

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE) ORDINANCE NO. 18-1428
METRO DISTRICT BOUNDARY)
APPROXIMATELY 42.09 ACRES LOCATED AT) Introduced by Chief Operating Officer
THE CORNER OF SW BOECKMAN ROAD AND) Martha J. Bennett with the Concurrence of
SW STAFFORD ROAD IN WILSONVILLE) Council President Tom Hughes

WHEREAS, West Hills Land Development, LLC has submitted a complete application for annexation of 42.09 acres located at the corner of SW Boeckman Road and SW Stafford Road in Wilsonville ("the territory") to the Metro District; and

WHEREAS, the Metro Council added the Frog Pond 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 November 29, 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 November 8, 2018, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 13th day of December 2018.



Attest:


Sara Farrokhzadjan, Recording Secretary



Tom Hughes, Council President

Approved as to form:

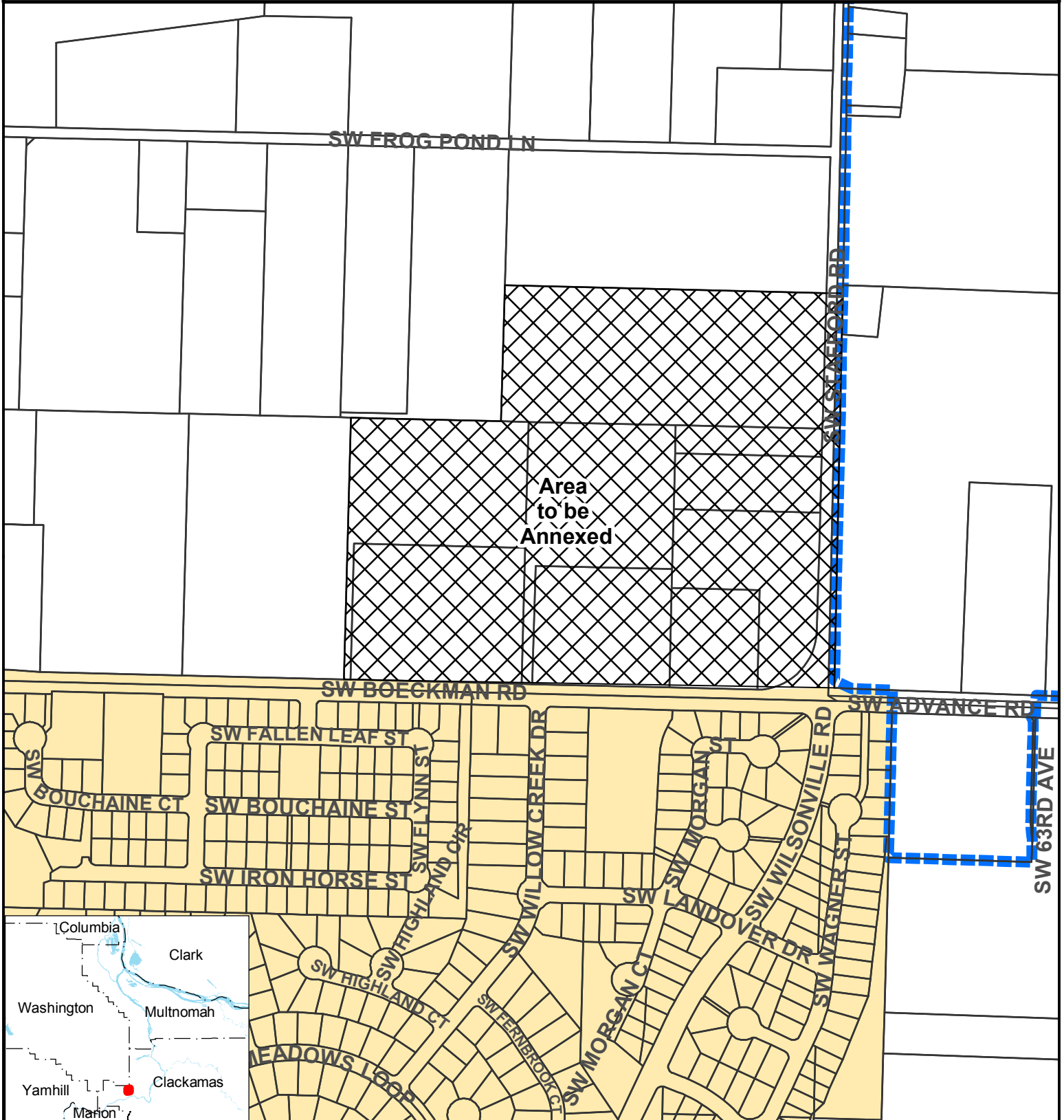

Nathan A. S. Sykes, Acting Metro Attorney

Proposal No. AN-0218

3S1W12, 3S1E7





Annexation to the Metro District Boundary

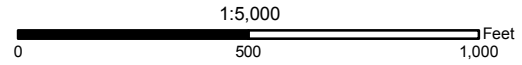
Clackamas County




Proposal No. AN-0218 Metro District Boundary



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




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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 18-1428, FOR THE PURPOSE OF ANNEXING TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 42.09 ACRES LOCATED AT THE CORNER OF SW BOECKMAN ROAD AND SW STAFFORD ROAD IN WILSONVILLE

Date: November 8, 2018

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0218, Annexation to Metro District Boundary

PETITIONER: West Hills Land Development, LLC
3330 NW Yeon Ave, Suite 200
Portland, OR 97210

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

LOCATION: The land in Wilsonville is approximately 42.09 acres in size, is located at the corner of SW Boeckman Road and SW Stafford Road and can be seen in Attachment 1.

