

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	ORDINANCE NO. 20-1445
METRO DISTRICT BOUNDARY)	
APPROXIMATELY 17.88 ACRES LOCATED)	Introduced by Chief Operating Officer
AT 5062 NE STARR BOULEVARD IN)	Marissa Madrigal with the Concurrence of
HILLSBORO)	Council President Lynn Peterson

WHEREAS, Quality Technology Services (QTS) has submitted a complete application for annexation of 17.88 acres in the North Hillsboro Industrial Area of Hillsboro (“the territory”) to the Metro District; and

WHEREAS, the Metro Council added this portion of the North Hillsboro Industrial Area to the UGB, including the territory, by Ordinance No. 05-1070A on November 17, 2005; 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 11, 2020; 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 22, 2020, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 18th day of June 2020.



 Lynn Peterson, Council President

Attest:

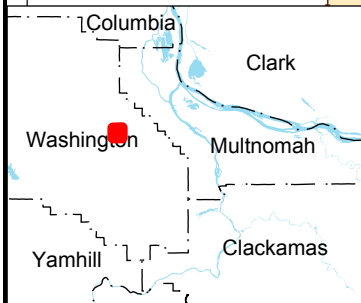
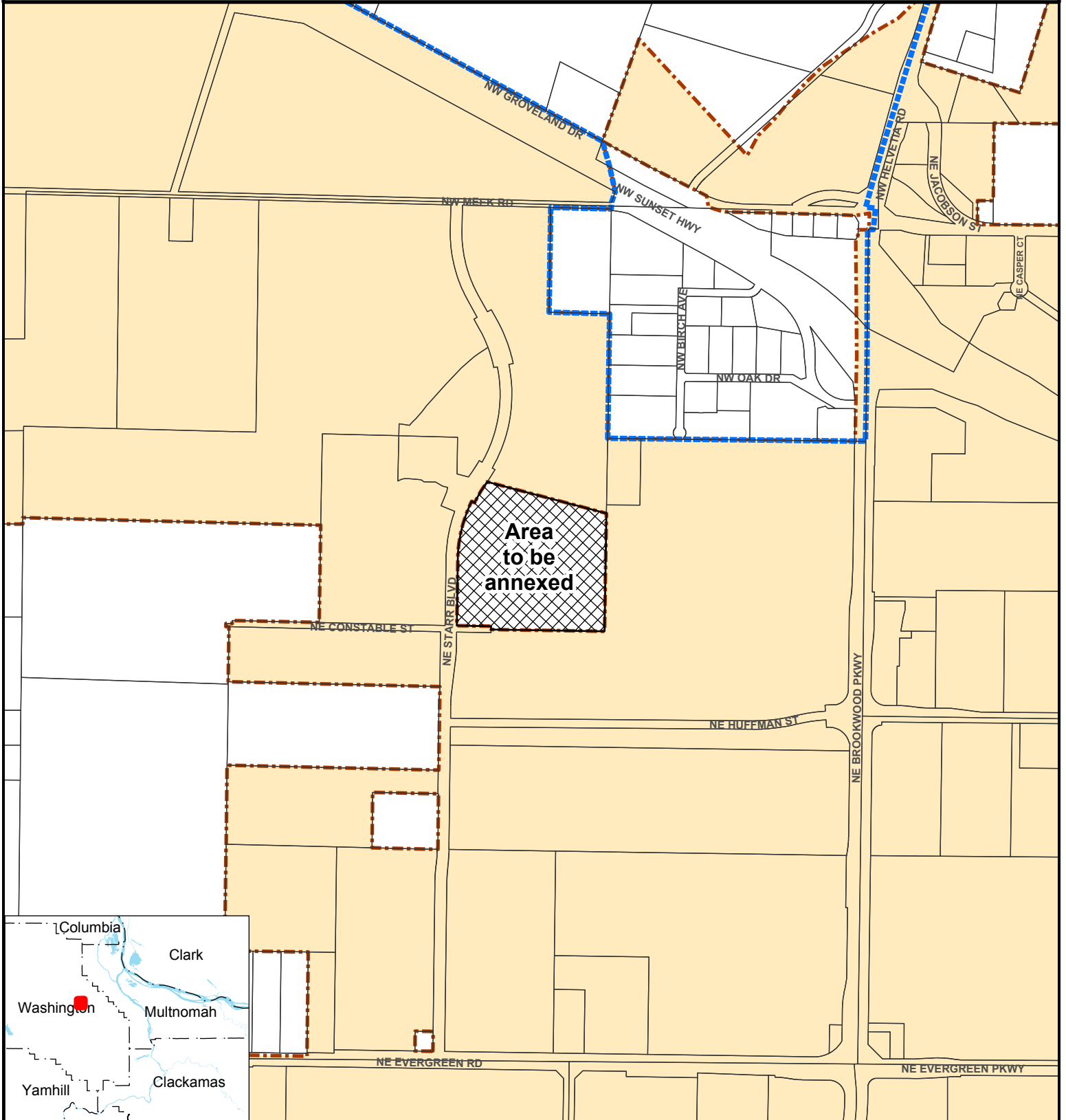
Approved as to form:






