

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE	)	ORDINANCE NO. 23-1502
METRO DISTRICT BOUNDARY	)	
APPROXIMATELY 23.71 ACRES LOCATED IN	)	Introduced by Chief Operating Officer
HILLSBORO ON THE NORTH SIDE OF NE	)	Marissa Madrigal with the Concurrence of
EVERGREEN RD, EAST OF NE 30 <sup>TH</sup> AVE, AND	)	Council President Lynn Peterson
WEST OF NE STARR BLVD	)	

WHEREAS, Mike Casey of STACK Infrastructure has submitted a complete application for annexation of four tax lots (“the territories”) totaling approximately 23.71 acres of Hillsboro to the Metro District; and

WHEREAS, the Metro Council added the territories to the urban growth boundary (UGB) by Ordinance No. 05-1070A adopted 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 territories; and

WHEREAS, Metro has received consent to the annexation from the owners of the land in the territories; 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 October 26, 2023; 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 7, 2023, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this Sixteenth day of November 2023.



\_\_\_\_\_  
Lynn Peterson, Council President

Attest:

Approved as to form:



\_\_\_\_\_  
Connor Ayers, Recording Secretary



\_\_\_\_\_  
Carrie MacLaren, Metro Attorney

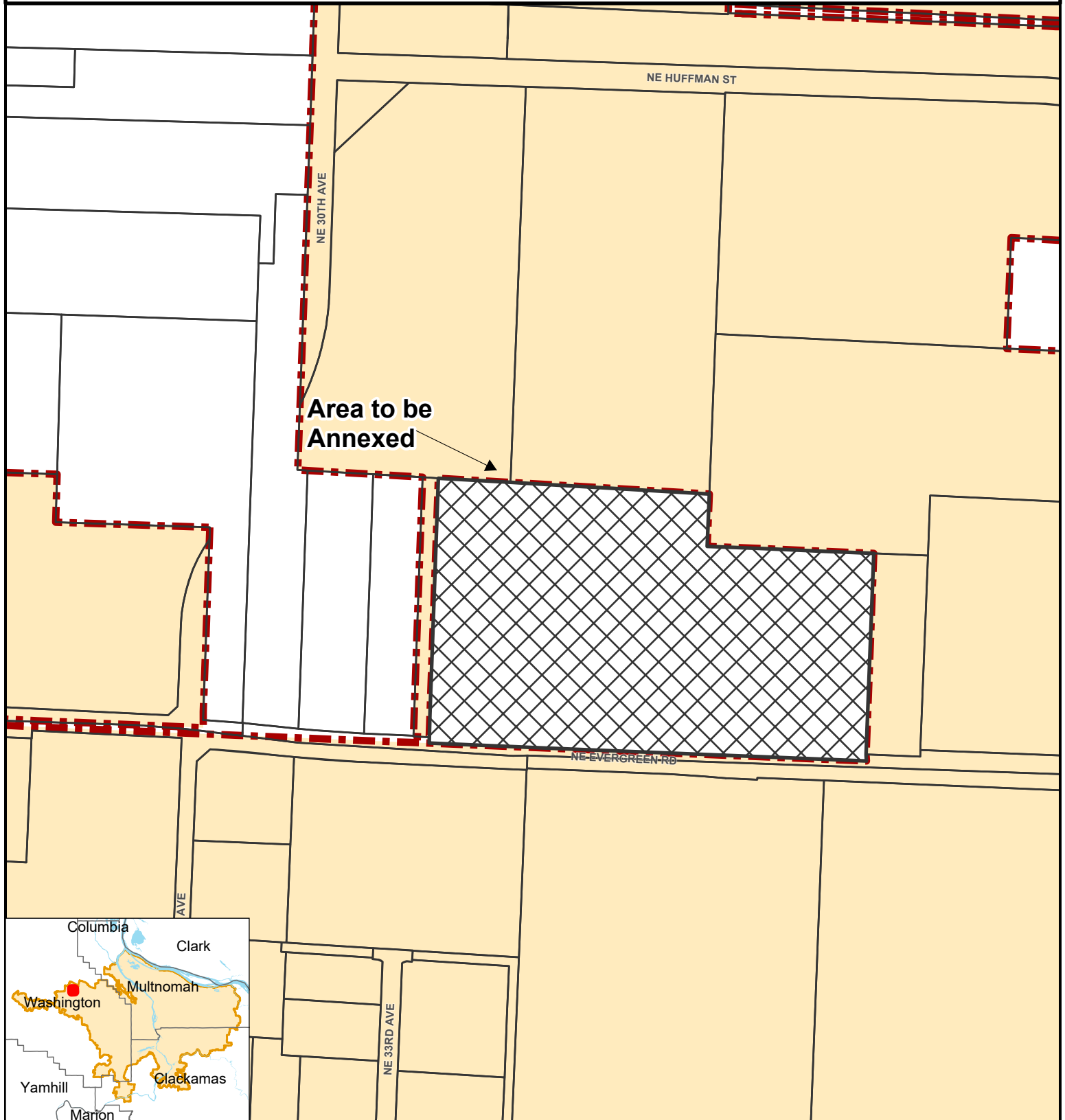
Exhibit A

# Proposal No. AN0623



1N2W21

Annexation to the Metro Service District

Washington County



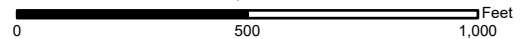
Research Center  
 600 NE Grand Ave  
 Portland, OR 97232-2736  
 (503) 797-1742  
<http://www.oregonmetro.gov/drc>

-  Taxlots
-  Metro district boundary

Proposal No. AN0623



1:5,000



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## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 23-1502, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 23.71 ACRES LOCATED IN HILLSBORO ON THE NORTH SIDE OF NE EVERGREEN RD, EAST OF NE 30TH AVE, AND WEST OF NE STARR BLVD

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Date: October 7, 2023  
Department: Planning, Development & Research

Prepared by: Glen Hamburg  
Associate Regional Planner

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## BACKGROUND

