

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE	)	ORDINANCE NO. 25-1529
METRO DISTRICT BOUNDARY	)	
APPROXIMATELY 13.92 ACRES LOCATED	)	Introduced by Chief Operating Officer
IN WILSONVILLE ALONG SW FROG POND	)	Marissa Madrigal with the Concurrence of
LANE	)	Council President Lynn Peterson

WHEREAS, West Hills Land Development, LLC, and Venture Properties, Inc. have submitted a complete application for annexation of 13.92 acres of Wilsonville (“the territory”) to the Metro District; and

WHEREAS, the Metro Council added the territory to the urban growth boundary (UGB) by Ordinance No. 02-969B adopted 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 March 27, 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 February 28, 2025, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 10th day of April 2025.



Lynn Peterson, Council President

Attest:

Approved as to form:



Georgia Langer, Recording Secretary



Carrie MacLaren, Metro Attorney

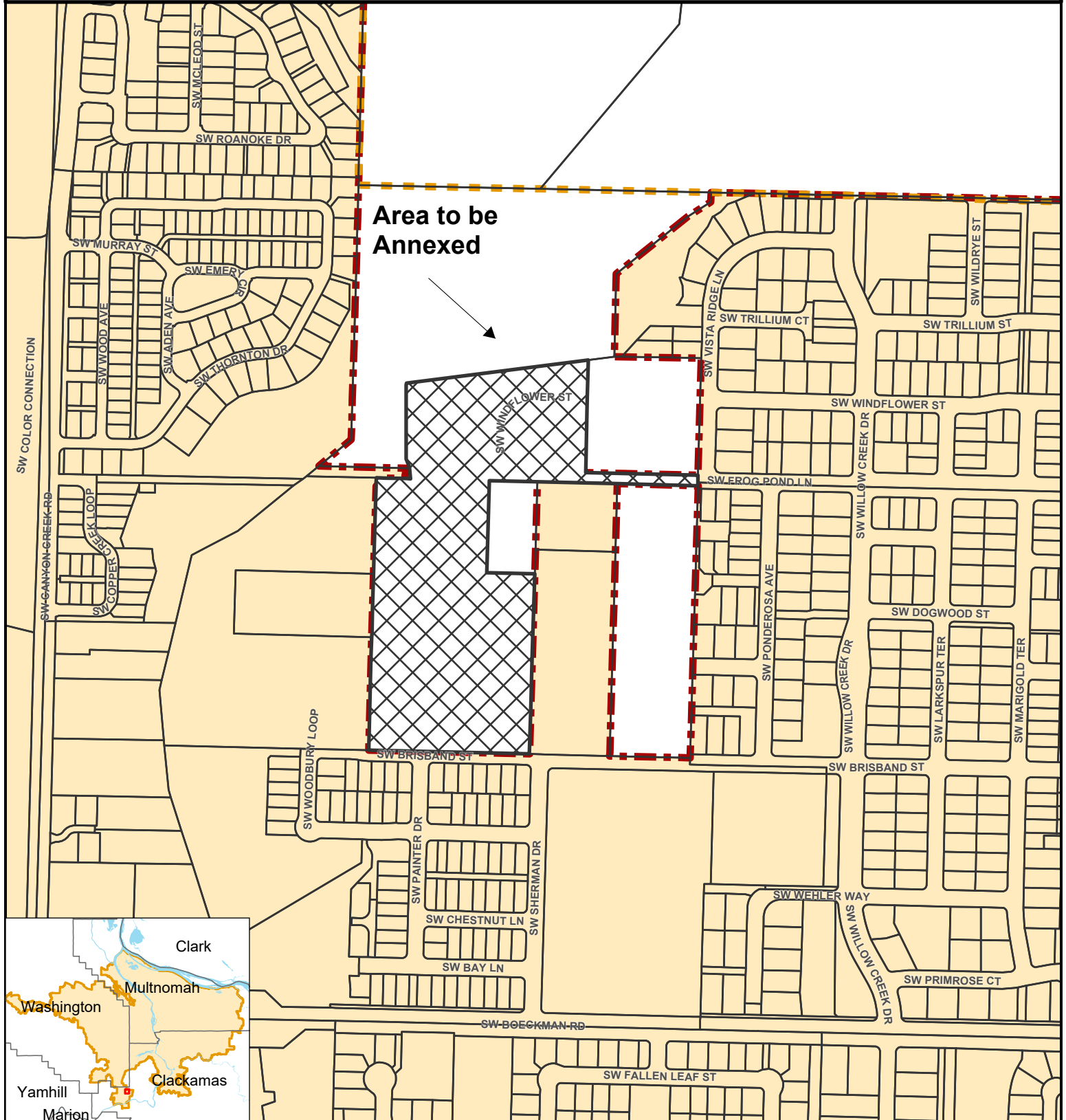
Exhibit A

# Proposal No. AN0125




3S1W12

Annexation to the Metro Service District

Clackamas County



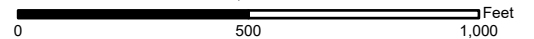
Research Center  
600 NE Grand Ave  
Portland, OR 97232-2736  
(503) 797-1742  
<http://www.oregonmetro.gov/drc>

-  Taxlots
-  Urban growth boundary
-  Metro district boundary

Proposal No. AN0125



1:5,000



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## STAFF REPORT

### IN CONSIDERATION OF ORDINANCE NO. 25-1529, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 13.92 ACRES LOCATED IN WILSONVILLE ALONG SW FROG POND LANE

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Date: February 28, 2025  
Department: Planning, Development & Research

Prepared by: Glen Hamburg  
Senior Regional Planner

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## BACKGROUND

CASE: AN-0125, Annexation to Metro District Boundary

PETITIONERS: West Hills Land Development, LLC	Venture Properties, Inc.
3330 NW Yeon Ave, Ste 200	4230 Galewood St, Ste 100
Portland, OR 97210	Lake Oswego, OR 97035

PROPOSAL: The petitioners request annexation of territory in Wilsonville to the Metro District Boundary.