 Jaye Cromwell, Recording Secretary



 Carrie MacLaren, Metro Attorney

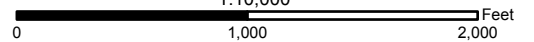


Research Center
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-  Taxlots
-  Urban growth boundary
-  Metro District Boundary



1:10,000



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 20-1445, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 17.88 ACRES LOCATED AT 5062 NE STARR BOULEVARD IN HILLSBORO

Date: May 22, 2020

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0220, Annexation to Metro District Boundary

PETITIONER: Quality Technology Services (QTS)
12851 Foster Street
Overland Park, KS 66213

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

LOCATION: The parcel is located at 5062 NE Starr Boulevard and is approximately 17.88 acres in size and can be seen in Attachment 1.

ZONING: The property is zoned for industrial use (I-S) by Hillsboro.

The parcel was added to the urban growth boundary (UGB) in 2005 and is part of the North Hillsboro Industrial Area Plan District. 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 parcel was brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. Thus the affected territory is within the UGB.

- 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. 05-1070A 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 also 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 Acres (FD-20) designation to all the land included in Ordinance No. 05-1070A to prevent premature urbanization of the expansion area prior to the completion of the comprehensive planning of the area and annexation to the City of Hillsboro. The subject property is in the process of annexing to the City of Hillsboro and Clean Water Services. Thus the affected territory is subject to measures that prevent urbanization until the territory is annexed to the City.

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 parcel proposed for annexation is part of Hillsboro's Evergreen Area Industrial Plan adopted by the City of Hillsboro in 2008. The Evergreen Area Industrial Plan area was incorporated into the North Hillsboro Industrial Area Plan District. The proposed annexation is consistent with these two plans and the Urban Planning Area Agreement between Washington County and the City of Hillsboro adopted in 2017. Thus the inclusion of the affected territory within the Metro District is consistent with all applicable plans and 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 one parcel totaling approximately 17.88 acres 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 North Hillsboro Industrial 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

