

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	ORDINANCE NO. 25-1527
METRO DISTRICT BOUNDARY)	
APPROXIMATELY 5.46 ACRES LOCATED IN)	Introduced by Chief Operating Officer
HILLSBORO ALONG NW WEST UNION)	Marissa Madrigal with the Concurrence of
ROAD EAST OF NW HELVETIA ROAD)	Council President Lynn Peterson

WHEREAS, Goldfinch Energy Storage, LLC has submitted a complete application for annexation of 5.46 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. 04-1040B adopted on June 24, 2004; 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 February 6, 2025; 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 January 10, 2025, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 6th day of February 2025.



Lynn Peterson, Council President

Attest:

Approved as to form:



Georgia Langer, Recording Secretary



Carrie MacLaren, Metro Attorney

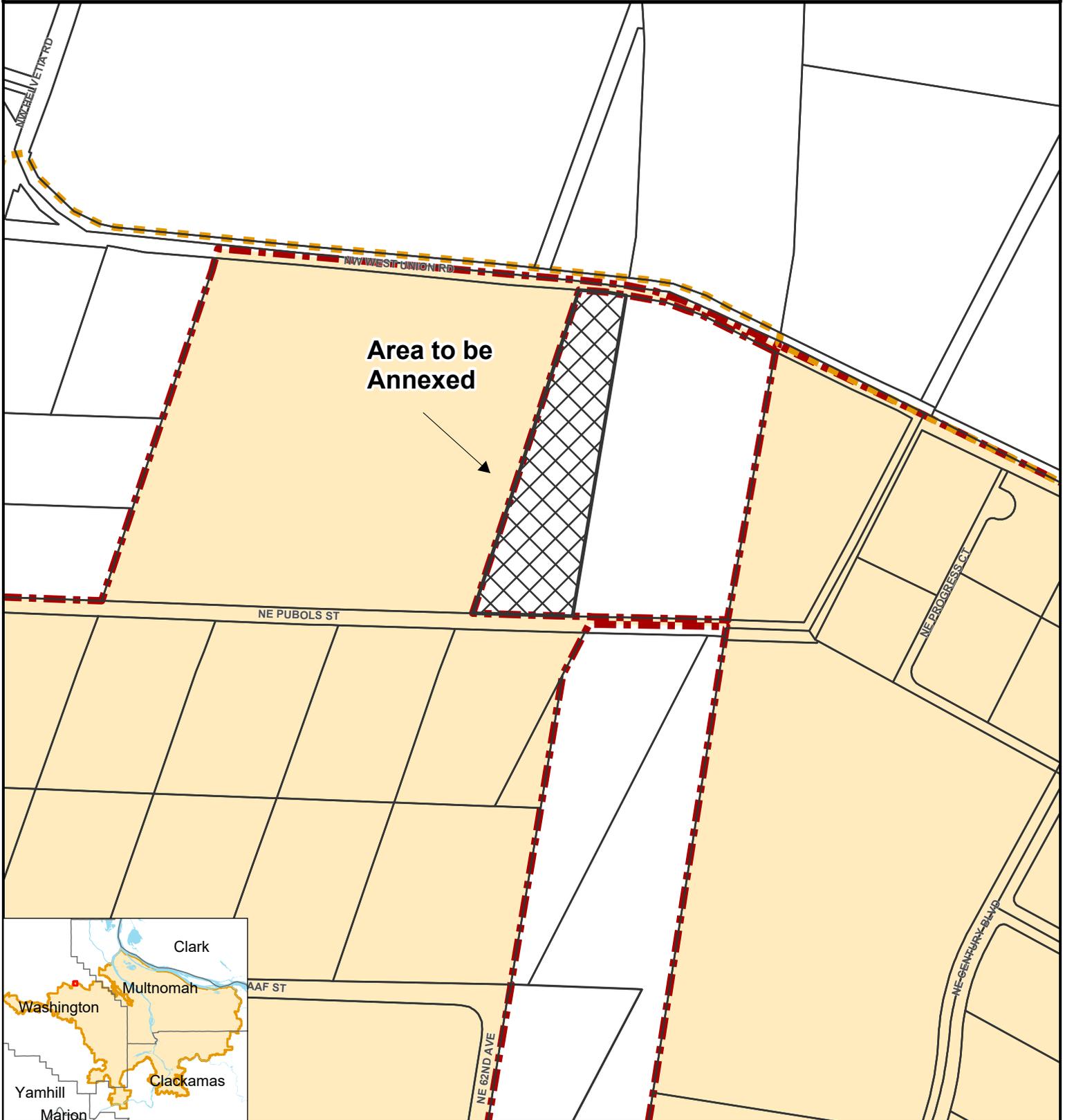
Exhibit A

Proposal No. AN0724

1N2W15

Annexation to the Metro Service District

Washington County



Area to be Annexed

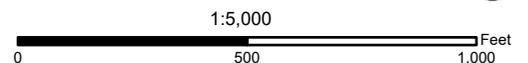


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<http://www.oregonmetro.gov/drc>

-  Taxlots
-  Urban growth boundary
-  Metro district boundary

Proposal No. AN0724



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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 25-1527, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 5.46 ACRES LOCATED IN HILLSBORO ALONG NW WEST UNION ROAD EAST OF NW HELVETIA ROAD

