

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE) ORDINANCE NO. 16-1376
METRO DISTRICT BOUNDARY)
APPROXIMATELY 4.58 ACRES LOCATED AT) Introduced by Chief Operating Officer
7270 NW HELVETIA ROAD IN HILLSBORO) Martha J. Bennett with the Concurrence of
) Council President Tom Hughes

WHEREAS, the Islamic Community Center of Hillsboro has submitted a complete application for annexation of 4.58 acres ("the territory") located at 7270 NW Helvetia Road in Hillsboro to the Metro District; and

WHEREAS, the Metro Council added the Helvetia area to the UGB, including the territory, by Ordinance No. 04-1040B on June 24, 2004; 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

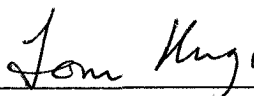
WHEREAS, the proposed annexation complies with Metro Code 3.09.070; and

WHEREAS, the Council held a public hearing on the proposed amendment on June 16, 2016; 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 May 27, 2016, attached and incorporated into this ordinance.

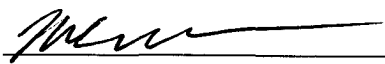
ADOPTED by the Metro Council this 23rd day of June 2016.



Tom Hughes, Council President



Attest:

Approved as to form:


for Alexandra Eldridge, Recording Secretary

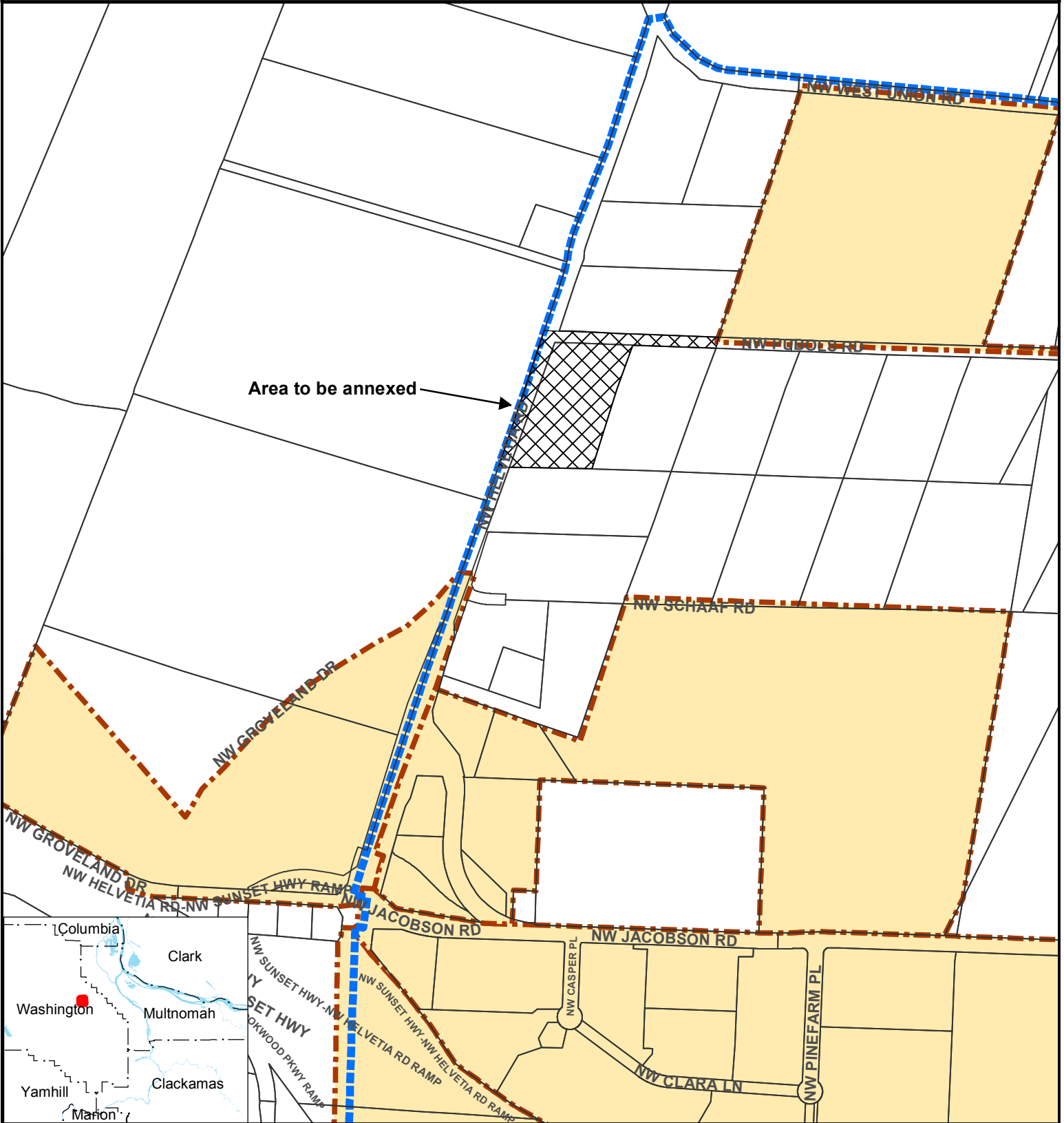

Alison R. Kean, Metro Attorney

Proposal No. AN-0316

1N2W15

Annexation to the Metro District Boundary





Washington County



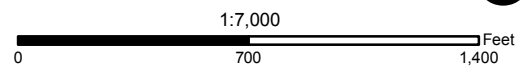
Area to be annexed



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-0316 Metro District Boundary



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 16-1376, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 4.58 ACRES LOCATED AT 7270 NW HELVETIA ROAD IN HILLSBORO

Date: May 27, 2016

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0316, Annexation to Metro District Boundary

PETITIONER: Islamic Community Center of Hillsboro
7270 NW Helvetia Road
Hillsboro, OR 97124

PROPOSAL: The petitioner requests annexation of one parcel to the Metro District boundary. The applicant annexed the subject property to the City of Hillsboro on May 3, 2016.

