

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE) ORDINANCE NO. 18-1422
METRO DISTRICT BOUNDARY)
APPROXIMATELY 45.68 ACRES LOCATED) Introduced by Chief Operating Officer
ALONG SW BROOKMAN ROAD IN) Martha J. Bennett with the Concurrence of
SHERWOOD) Council President Tom Hughes

WHEREAS, Brookman Development LLC has submitted a complete application for annexation of 45.68 acres located along SW Brookman Road in Sherwood ("the territory") to the Metro District; and

WHEREAS, the Metro Council added the Brookman Road 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 June 14, 2018; 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 23, 2018, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 21ST day of June 2018.



Tom Hughes, Council President

Attest:



Miranda Mishan, Recording Secretary

Approved as to form:



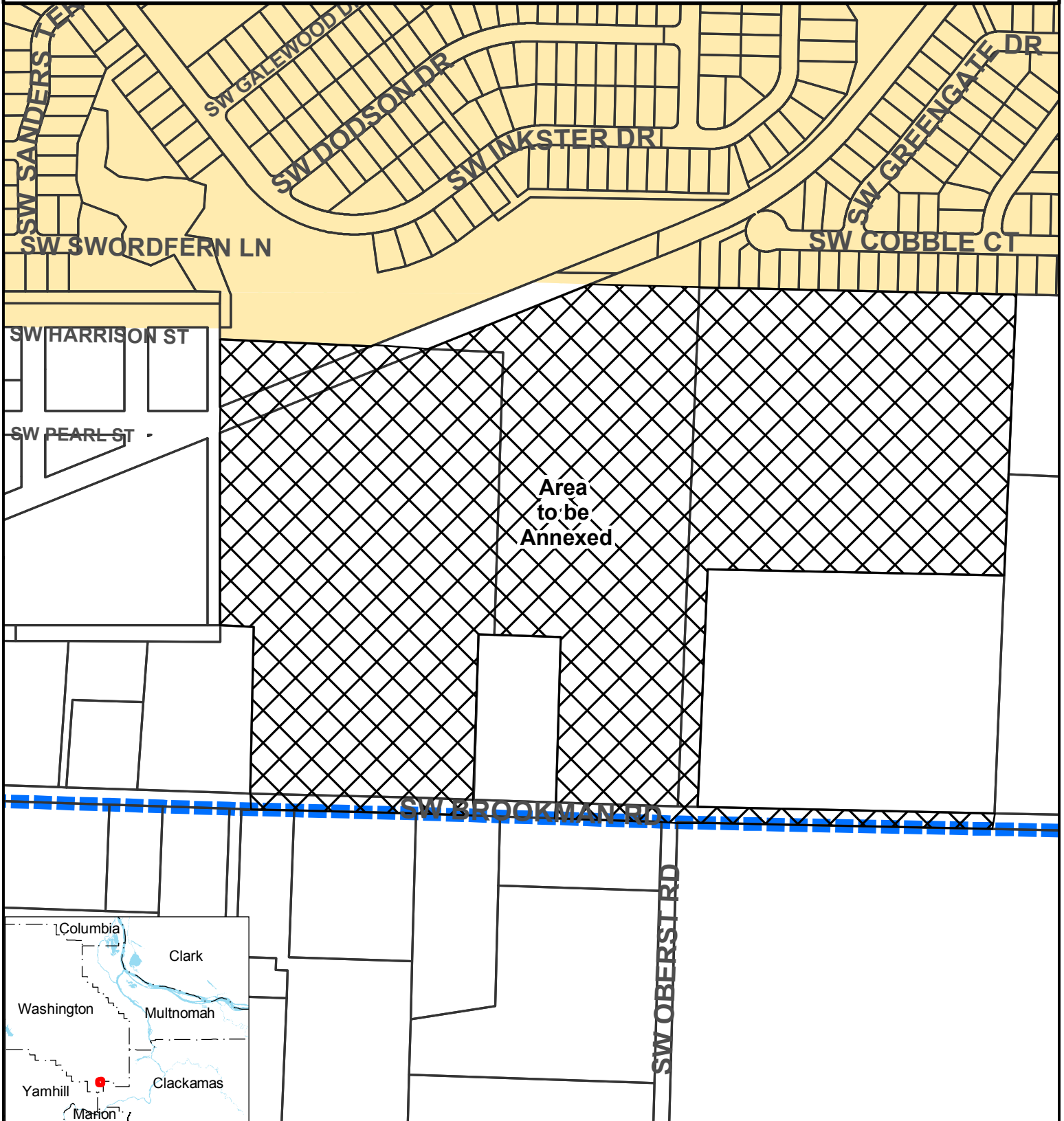
Nathan Sykes, Deputy Metro Attorney

Proposal No. AN-0118

2S1W31, 3S1W6

Annexation to the Metro District Boundary

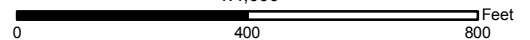
Washington County







Proposal No. AN-0118 Metro District Boundary



1:4,000



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



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

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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 18-1422, FOR THE PURPOSE OF ANNEXING TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 45.68 ACRES LOCATED ALONG SW BROOKMAN ROAD IN SHERWOOD

Date: May 23, 2018

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0118, Annexation to Metro District Boundary

PETITIONER: Brookman Development, LLC
PO Box 61426
Vancouver, WA 98666

PROPOSAL: The petitioner requests annexation of land in Sherwood to the Metro District Boundary.