Date: January 10, 2025
Department: Planning, Development & Research

Prepared by: Glen Hamburg
Senior Regional Planner

BACKGROUND

CASE: AN-0724, Annexation to Metro District Boundary

PETITIONER: Goldfinch Energy Storage, LLC
412 W 15th St
New York, NY 10011

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

LOCATION: The subject territory, totaling approximately 5.46 acres in area, is located in Hillsboro on the south side of NW West Union Rd, north of NE Pubols St, east of NW Helvetia Rd, and west of NE Century Blvd. 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 2004. 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 2004 through the Metro Council's adoption of Ordinance No. 04-1040B. 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 was annexed to the City of Hillsboro in 2024 by City Ordinance No. 6483. 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 is already within the UGB, has been planned for urban industrial land uses, and has been annexed to the City of Hillsboro; it is therefore not subject to any urban reserve concept plan. The territory has an industrial zoning designation of “Industrial Sanctuary” (I-S), which allows for industrial land uses. The territory has been annexed into the Clean Water Services (CWS) District for sanitary sewer and stormwater services. The proposal is not inconsistent with any adopted cooperative or urban service agreement. 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.

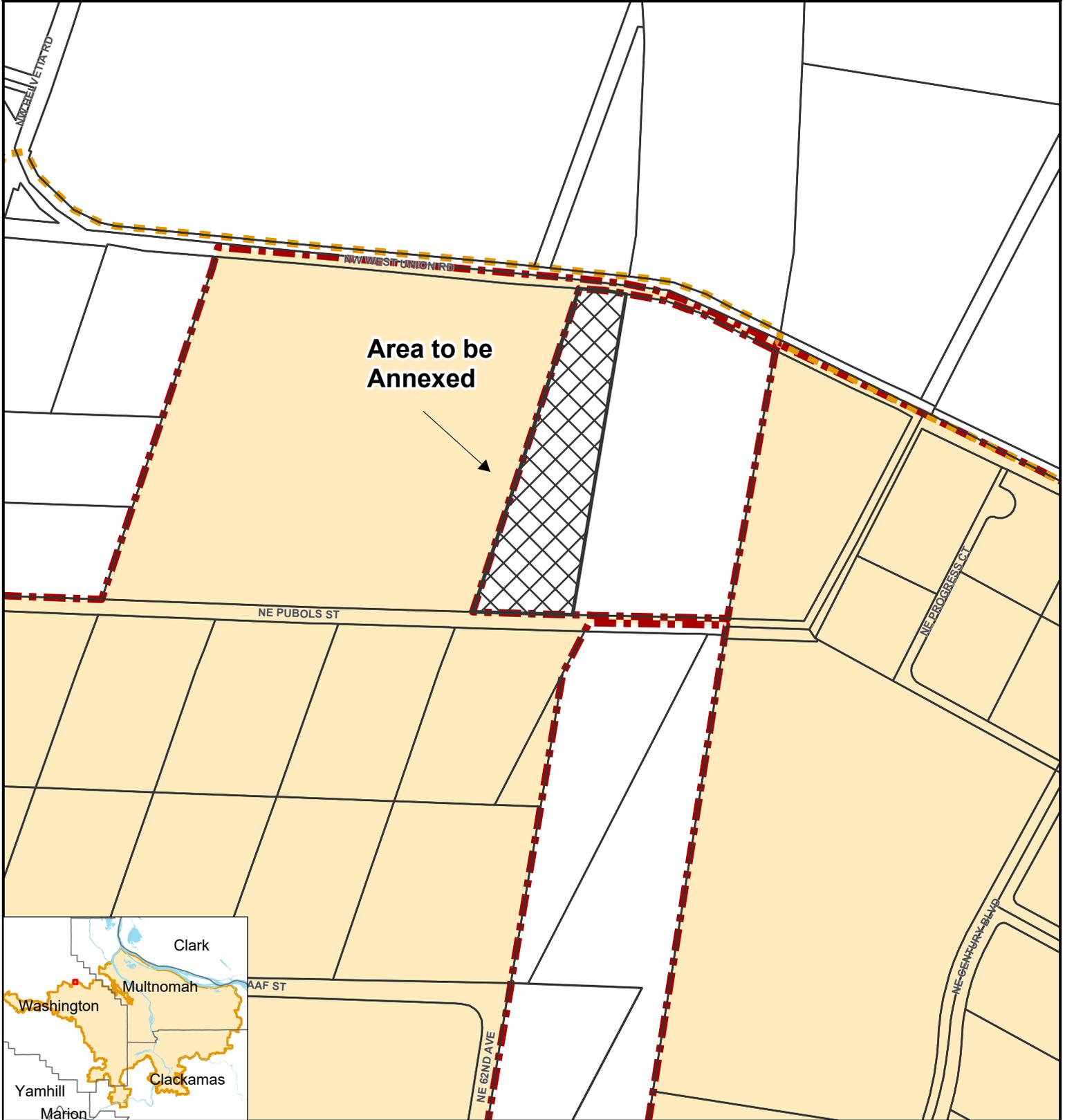
Legal Antecedents: Metro Code 3.09.070 allows for annexation to the Metro District Boundary.

Anticipated Effects: This amendment will add approximately 5.46 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. 25-1527.

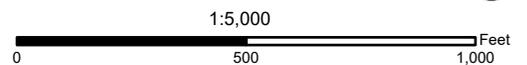


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