

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE	)	ORDINANCE NO. 24-1516
METRO DISTRICT BOUNDARY	)	
APPROXIMATELY 1.15 ACRES OF NE	)	Introduced by Chief Operating Officer
SEWELL AVE RIGHT-OF-WAY IN	)	Marissa Madrigal with the Concurrence of
HILLSBORO BETWEEN NE EVERGREEN RD	)	Council President Lynn Peterson
AND NE MEEK RD	)	

WHEREAS, the City of Hillsboro has submitted a complete application for annexation of 1.15 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 July 11, 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 June 20, 2024, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 18 day of July 2024.



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

Attest:

Approved as to form:



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



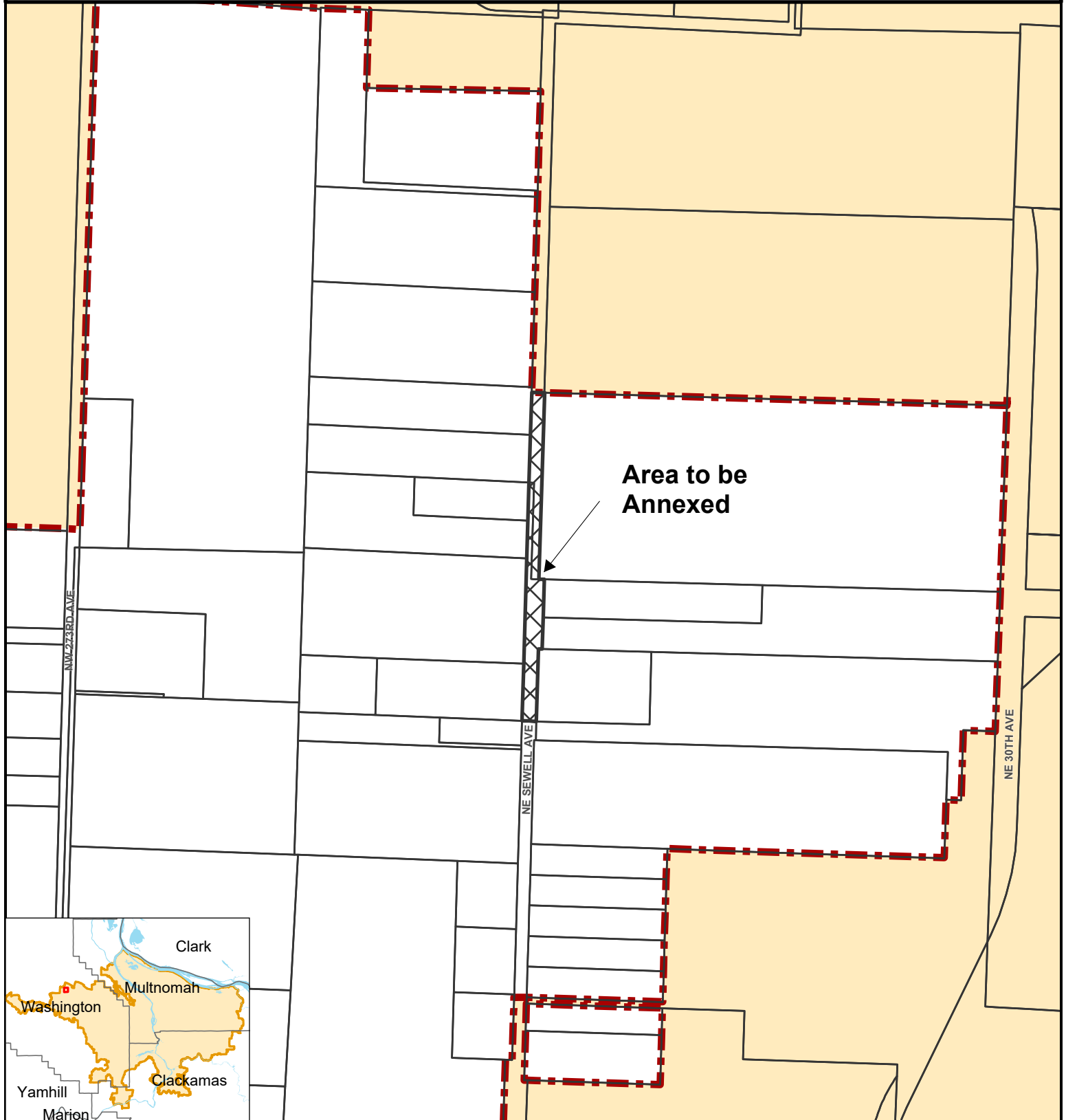
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Nathan Sykes, Metro Attorney

# Proposal No. AN0424




1N2W20

Annexation to the Metro Service District

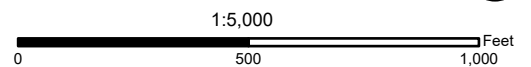
Washington County



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

Proposal No. AN0424



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## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 24-1516, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 1.15 ACRES LOCATED NORTH OF NE EVERGREEN RD AND SOUTH OF NE MEEK RD

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Date: June 20, 2024  
Department: Planning, Development & Research