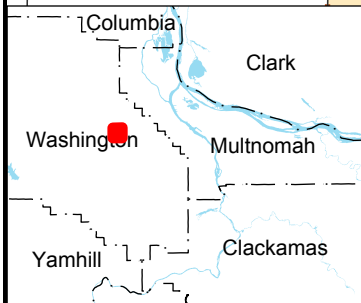
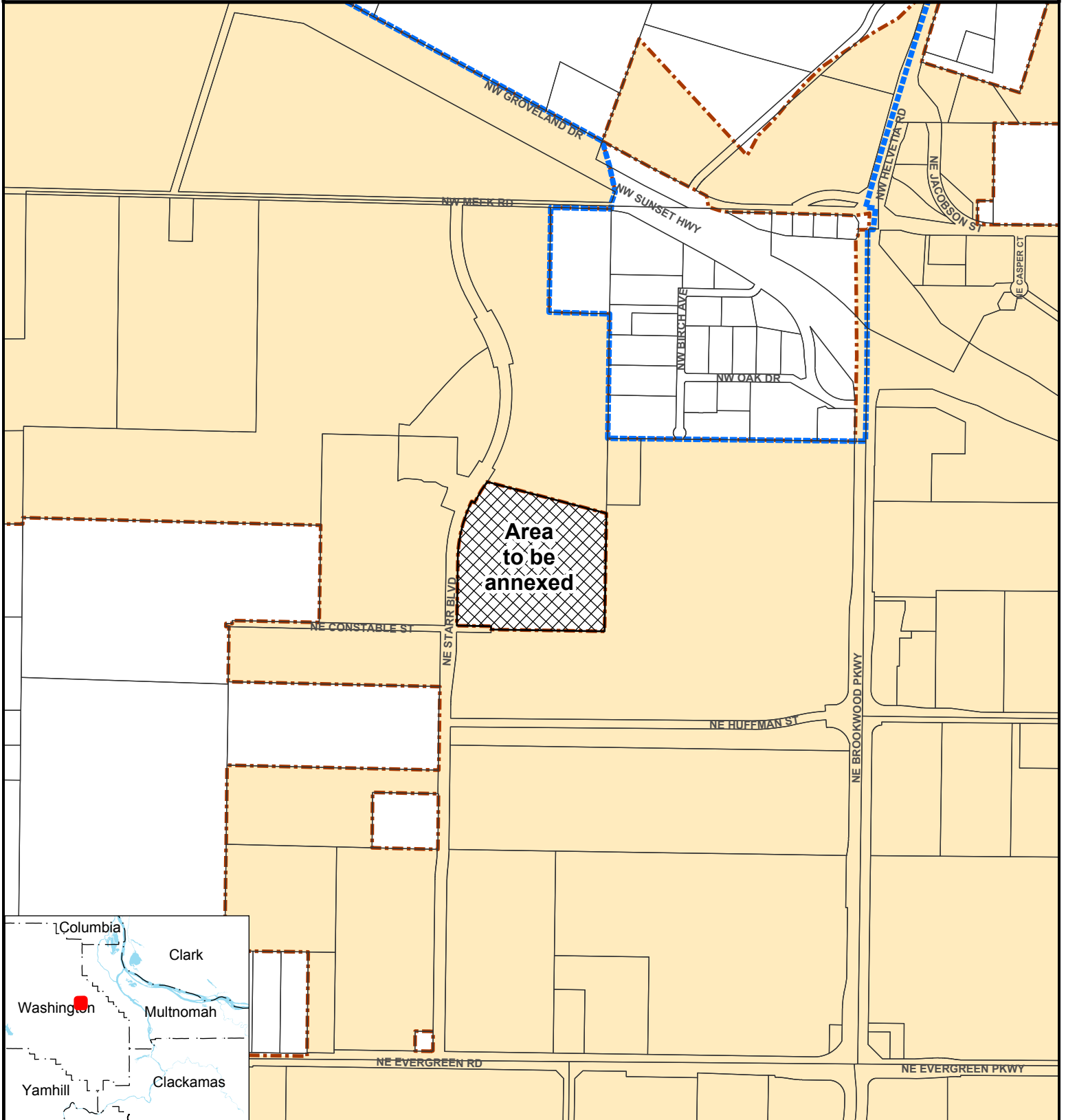
Staff recommends adoption of Ordinance No. 20-1445.

Attachment 1 Proposal No. AN 0220

1N2W21

Annexation to the Metro District Boundary

Washington County

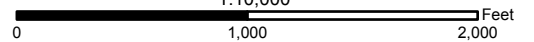


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