

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE ) ORDINANCE NO. 16-1377  
METRO DISTRICT BOUNDARY )  
APPROXIMATELY 11.84 ACRES LOCATED ) Introduced by Chief Operating Officer  
SOUTH OF SW FRIENDLY LANE IN THE ) Martha J. Bennett with the Concurrence of  
RIVER TERRACE AREA OF TIGARD ) Council President Tom Hughes

WHEREAS, Polygon WLH LLC has submitted a complete application for annexation of 11.84 acres ("the territory") located south of SW Friendly Lane in the River Terrace area to the Metro District; and

WHEREAS, the Metro Council added the River Terrace area to the UGB, including the territory, by Ordinance No. 02-969B 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 owner of the land in the territory; and


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

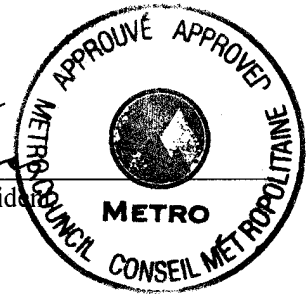
WHEREAS, the Council held a public hearing on the proposed amendment on July 21, 2016; now, therefore,

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 July 26, 2016, attached and incorporated into this ordinance.

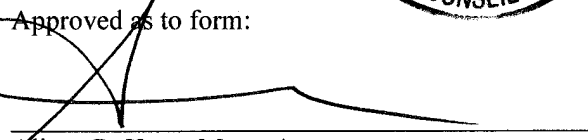
ADOPTED by the Metro Council this 23 day of July 2016.

  
Tom Hughes, Council President



Attest:

  
Nellie Papsdorf, Recording Secretary

Approved as to form:  
  
Alison R. Kean, Metro Attorney

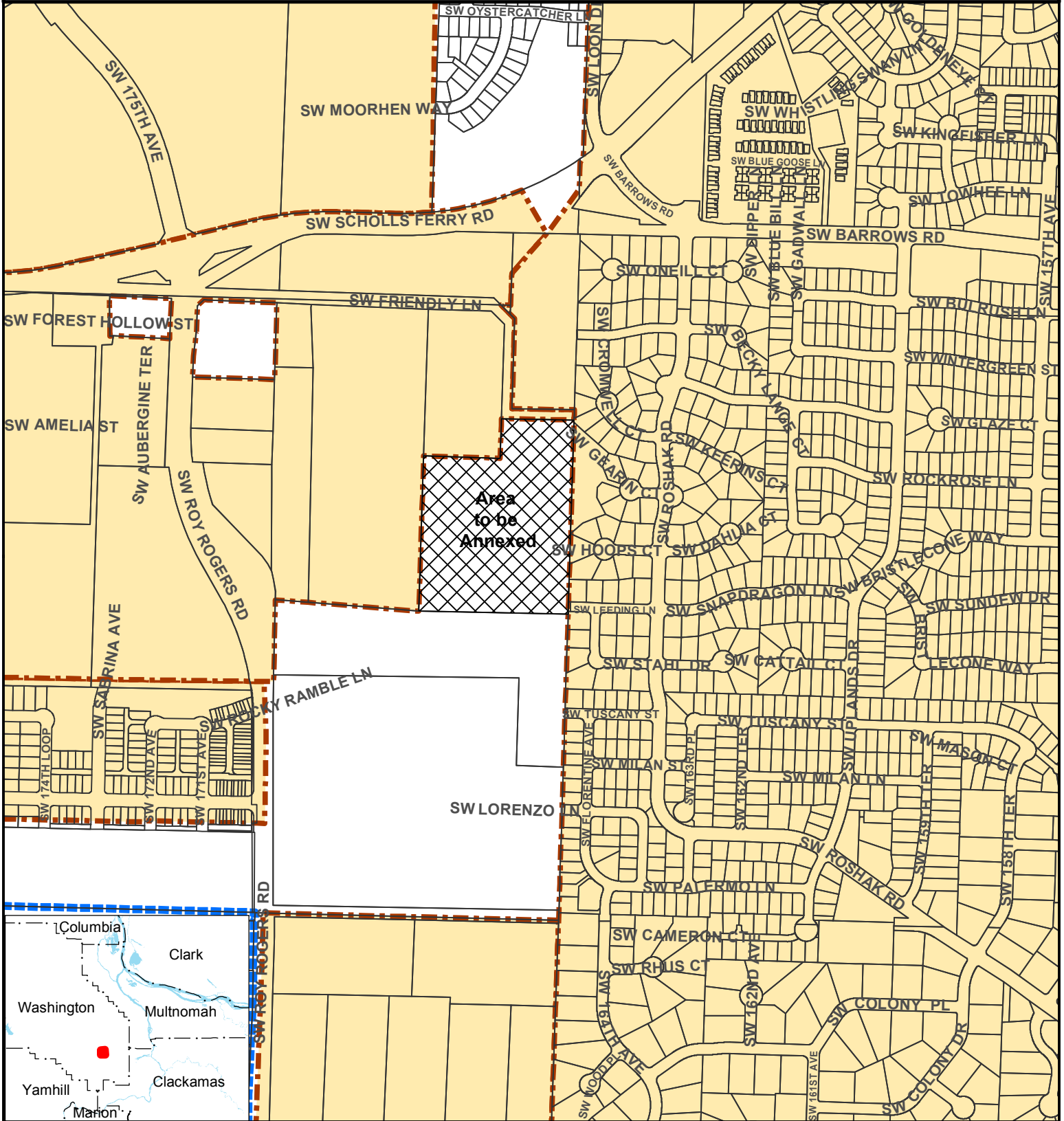
Ordinance No. 16-1377 - For the Purpose of Annexing to the Metro District Boundary Approximately 11.84 Acres Located South of SW Friendly Lane in the River Terrace Area of Tigard