ZONING: The land in Wilsonville is zoned for residential use (RN) and public facilities (PF).

The land was added to the UGB in 2002 and is part of the Frog Pond Area Plan that was adopted by Wilsonville. 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 Wilsonville 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:

Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas requires that new urban areas be annexed into the Metro District Boundary prior to urbanization of the area. The City of Wilsonville adopted the Frog Pond Area Plan in 2015. As a follow-up to the area plan and in anticipation of forthcoming development Wilsonville adopted the Frog Pond West Master Plan in July 2017. A portion of the subject property was annexed to the City of Wilsonville in June 2018. The remainder of the land will be annexed to Wilsonville in the near future. 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 Frog Pond Area Plan adopted by the City of Wilsonville in 2015 and the Frog Pond West Master Plan adopted by the City in 2017. The proposed annexation is required by Wilsonville as part of a land use application. The annexation is consistent with Wilsonville's Frog Pond Area Plan and Frog Pond West Master Plan. 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 42.09 acres in Wilsonville 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 Frog Pond Area 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

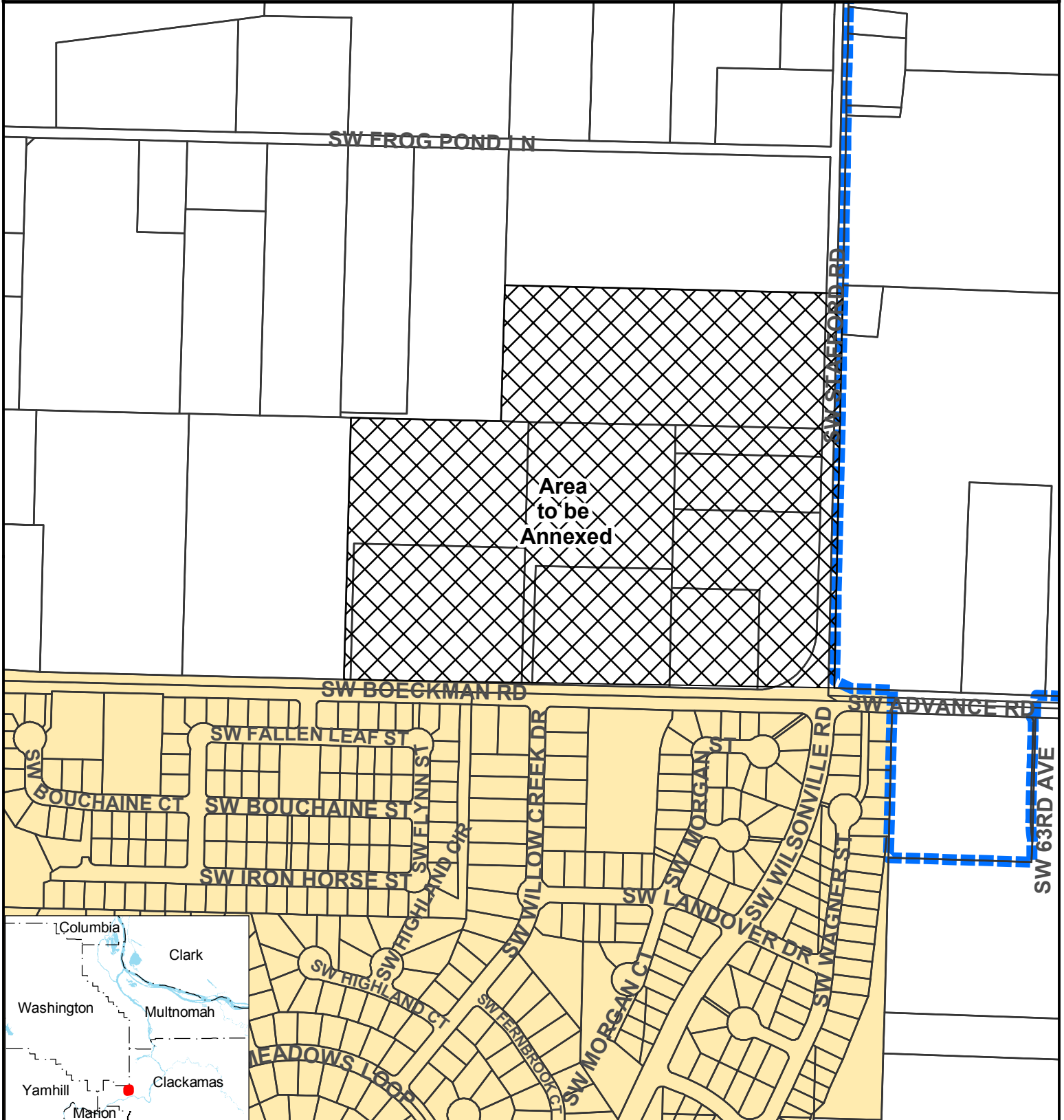
Staff recommends adoption of Ordinance No. 18-1428.

Proposal No. AN-0218

3S1W12, 3S1E7

Annexation to the Metro District Boundary





Clackamas County

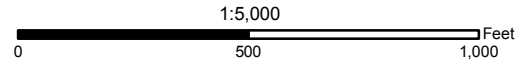


Area to be Annexed

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