

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	Ordinance No. 14-1327
METRO DISTRICT BOUNDARY APPROXI-)	
MATELY 47.70 ACRES LOCATED NORTH OF NW)	Introduced by Chief Operating Officer
SPRINGVILLE ROAD, EAST OF NW KAISER)	Martha Bennett with the Concurrence of
ROAD AND SOUTH AND WEST OF THE)	Council President Tom Hughes
MULTNOMAH COUNTY LINE IN THE NORTH)	
BETHANY AREA OF WASHINGTON COUNTY)	

WHEREAS, Polygon Northwest has submitted a complete application for annexation of 47.70 acres (“the territory”) located north of NW Springville Road, east of NW Kaiser Road, and south and west of the Multnomah County line in the North Bethany area to the Metro District; and

WHEREAS, the Metro Council added the North Bethany area to the UGB, including the territory, by Ordinance No. 02-987A on December 5, 2002; 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 April 10, 2014; 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 March 17, 2014, attached and incorporated into this ordinance.

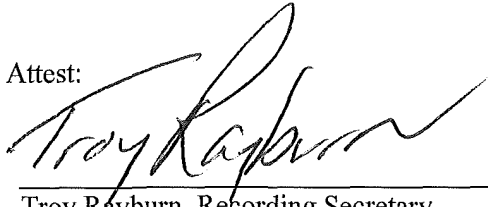
ADOPTED by the Metro Council this 10 day of April, 2014.



 Tom Hughes, Council President



Attest:



Troy Rayburn, Recording Secretary

Approved as to form:



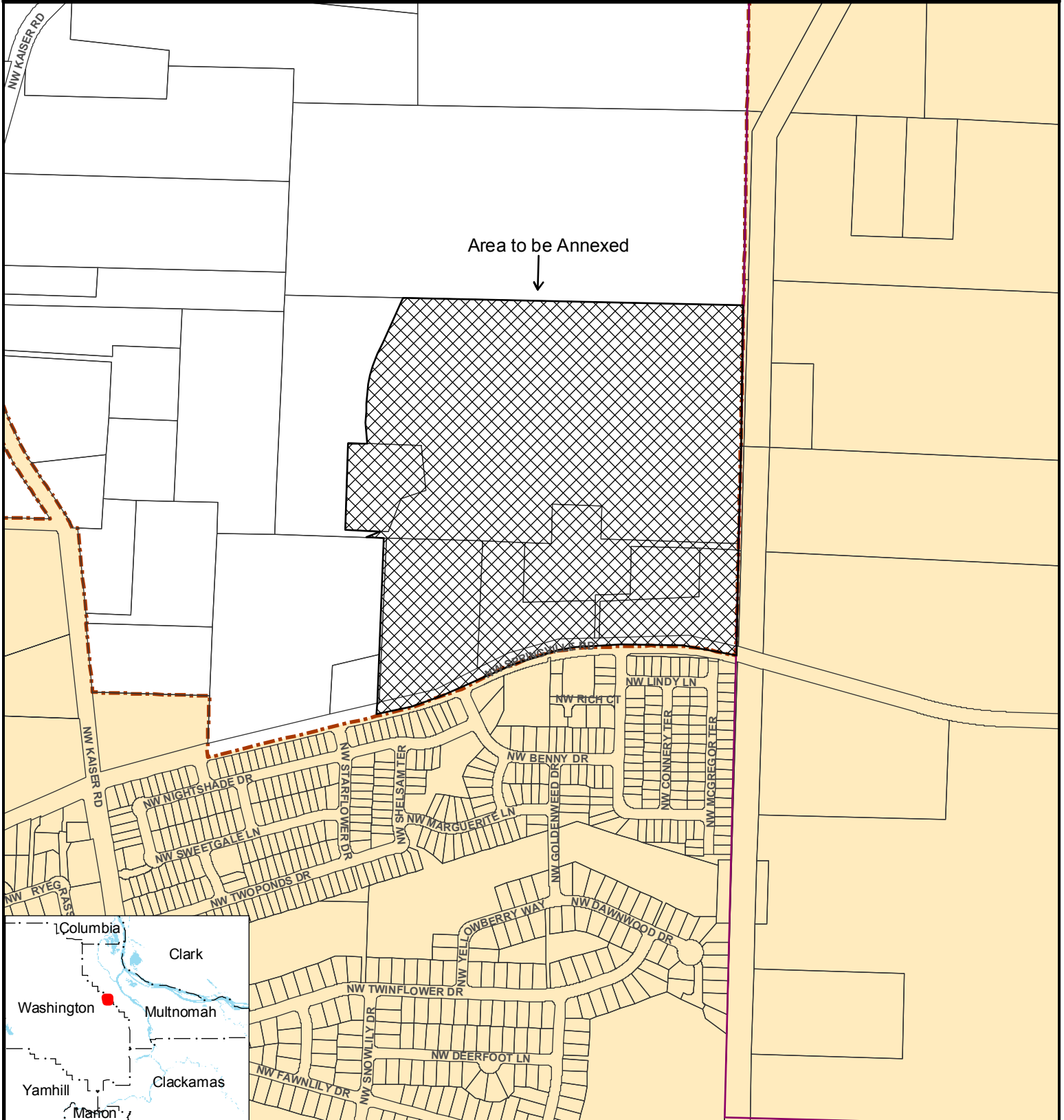
Alison R. Kean, Metro Attorney

Proposal No. AN-0214

1N1W17

Annexation to the Metro District Boundary




Washington County

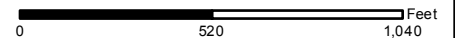


Proposal No. AN-0214 Metro District Boundary

1:6,249



-  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>

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 14-1327, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 47.70 ACRES LOCATED NORTH OF NW SPRINGVILLE ROAD, EAST OF NW KAISER ROAD, AND SOUTH AND WEST OF THE MULTNOMAH COUNTY LINE IN THE NORTH BETHANY AREA OF WASHINGTON COUNTY

Date: March 17, 2014

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0214, Annexation to Metro District Boundary

PETITIONER: Polygon Northwest Company, LLC
109 E 13th Street
Vancouver, WA 98660

PROPOSAL: The petitioner requests annexation of seven complete parcels and a portion of an eighth parcel to the Metro District boundary following the Metro Council's addition of the property to the Urban Growth Boundary (UGB) in 2002. The applicant is currently in the process of completing a property line adjustment and annexing the subject properties to the necessary service districts in Washington County.

LOCATION: The area is located in the North Bethany Area of Washington County, north of NW Springville Road, east of NW Kaiser Road and south and west of the Multnomah County line. The area is 47.70 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The property is zoned for residential and commercial use (R-6 NB, R-9 NB, R-15 NB R-24 NB & NC NB) by Washington County.

The proposal consists of seven complete parcels and a portion of an eighth parcel that is undergoing a property line adjustment. The land was added to the UGB in 2002 and is part of the North Bethany Subarea Plan that was adopted by Washington County. 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 2002 through the Metro Council's adoption of Ordinance No. 02-987A.

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. 02-987A include a requirement that Washington County 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. Washington County also requires the land to be annexed into the appropriate sanitary sewer, water, park and road service districts prior to urbanization occurring. The applicant is currently moving forward with the necessary annexation requirements with Washington County. These measures ensured that urbanization would occur only 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 property proposed for annexation is part of Washington County's North Bethany County Service District, established by the County Board of Commissioners on June 7, 2011. The proposed annexation is consistent with that agreement and is required by Washington County as part of a land use application. 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 47.70 acres to the Metro District. The land is currently within the UGB in unincorporated Washington County. Approval of this request will allow for the urbanization of the parcel to occur consistent with the North Bethany Subarea 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