# Proposal No. AN-0416





2S1W06

Annexation to the Metro District Boundary

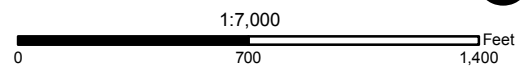
Washington County



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-0416 Metro District Boundary



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## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 16-1377, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 11.84 ACRES LOCATED SOUTH OF SW FRIENDLY LANE IN THE RIVER TERRACE AREA OF TIGARD

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Date: July 7, 2016

Prepared by: Tim O'Brien  
Principal Regional Planner

### BACKGROUND

CASE: AN-0416, Annexation to Metro District Boundary

PETITIONER: Polygon WLH LLC  
109 E. 13<sup>th</sup> Street  
Vancouver, WA 98660

PROPOSAL: The petitioner requests annexation of one parcel to the Metro District boundary. The parcel is within the City of Tigard.

LOCATION: The parcel is located south of SW Friendly Lane in the River Terrace area of Tigard and is approximately 11.84 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The property is zoned for residential use (R-4.5) by Tigard.

The land was added to the UGB in 2002 and is part of the River Terrace Community Plan that was adopted by Tigard. 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. 02-969B.

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. 02-969B 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 applied the Future Development 20 (FD-20) zone to the expansion area. The subject property was annexed to Tigard in August 2011 and the River Terrace Community Plan was adopted in 2014. 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 parcel proposed for annexation is part of Tigard's River Terrace Community Plan Area, adopted by the City of Tigard in 2014. The proposed annexation is consistent with the community plan and is required by Tigard as part of a land use application. 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 11.84 acres to the Metro District. The land is currently within the UGB and within the City of Tigard. Approval of this request will allow for the urbanization of the parcel to occur consistent with the River Terrace 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**