LOCATION: The subject territory, totaling approximately 13.92 acres in area, is located in Wilsonville on the north and south sides of SW Frog Pond Ln west of SW Ponderosa Ave, and includes portions of SW Frog Pond Ln right-of-way. The subject territory can be seen in Attachment 1.

ZONING: The territory is zoned Residential Neighborhood (RN) by the City of Wilsonville.

The subject territory was added to the urban growth boundary (UGB) in 2002. 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 subject territory was brought into the UGB in 2002 through the Metro Council's adoption of Ordinance No. 02-969B. Therefore, the 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:**

Approximately 4.92 acres of the subject territory were annexed to the City of Wilsonville in 2022 by City Ordinance No. 868; the remaining 9.00 acres of the territory were annexed to the city in 2025 by City Ordinance No. 896. 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 residential land uses, and has been annexed to the City of Wilsonville; it is therefore not subject to any urban reserve concept plan. The territory has a residential zoning designation of “Residential Neighborhood” (RN), which allows for urban residential land uses. Water, sewer, and stormwater service to new development would be provided by the City of Wilsonville. 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 13.92 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 Wilsonville 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. 25-1529.

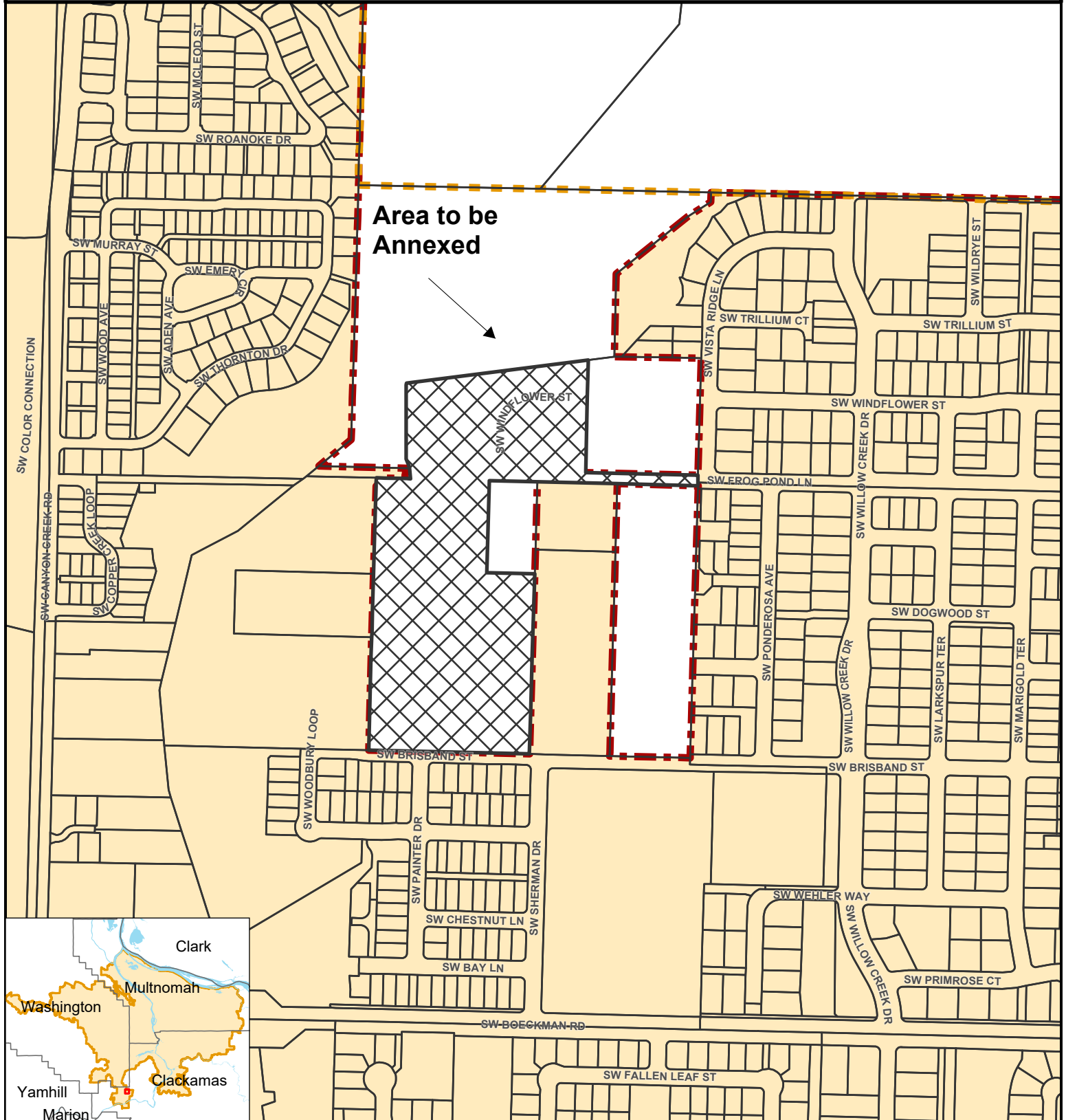
Attachment 1

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0 500 1,000 Feet

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