Prepared by: Glen Hamburg  
Associate Regional Planner

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## BACKGROUND

CASE: AN-0424, Annexation to Metro District Boundary

PETITIONER: City of Hillsboro  
150 E Main St  
Hillsboro, OR 97123

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

LOCATION: The subject territory, totaling approximately 1.15 acres in area, is an approximately 1,053-foot-long section of NE Sewell Avenue right-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 under local file number ZC-006-23. 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 City of Hillsboro comprehensive plan land use type designation of “Industrial” (IN) and has been zoned by the City of Hillsboro as “Industrial Sanctuary” (I-S). The proposed boundary change would, following a transfer of jurisdiction from Washington County to the City of Hillsboro, allow the right-of-way to be improved to the City’s urban design standards. The subject territory is already within the UGB, is not in an urban reserve with a concept plan, and has been annexed to the Clean Water Services (CWS) service district. Urban services will be provided by the City of Hillsboro and 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 1.15 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**

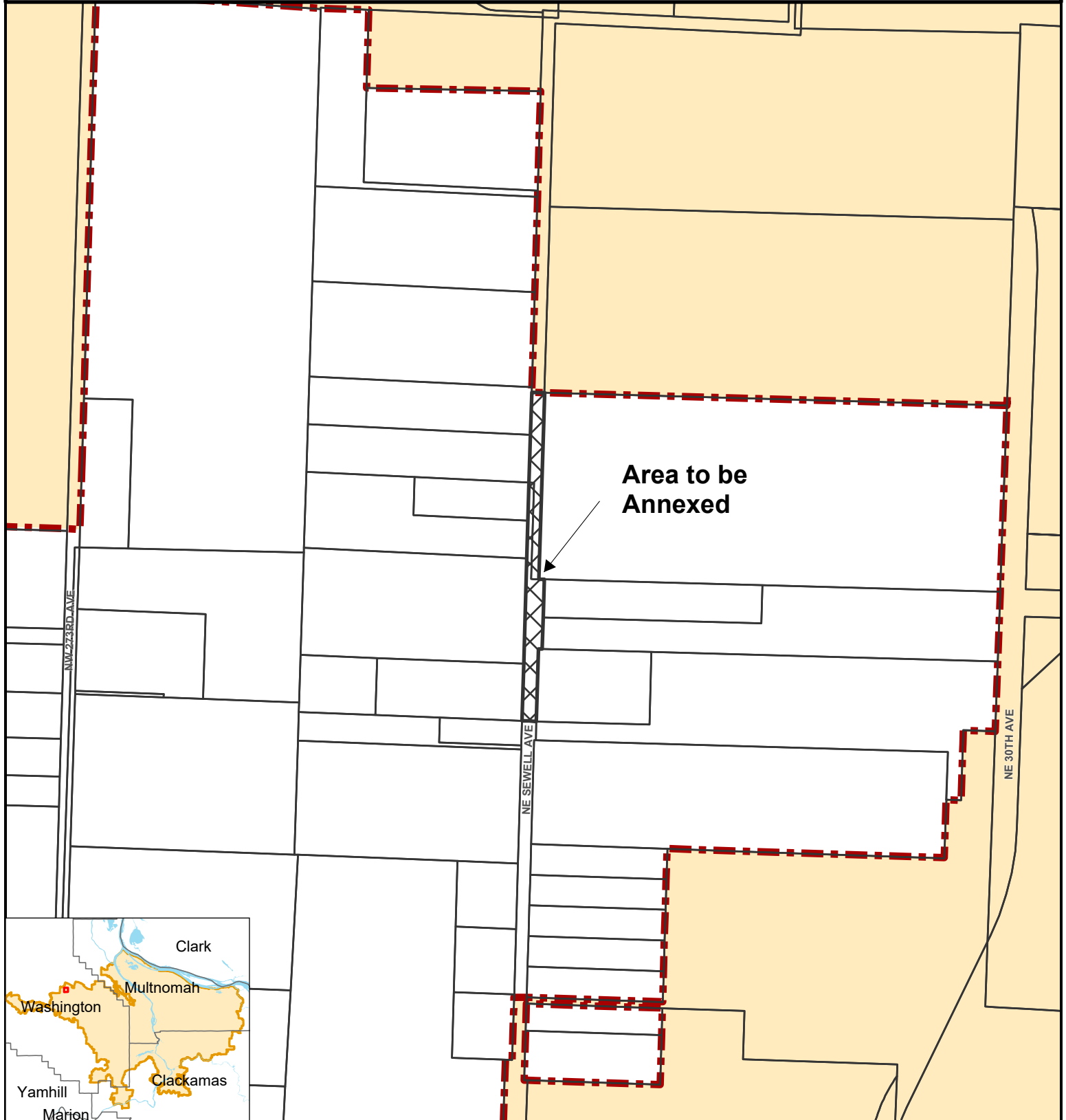
Staff recommends adoption of Ordinance No. 24-1516.

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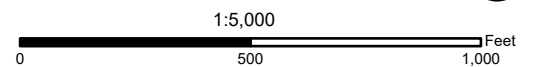
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