

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	ORDINANCE NO. 24-1512
METRO DISTRICT BOUNDARY)	
APPROXIMATELY 27.85 ACRES LOCATED)	Introduced by Chief Operating Officer
NORTH OF NE EVERGREEN RD BETWEEN)	Marissa Madrigal with the Concurrence of
NW 273 RD AVE AND NE SEWELL AVE IN)	Council President Lynn Peterson
HILLSBORO)	

WHEREAS, Harper Houf Peterson Righellis, Inc. has submitted a complete application for annexation of 27.85 acres of Hillsboro (“the territory”) to the Metro District; and

WHEREAS, the Metro Council added the territory 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 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 13, 2024; 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 15, 2024, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 20th day of June 2024.



Lynn Peterson, Council President

Attest:

Approved as to form:



Connor Ayers, Recording Secretary



Carrie MacLaren, Metro Attorney

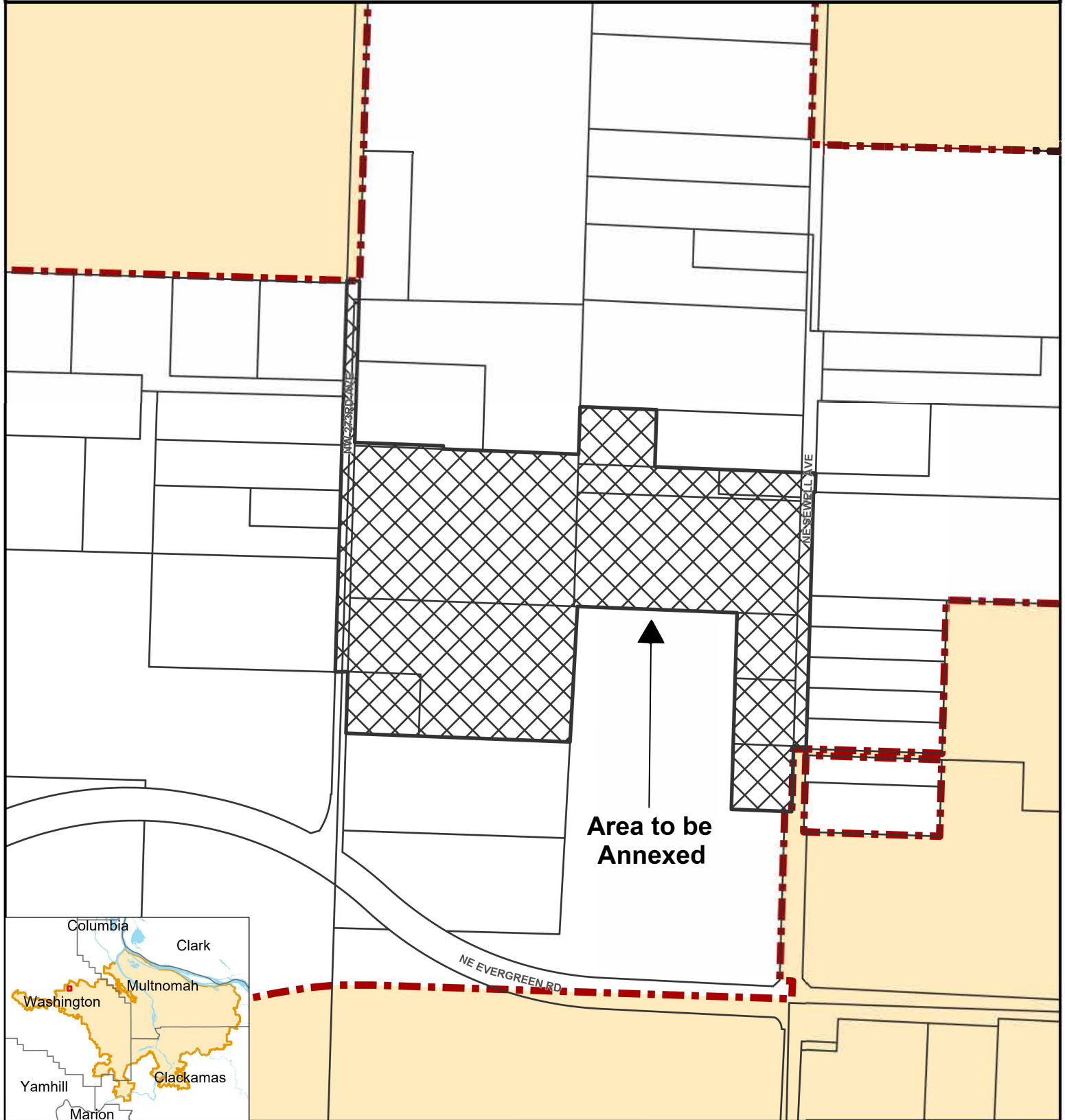
Exhibit A

Proposal No. AN0224




1N2W20

Annexation to the Metro Service District

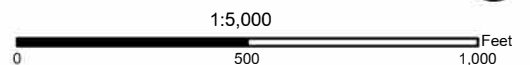
Washington County



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

-  Taxlots
-  Urban growth boundary
-  Metro district boundary

Proposal No. AN0224



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 24-1512, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 27.85 ACRES LOCATED NORTH OF NE EVERGREEN RD BETWEEN NW 273RD AVE AND NE SEWELL AVE IN HILLSBORO

Date: May 15, 2024
Department: Planning, Development & Research

Prepared by: Glen Hamburg
Associate Regional Planner

BACKGROUND

CASE: AN-0224, Annexation to Metro District Boundary

PETITIONER: Harper Houf Peterson Righellis, Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202

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

LOCATION: The subject territory, totaling approximately 27.85 acres in area, includes 11 tax lots and portions of adjacent NW 273rd Ave and NE Sewell Ave rights-of-way. The subject territory can be seen in Attachment 1.

