

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO ) ORDINANCE NO. 17-1400  
THE METRO DISTRICT BOUNDARY )  
APPROXIMATELY 82.18 ACRES ) Introduced by Chief Operating Officer  
LOCATED IN THE NORTH BETHANY ) Martha J. Bennett with the Concurrence of  
AREA OF WASHINGTON COUNTY ) Council President Tom Hughes

WHEREAS, Polygon WLH LLC has submitted a complete application for annexation of 82.18 acres in the North Bethany area of Washington County (“the territory”) to the Metro District; and

WHEREAS, the Metro Council added the North Bethany 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 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 May 11, 2017; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

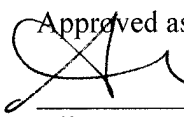
1. The Metro District Boundary Map is hereby amended, as indicated in Exhibit A, attached and incorporated into this ordinance.
2. The proposed annexation meets the criteria in section 3.09.070 of the Metro Code, as demonstrated in the Staff Report dated April 21, 2017, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 18 day of May 2017

  
Tom Hughes, Council President  
METRO  
APPROUVE APPROVED  
COUNCIL CONSEIL METROPOLITAINE

Attest:

  
Nellie Papsdorf, Recording Secretary

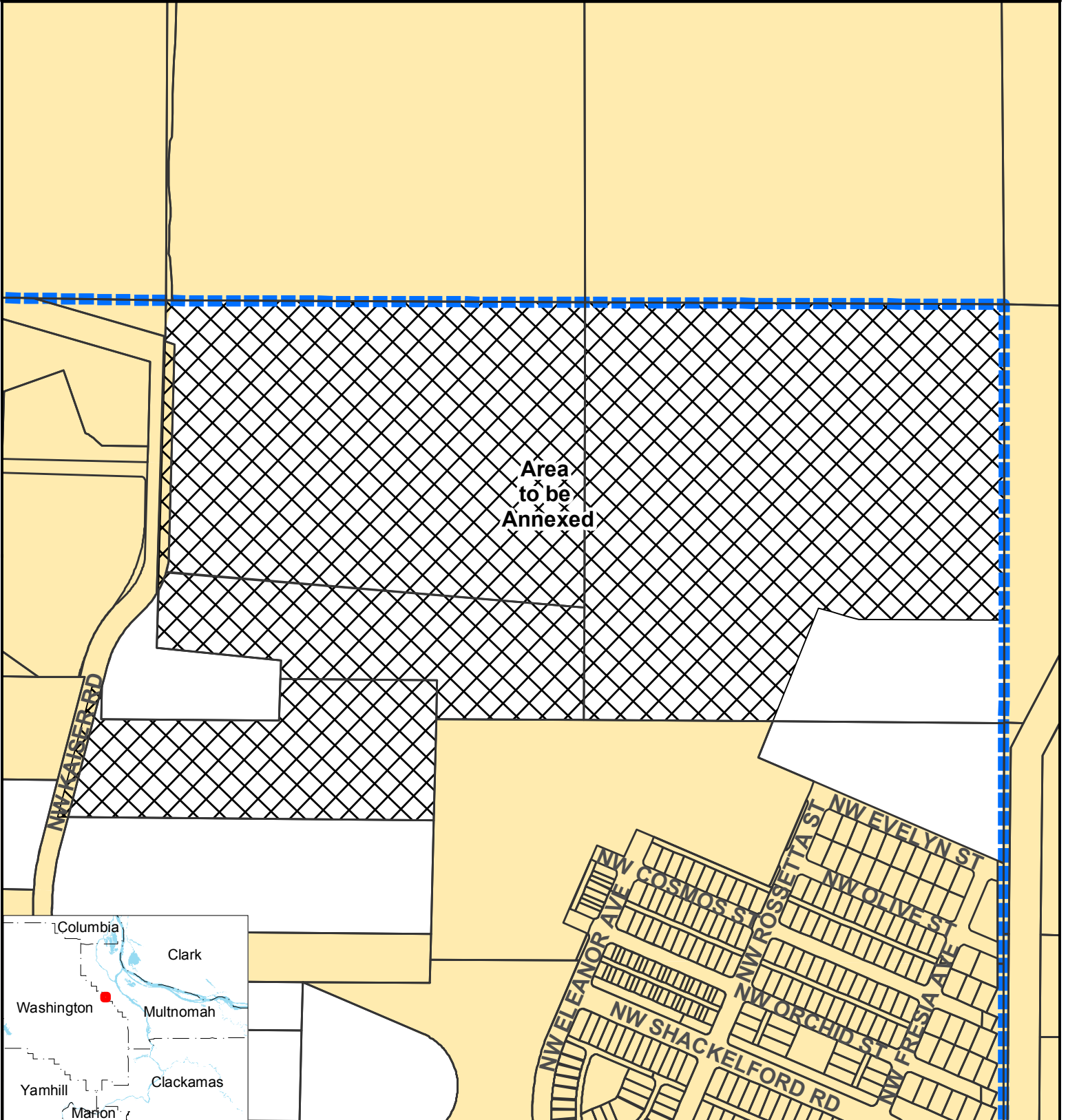
Approved as to form  
  
Alison R. Kean, Metro Attorney

# Proposal No. AN-0217

1N1W17

Annexation to the Metro District Boundary





Washington County



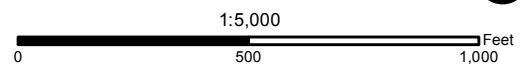
Area to be Annexed



 **Metro**  
 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-0217 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.

