

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	ORDINANCE NO. 21-1470
METRO DISTRICT BOUNDARY)	
APPROXIMATELY 8.78 ACRES LOCATED IN)	Introduced by Chief Operating Officer
THE VICINITY OF SE MCINNIS STREET AND)	Marissa Madrigal with the Concurrence of
SE CORNELIUS PASS ROAD IN HILLSBORO)	Deputy Council President Shirley Craddick

WHEREAS, Pahlisch Homes, Inc. has submitted a complete application for annexation of 8.78 acres in South Hillsboro (“the territory”) to the Metro District; and

WHEREAS, the Metro Council added this portion of South Hillsboro 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 18, 2021; 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 October 28, 2021, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 2nd day of December 2021.

Shirley Craddick

Shirley Craddick, Deputy Council President

Attest:

Approved as to form:

Jaye Cromwell

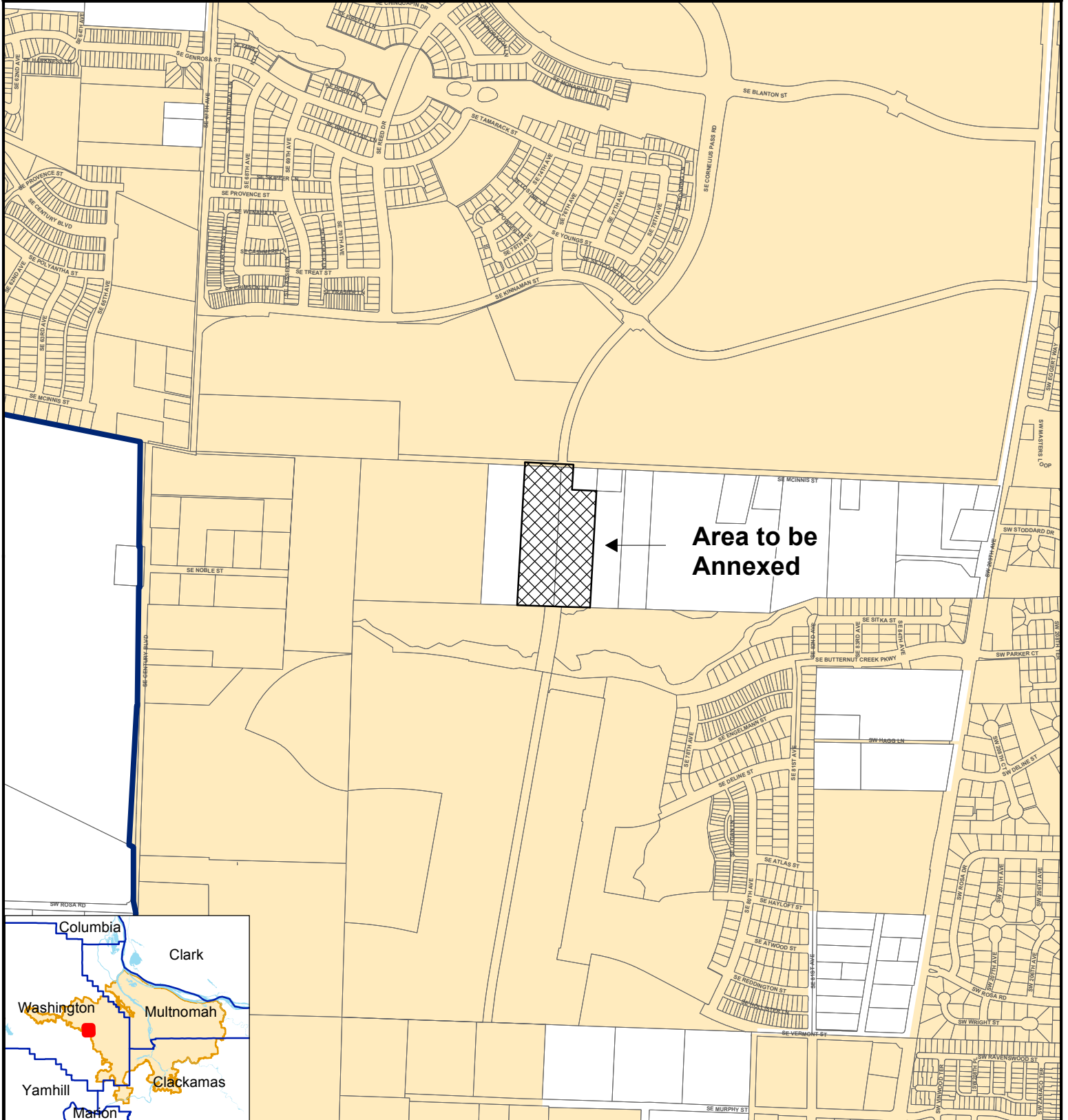
Jaye Cromwell, Recording Secretary

Carrie MacLaren

Carrie MacLaren, Metro Attorney

Proposal No. AN0521

1S2W14 Annexation to the Metro Service District Washington County

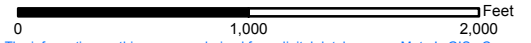


Research Center
 600 NE Grand Ave
 Portland, OR 97232-2736
 (503) 797-1742
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- Urban growth boundary
- Taxlots
- Metro District Boundary

Proposal No. AN0521

1:10,000



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 21-1470, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 8.78 ACRES LOCATED IN THE VICINITY OF SE MCINNIS STREET AND SE CORNELIUS PASS ROAD IN HILLSBORO

Date: October 28, 2021
Department: Planning & Development

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: AN-0521, Annexation to Metro District Boundary

PETITIONER: Pahlisch Homes, Inc.
210 SW Wilson Avenue, Suite 100
Bend, OR 97702

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

LOCATION: The two parcels are located in the vicinity of SE McInnis Street and SE Cornelius Pass Road, totals approximately 8.78 acres in size and can be seen in Attachment 1.