LOCATION: The parcel is located at 7270 NW Helvetia Road in Hillsboro. The parcel is 4.58 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 2004 and is part of the North Hillsboro Industrial Area Community 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 2004 through the Metro Council's adoption of Ordinance No. 04-1040B.

- 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. 04-1040B 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 urban service districts or a city prior to urbanization occurring. The land was annexed into the City of Hillsboro in May 2016. These measures ensured that urbanization would occur only after annexation to the necessary urban 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 the North Hillsboro Industrial Area Community Plan. The current Hillsboro Urban Service Provider Agreement, dated April 2, 2003, does not include areas within the urban growth boundary that were added to the UGB after 2002. In June and July of 2009, the City of Hillsboro and Washington County passed resolutions acknowledging commitment and consensus policies for the governance and management of existing unincorporated urbanized areas in the County (aka, "Urbanization Forum" resolutions). City of Hillsboro Resolution No. 2291 states that "all future additions to the applicable Urban Growth Boundary in Washington County during and after 2010 must be governed and urbanized by the interested City" and that "in this context, 'urbanized' means that the interested City has planning responsibility under state law, and land use decision making authority with respect to the subject territory." The area being annexed is within an unincorporated area designated as "urban" by the Washington County comprehensive plan and its annexation will implement and be in conformance with the referenced City and County resolutions. The proposed annexation is also required by Hillsboro 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 4.58 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 Hillsboro Industrial Area Community 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