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 17-1400, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 82.18 ACRES LOCATED IN THE NORTH BETHANY AREA OF WASHINGTON COUNTY

---

Date: April 21, 2017

Prepared by: Tim O'Brien  
Principal Regional Planner

### BACKGROUND

CASE: AN-0217, 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 land in the North Bethany area of Washington County to the Metro District Boundary.

LOCATION: The land in North Bethany is approximately 82.18 acres in size, is located east of NW Kaiser Road and can be seen in Attachment 1.

ZONING: The land in North Bethany is zoned for residential (R-6NB, R-9NB, R-15NB, & R-24NB)

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 land in the North Bethany area of Washington County 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. Washington County requires the land to be annexed into the appropriate sanitary sewer, water, park and road service districts prior to urbanization occurring, which the applicant is in the process of completing. 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 land is part of Washington County's North Bethany Subarea Plan and was included in the North Bethany County Service District, established by the County Board of Commissioners on June 7, 2011. The proposed annexation is consistent with the Subarea Plan and the Service District 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 82.18 acres in the North Bethany area of Washington County to the Metro District. All of the land is currently within the UGB and approval of this request will allow for the urbanization of the land 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**

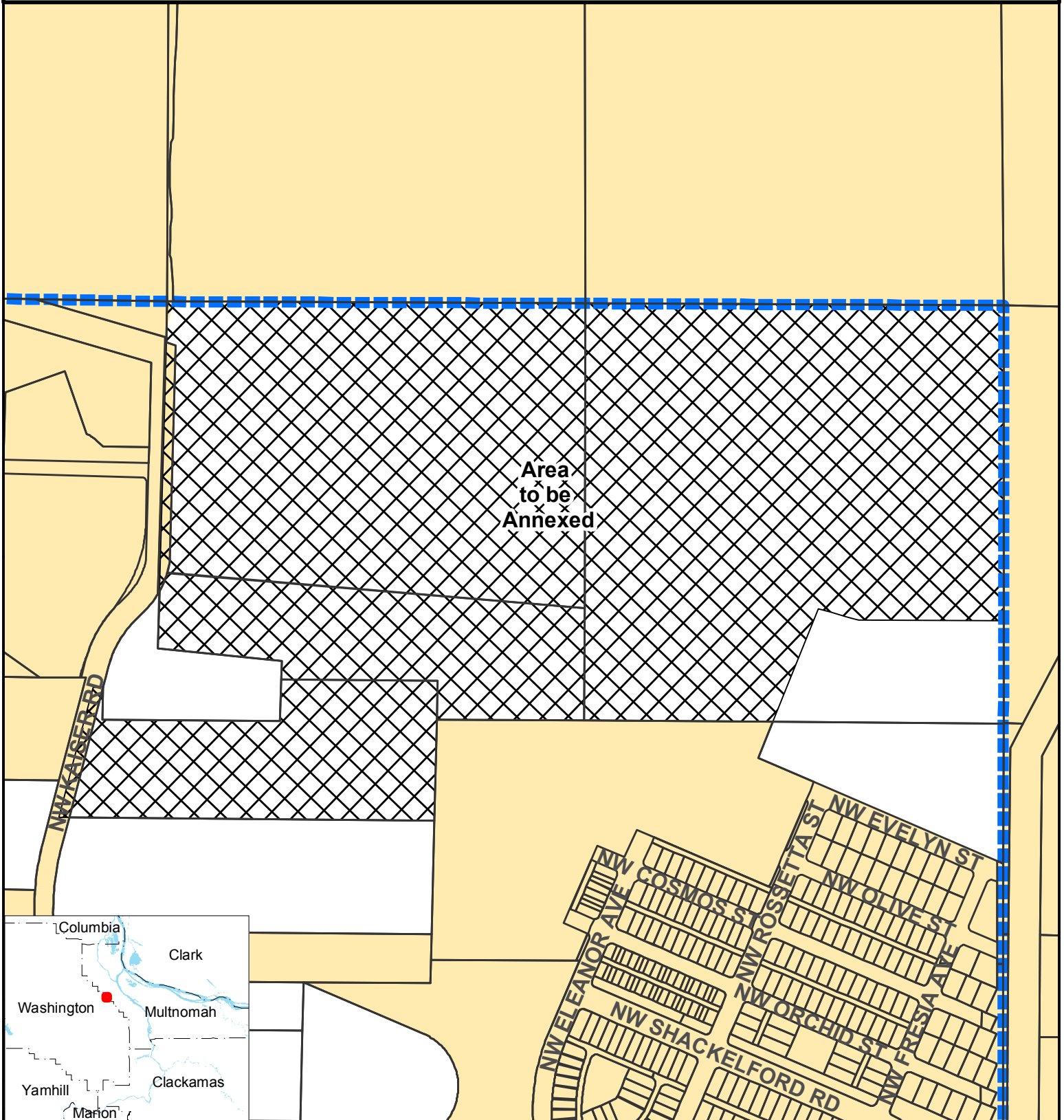
Staff recommends adoption of Ordinance No. 17-1400.

# Proposal No. AN-0217

1N1W17





Annexation to the Metro District Boundary

Washington County

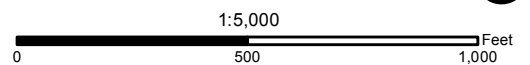


Area  
to be  
Annexed

 **Metro**  
 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-0217 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.