmon Street
Portland, OR 97204

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 property was annexed to the City of Hillsboro on July 16, 2013.

LOCATION: The property is located in Hillsboro at 5285 NW 253rd Avenue and is 10.63 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The property was annexed into the City of Hillsboro and zoned Industrial Sanctuary (IS).

The proposal consists of one tax lot. The land was added to the UGB in 2005 and is part of the Evergreen Area Industrial 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 the City of Hillsboro apply interim protection measures as outlined in Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas, until the effective date of the comprehensive plan provisions and land use regulations are adopted to implement Title 11. In addition Washington County applied the Future Development-20 Acres (FD-20) designation to prevent premature urbanization of the Evergreen area prior to annexation to the City of Hillsboro.

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 property proposed for annexation is part of Hillsboro's Evergreen Area Industrial Plan established by the City of Hillsboro in 2008. The proposed annexation is consistent with the plan and Washington County and the City of Hillsboro have agreed that urban level development will occur following annexation. The inclusion of the property 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 10.63 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 the parcel to occur consistent with the Evergreen Area Industrial 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

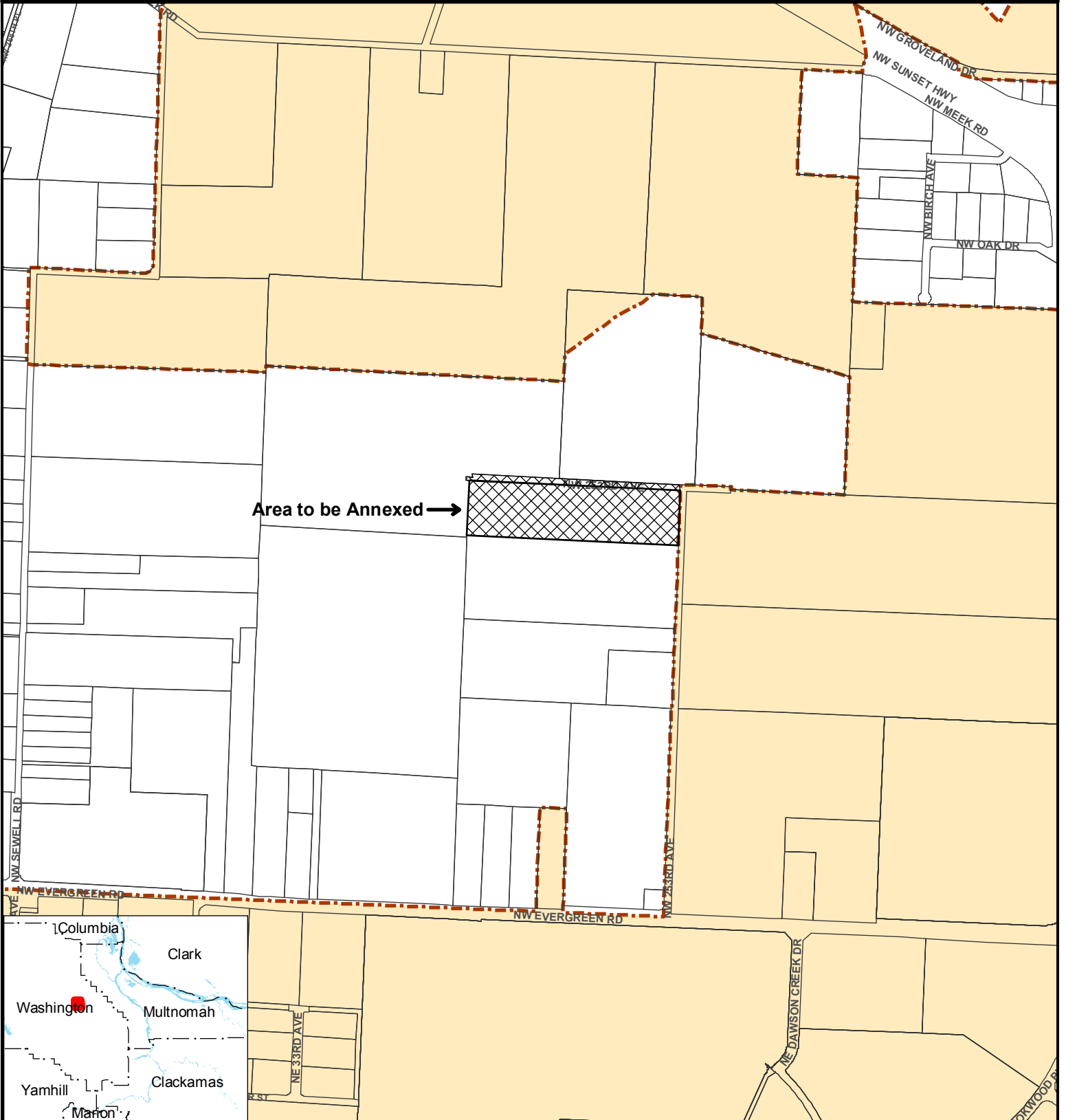
Staff recommends adoption of Ordinance No. 13-1314.

Proposal No. AN-0313

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Annexation to the Metro District Boundary

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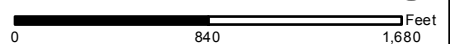
Area to be Annexed →



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