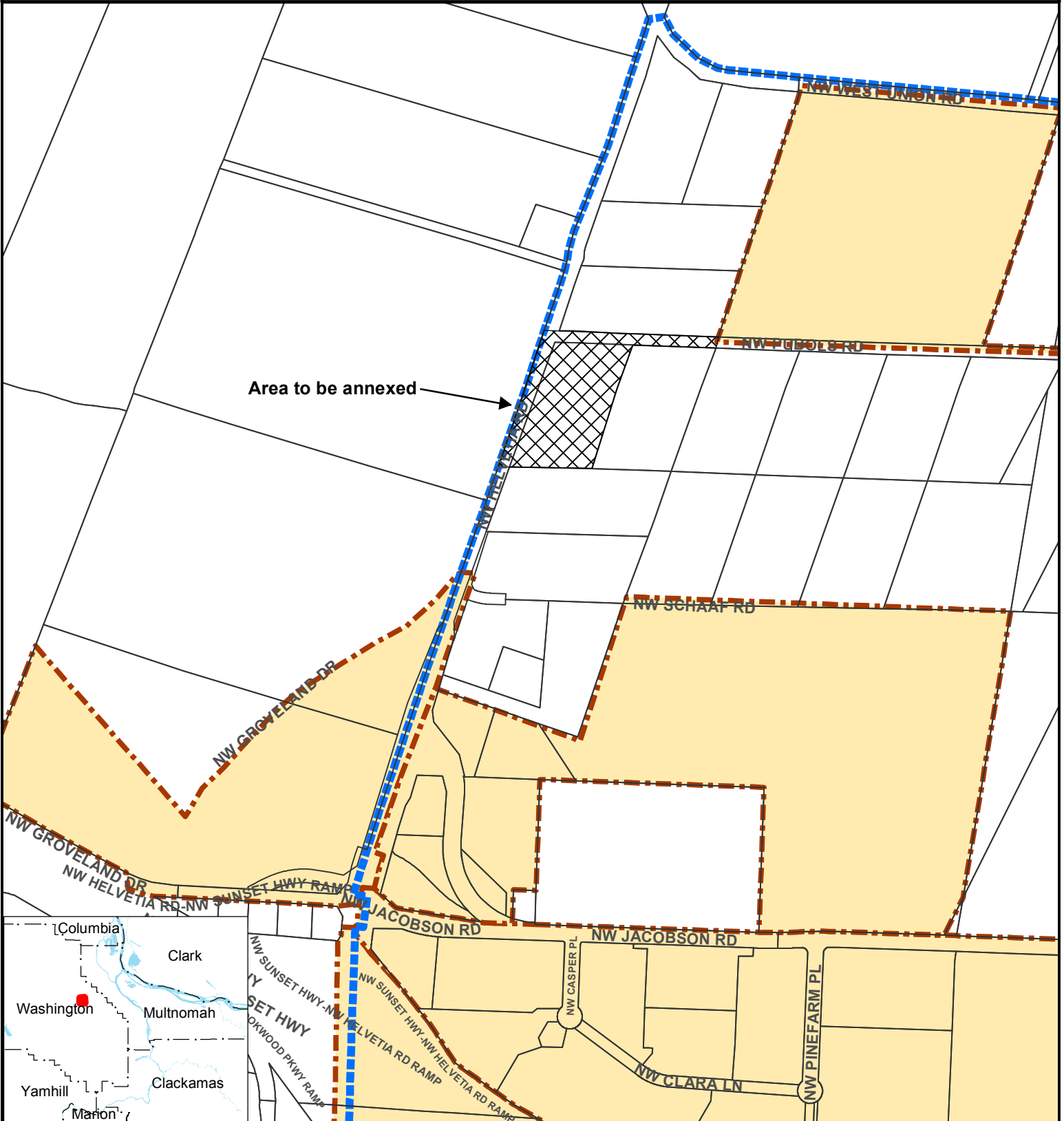
Staff recommends adoption of Ordinance No. 16-1376.

Proposal No. AN-0316

1N2W15

Annexation to the Metro District Boundary





Washington County



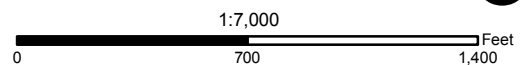
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