CASE: AN-0623, Annexation to Metro District Boundary

PETITIONER: Mike Casey, STACK Infrastructure  
3555 NE Evergreen Rd  
Hillsboro, OR 97124

PROPOSAL: The petitioner requests annexation of four tax lots in Hillsboro to the Metro District Boundary.

LOCATION: The subject territories include four tax lots on the north side of NE Evergreen Rd, east of NE 30<sup>th</sup> Ave and west of NE Starr Blvd. The subject territories total approximately 23.71 acres in area and can be seen in Attachment 1.

ZONING: The City of Hillsboro adopted Ordinance No. 6413 on September 20, 2022, to zone the subject territory Industrial Sanctuary (I-S).

The subject territories were added to the urban growth boundary (UGB) in 2005. The territories 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 (MC) 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 subject territories were brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. Therefore, the territories are within the UGB and the application meets the criteria of MC Subsection 3.09.070(E)(1).

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 City of Hillsboro has already annexed the subject territories with approval of Ordinance No. 6412. The application meets the criteria of MC Subsection 3.09.070(E)(2).

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 territories have been approved by the City to be zoned for industrial use and the proposed boundary change would allow for their industrial development. The subject territories are already within the UGB and are not in an urban reserve with a concept plan. Urban services will be provided by the City of Hillsboro and Clean Water Services (CWS). The application meets the criteria in MC Subsection 3.09.070(E)(3).

## **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 23.71 acres to the Metro District. The territories are currently within the UGB and approval of this request will allow for their urbanization consistent with the City of Hillsboro Comprehensive Plan and Community Development Code.

**Budget Impacts:** The applicant was required to file an application fee to cover all costs of processing this annexation request. Therefore, there is no budget impact.