ZONING: The land is zoned Future Development (FD-20) by Washington County.

The two parcels were added to the urban growth boundary (UGB) in 2002 and is part of South Hillsboro Community Plan. 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 2002 through the Metro Council's adoption of Ordinance No. 02-969B. 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. 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 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. 02-969B 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 will be annexed to the City of Hillsboro and Clean Water Services in the future. 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 parcels proposed for annexation are part of the South Hillsboro Community Plan adopted by the City of Hillsboro in 2014. The proposed annexation is consistent with 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 two parcels totaling approximately 8.78 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 South Hillsboro 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

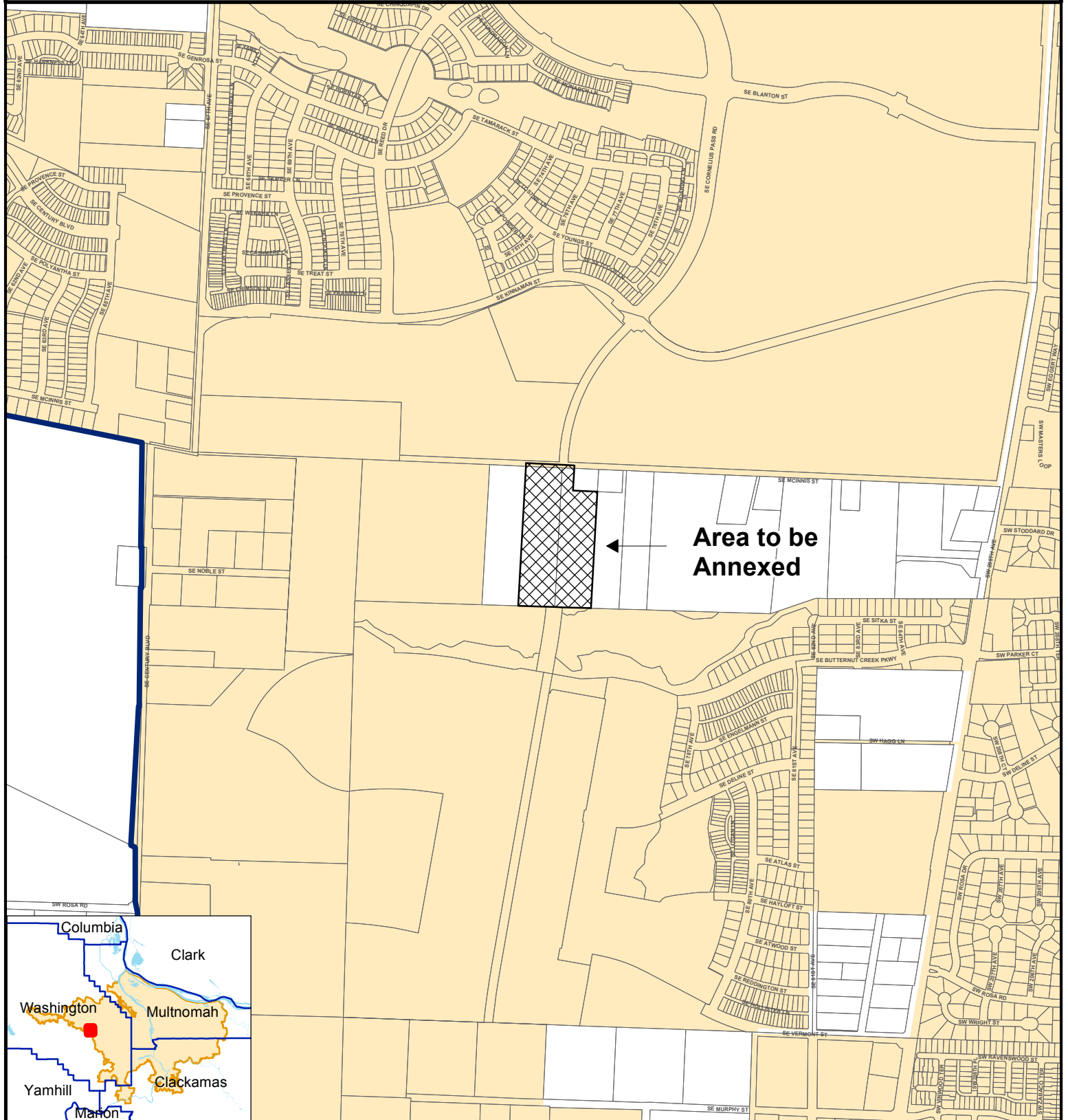
Staff recommends adoption of Ordinance No. 21-1470.

Proposal No. AN0521

1S2W14

Annexation to the Metro Service District




Washington County



Area to be Annexed



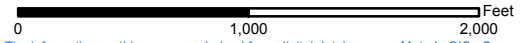
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