LOCATION: The land in Sherwood is approximately 45.68 acres in size, is located along SW Brookman Road and can be seen in Attachment 1.

ZONING: The land in Sherwood is zoned for residential use (MDRL & MDRH)

The land was added to the UGB in 2002 and is part of the Brookman Addition Plan Area that was adopted by Sherwood. 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 Sherwood 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 City of Sherwood adopted the Brookman Addition Concept Plan Area in 2009. The subject property was annexed to the City of Sherwood in April 2017. 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 subject property is part of the Brookman Addition Concept Plan Area adopted by the City of Sherwood in 2009. The proposed annexation is required by Sherwood as part of a land use application. The annexation is consistent with the Sherwood's Urban Planning Area Agreement with Washington County specifying Sherwood as the urban service provider. 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 45.68 acres in Sherwood to the Metro District. 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 Brookman Addition Concept Plan Area.

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

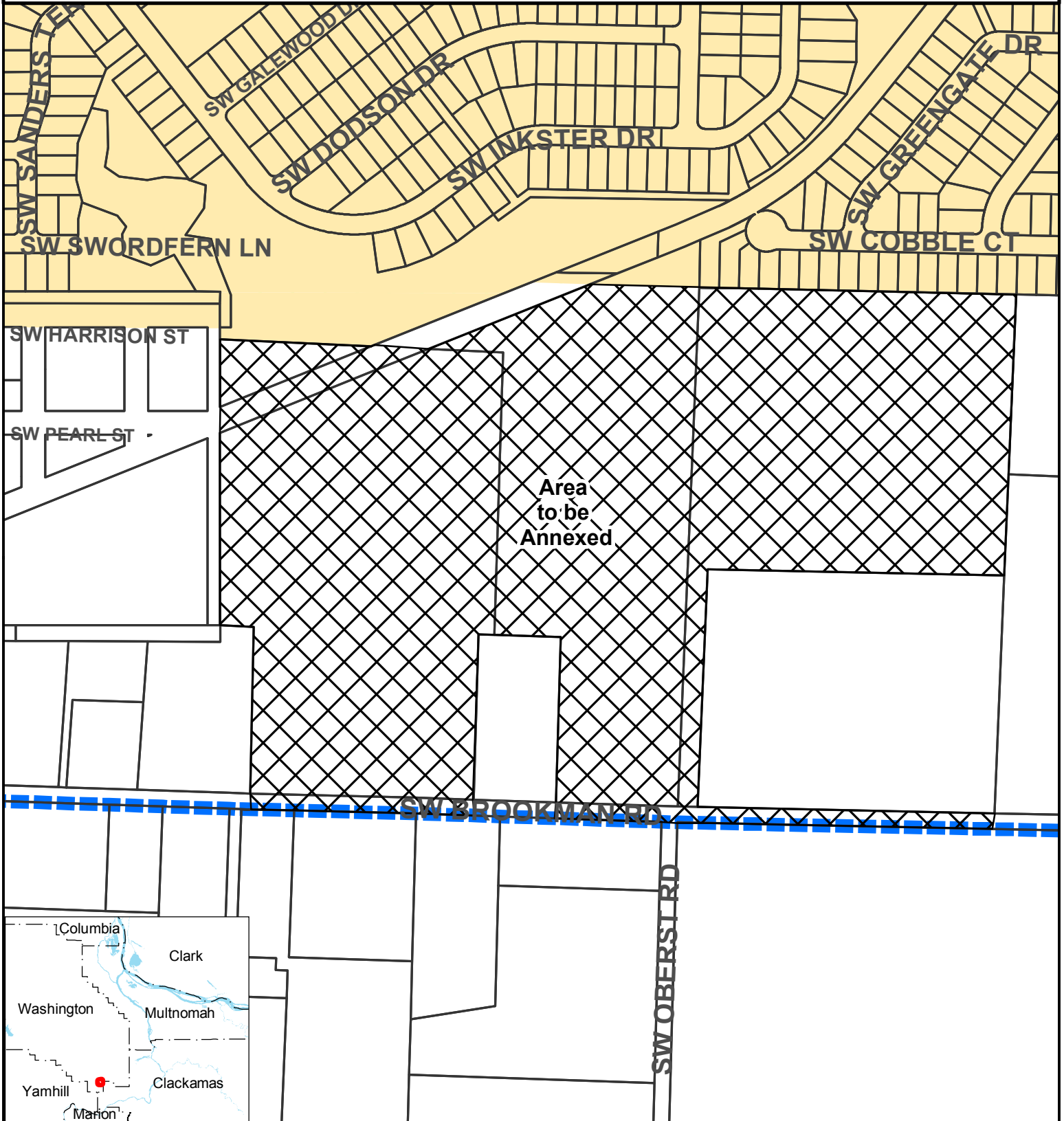
Staff recommends adoption of Ordinance No. 18-1422.

Proposal No. AN-0118

2S1W31, 3S1W6

Annexation to the Metro District Boundary

Washington County







Area to be Annexed

SW BROOKMAN RD

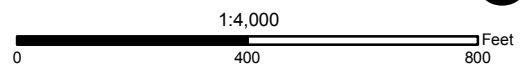
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