

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 16 ACRES LOCATED AT 26585 NW EVERGREEN ROAD, EAST OF NE SEWELL AVENUE AND WEST OF NW 264TH AVENUE IN NORTH HILLSBORO.) Ordinance No. 15-1367) Introduced by Chief Operating Officer Martha J. Bennett with the Concurrence of Council President Tom Hughes)

WHEREAS, The City of Hillsboro has submitted a complete application for annexation of approximately 16 acres ("the territory") located at 26585 NW Evergreen Rd, east of NE Sewell Avenue and west of NW 264th Avenue in North Hillsboro to the Metro District; and

WHEREAS, the Metro Council added the 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 Metro Code 3.09.070; and

WHEREAS, the Council held a public hearing on the proposed amendment on October 15, 2015; 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 October 2, 2015, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 19th day of November, 2015.

Tom Hughes, Council President

Attest:

Alexandra Eldridge, Recording Secretary

Approved as to form:

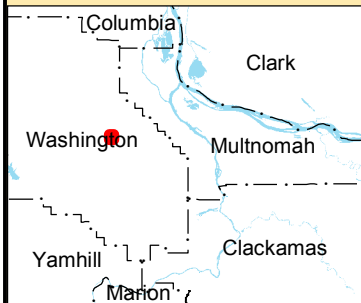
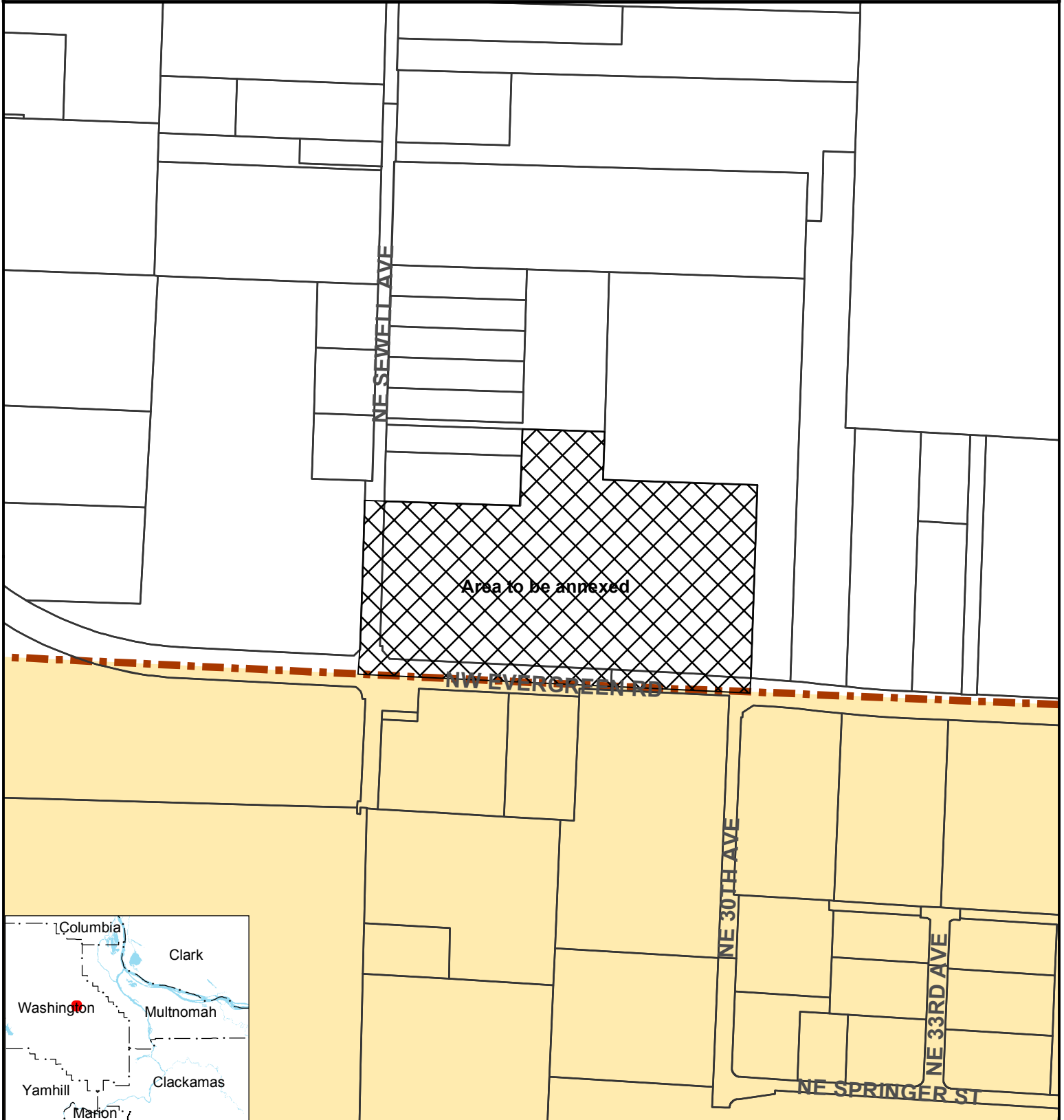
Alison R. Kean, Metro Attorney