## **RECOMMENDED ACTION**

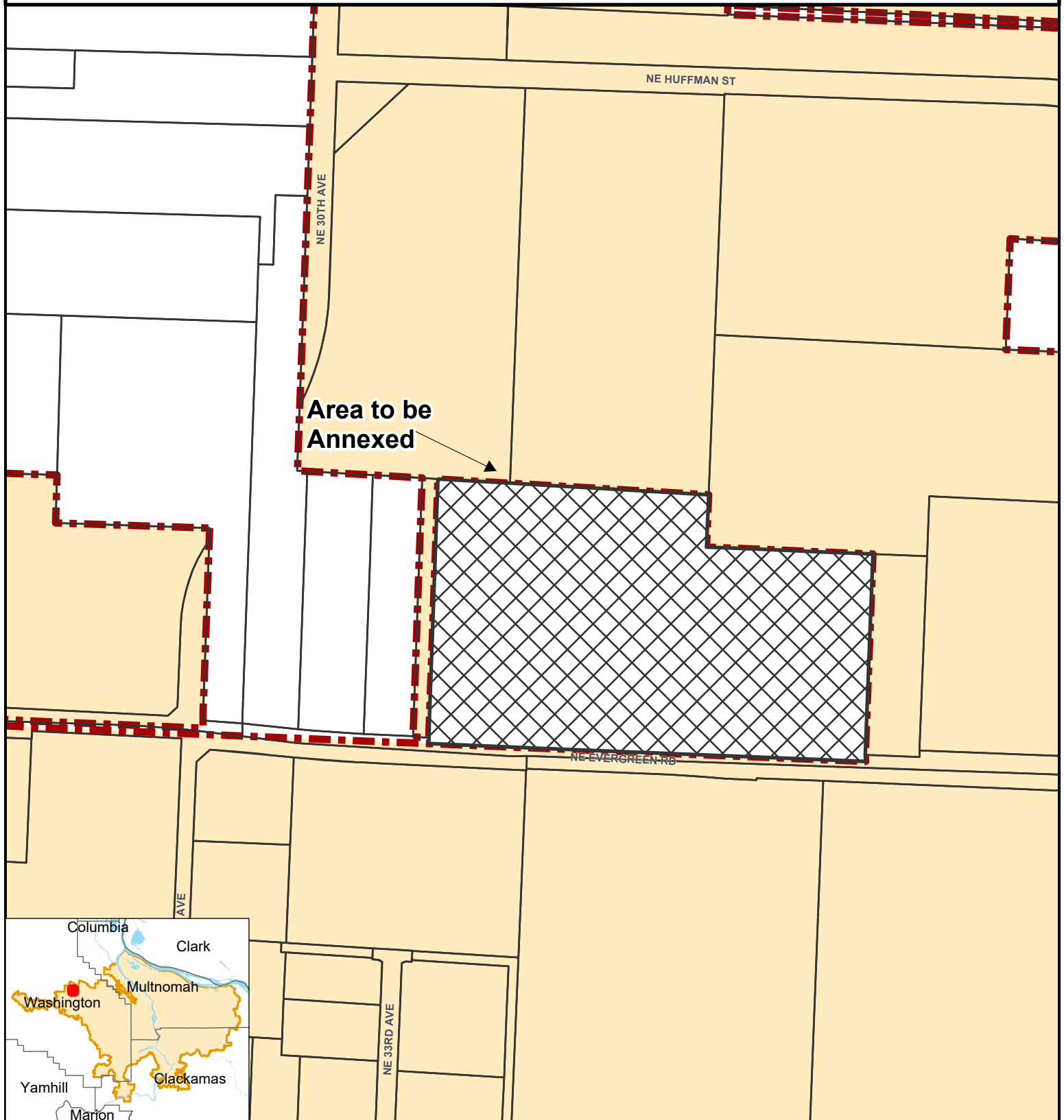
Staff recommends adoption of Ordinance No. 23-1502.

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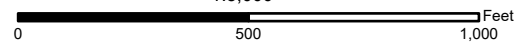
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