

Council meeting agenda

Thursday, July 17, 2025

10:30 AM

**<https://zoom.us/j/615079992> (Webinar ID:
615079992) or 253-205-0468 (toll free),
www.youtube.com/live/OVyJXmII4M**

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1. Call to Order and Roll Call

2. Public Communication

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to legislativecoordinator@oregonmetro.gov. Those wishing to testify in person should fill out a blue card found in the back of the Council Chamber. Those requesting to comment virtually during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. Ordinances (First Reading and Public Hearing)

- 3.1 Ordinance No. 25-1532 For the Purpose of Annexing to [ORD 25-1532](#)
the Metro District Approximately 10.1 acres North of SE
59th Avenue and West of SW 234th Avenue in Hillsboro

Presenter(s): Glen Hamburg (he/him), Senior Regional Planner

Attachments: [Ordinance No. 25-1532](#)
[Exhibit A to Ordinance No 25-1532](#)
[Staff Report to Ordinance No. 25-1532](#)
[Attachment 1 - Subject Property](#)

3.1.1 Public Hearing for Ordinance No. 25-1532

4. Chief Operating Officer Communication
5. Councilor Communication
6. Adjourn

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សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានកាតព្វកិច្ចរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

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Metro

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

Agenda #: 3.1

File #: ORD 25-1532

Agenda Date: 7/17/2025

Ordinance No. 25-1532 For the Purpose of Annexing to the Metro District Approximately 10.1 acres North of SE 59th Avenue and West of SW 234th Avenue in Hillsboro

Glen Hamburg (he/him), Senior Regional Planner

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ANNEXING TO THE)	ORDINANCE NO. 25-1532
METRO DISTRICT BOUNDARY)	
APPROXIMATELY 10.1 ACRES NORTH OF)	Introduced by Chief Operating Officer
SE 59 TH AVENUE AND WEST OF SW 234 TH)	Marissa Madrigal with the Concurrence of
AVENUE IN HILLSBORO)	Council President Lynn Peterson

WHEREAS, Planning and Land Design, LLC has submitted a complete application for annexation of 10.1 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. 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 July 17, 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 June 16, 2025, attached and incorporated into this ordinance.

ADOPTED by the Metro Council this 17th Day of July 2025.

Lynn Peterson, Council President

Attest:




Approved as to form:

Georgia Langer, Recording Secretary

Carrie MacLaren, Metro Attorney



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

 Taxlots
 Urban growth boundary
 Metro district boundary

1:5.000

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IN CONSIDERATION OF ORDINANCE NO. 25-1532, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 10.1 ACRES NORTH OF SE 59TH AVENUE AND WEST OF SW 234TH AVENUE IN HILLSBORO

Date: June 16, 2025
Department: Planning, Development & Research

Prepared by: Glen Hamburg
Senior Regional Planner

BACKGROUND

CASE: AN-0225, Annexation to Metro District Boundary

PETITIONER: Planning and Land Design, LLC
1862 SE Estate Drive
Hillsboro, OR 97124

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

LOCATION: The subject territory, totaling approximately 10.1 acres in area, is located in Hillsboro north of SE 59th Avenue and west of 234th Avenue. The subject territory can be seen in Attachment 1.

ZONING: The territory is zoned R-4.5 Residential by the City of Hillsboro.

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:

The subject territory was annexed to the City of Hillsboro earlier this year by Hillsboro Ordinance No. 6497. 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 Hillsboro; it is therefore not subject to any urban reserve concept plan. The territory has a City of Hillsboro comprehensive plan designation of medium density residential and has been zoned by the city as “R-4.5 Residential”. Section 12.21.520 of the Hillsboro Development Code states that the zone allows for single detached dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage clusters, and that the zone has a minimum density of eight dwelling units/acre. Water, parks, and fire service supporting new development would be provided by the City of Hillsboro, with sewer service provided by the city and Clean Water 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 10.1 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. 25-1532.



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

 Taxlots
 Urban growth boundary
 Metro district boundary



1:5,000

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