ZONING: The territory is zoned Industrial Sanctuary (I-S) by the City of Hillsboro.

The territory was added to the urban growth boundary (UGB) in 2005. The territory 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 territory was brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. Therefore, the affected territory is 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 subject territory has already been annexed to the City of Hillsboro by City Ordinance No. 6462 and is zoned by the City for urban industrial land uses. Therefore, the application meets the criteria in 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 territory has a land use plan designation of “Industrial” in the City of Hillsboro’s March 2023 Comprehensive Plan Map. The proposed boundary change would allow for industrial development of the subject territory. The subject territory is already within the UGB and is 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 27.85 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 City of Hillsboro Comprehensive Plan.

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

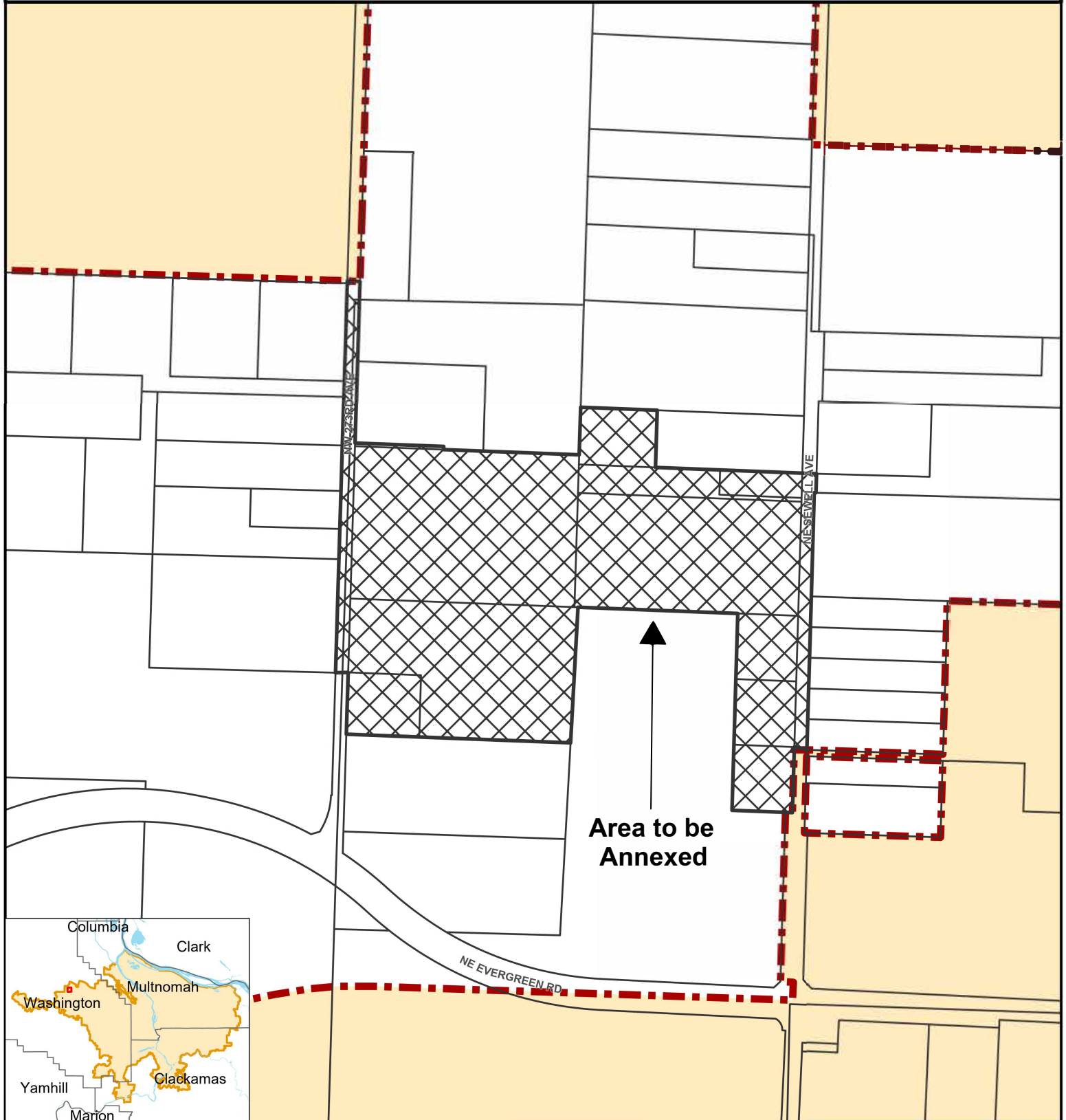
Staff recommends adoption of Ordinance No. 24-1512.

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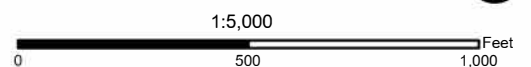
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