Proposal No. AN-0615





1N2W20

Annexation to the Metro District Boundary

Washington County



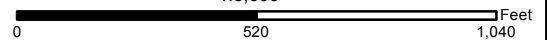
Research Center
 600 NE Grand Ave
 Portland, OR 97232-2736
 (503) 797-1742
<http://www.oregonmetro.gov/drc>

-  Area to be annexed
-  Taxlots
-  Urban growth boundary
-  Metro District Boundary

Proposal No. AN-0615 Metro District Boundary



1:5,000



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 15-1367, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 16 ACRES LOCATED AT 26585 NW EVERGREEN RD, EAST OF NE SEWELL AVENUE AND WEST OF NW 264TH AVENUE IN NORTH HILLSBORO

Date: September 30, 2015

Prepared by: Rebecca Hamilton
Regional Planner

BACKGROUND

CASE: AN-0615, Annexation to Metro District Boundary

PETITIONER: City of Hillsboro
150 E. Main Street, 5th Floor
Hillsboro, OR 97123

PROPOSAL: The petitioner requests annexation of one parcel to the Metro District boundary. The applicant is currently in the process of annexing the subject property to the Clean Water Services service district.

LOCATION: The parcel is located at 26585 NW Evergreen Rd, east of NE Sewell Avenue and west of NW 264th Avenue in North Hillsboro and totals approximately 16 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The property is zoned for industrial use (I-S) by Hillsboro.

The land was added to the UGB in 2005 and was annexed to the City of Hillsboro in 2012. Its designation as industrial land is consistent with the City of Hillsboro Comprehensive Plan. 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 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 applied the Future Development 20 (FD-20) zone to the expansion area. The subject property was annexed to Hillsboro in August 2012. The applicant is currently moving forward with annexation to Clean Water Services. 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 consistent with Hillsboro's Comprehensive Plan, adopted by the City of Hillsboro in 1977 and amended through January 2015. The proposed annexation is required by Hillsboro prior to urbanization. The inclusion of the property within the Metro District is consistent with applicable cooperative urban service agreements.

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 16 acres to the Metro District. The land is currently within the UGB and within the City of Hillsboro. Approval of this request will allow for the urbanization of the parcels to occur consistent with the Comprehensive 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