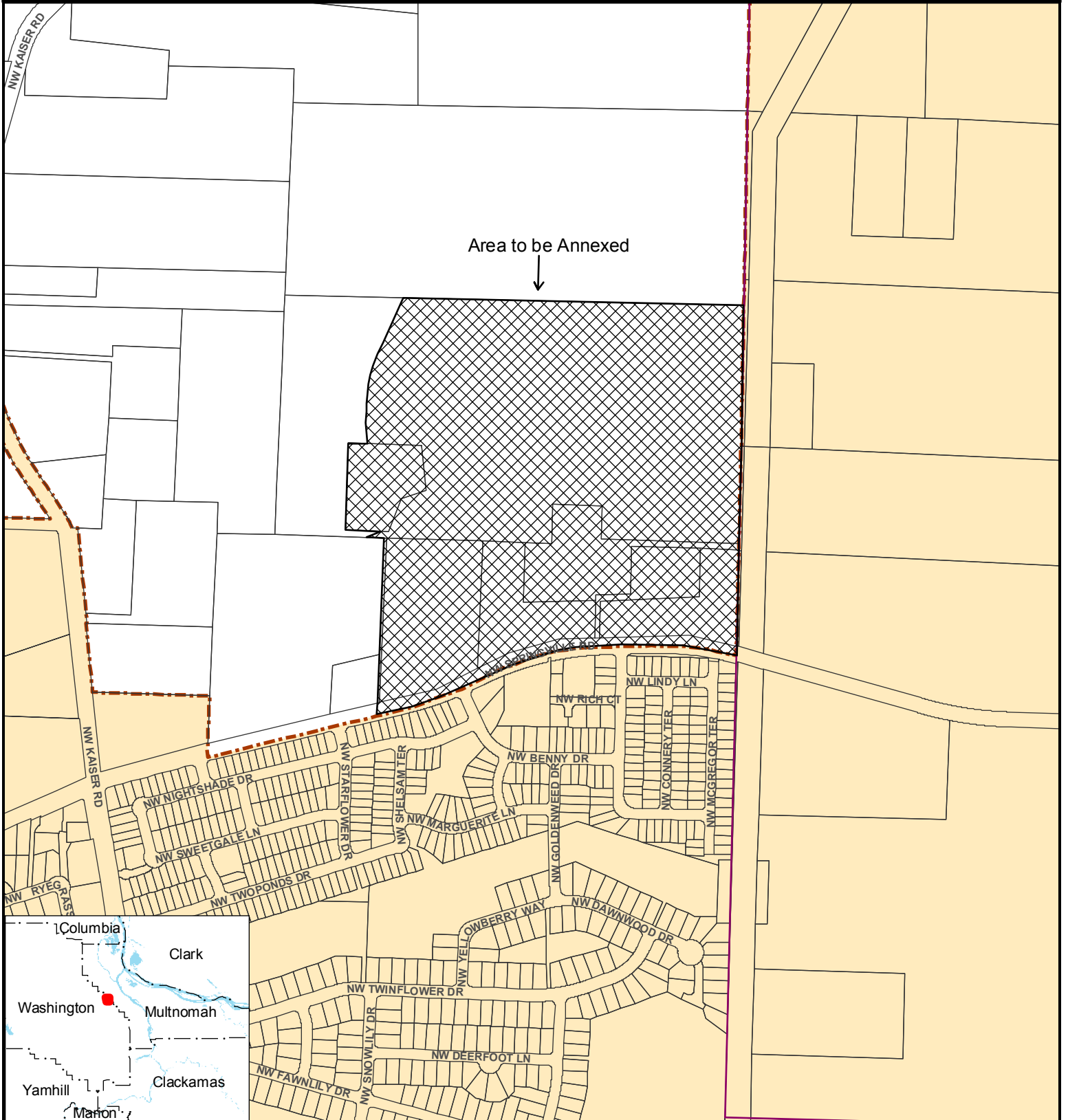
Staff recommends adoption of Ordinance No. 14-1327.

Proposal No. AN-0214

1N1W17

Annexation to the Metro District Boundary

Washington County






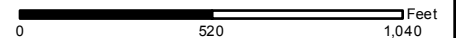
Proposal No. AN-0214 Metro District Boundary

1:6,249



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

-  Area to be annexed
-  Taxlots
-  Metro District Boundary



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.