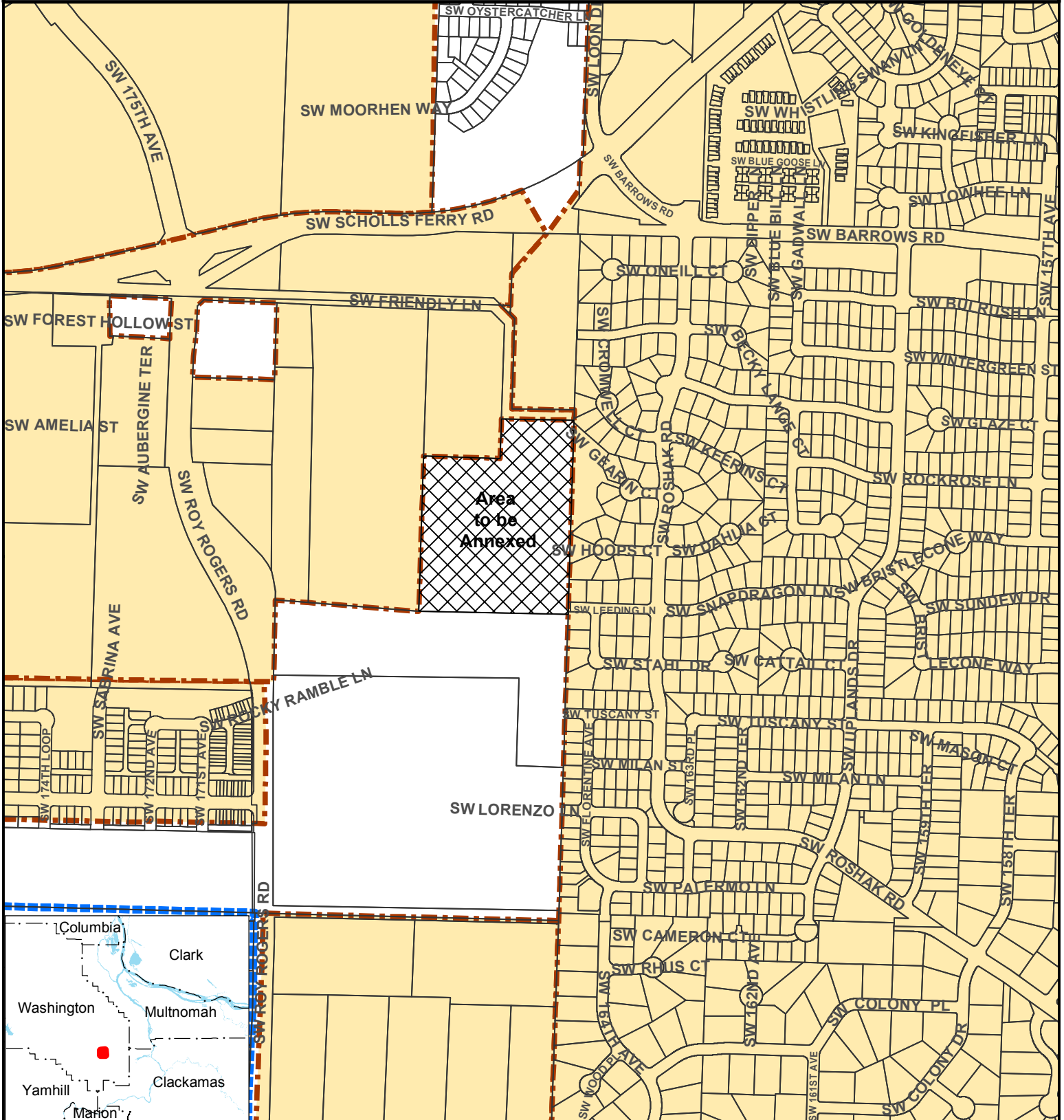
Staff recommends adoption of Ordinance No. 16-1377.

# Proposal No. AN-0416





2S1W06

Annexation to the Metro District Boundary

Washington County



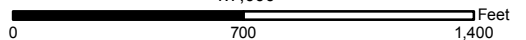
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