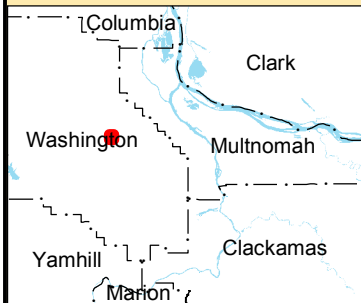
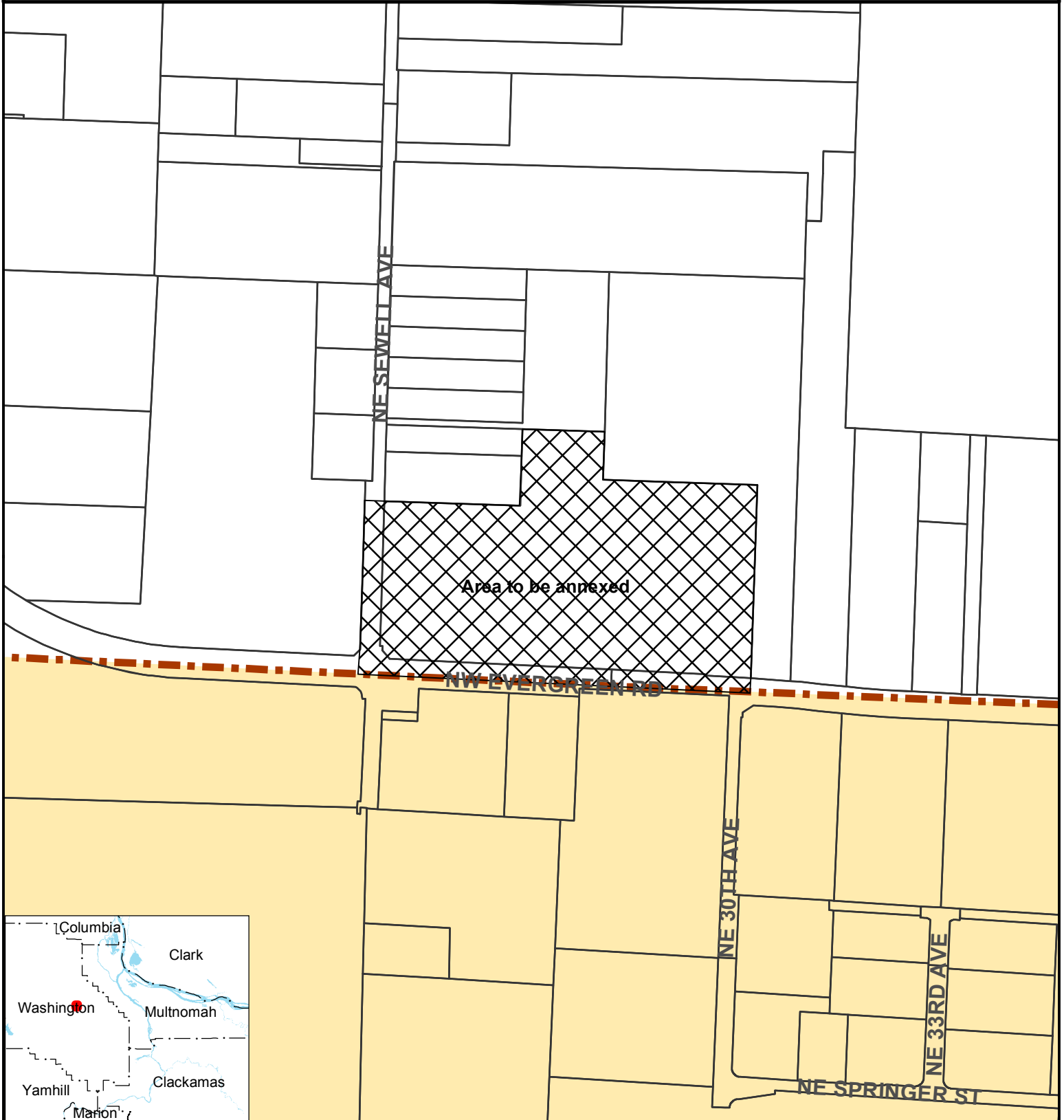
Staff recommends adoption of Ordinance No. 15-1367.

Proposal No. AN-0615





1N2W20

Annexation to the Metro District Boundary

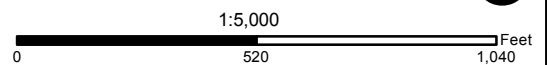
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