

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

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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.