

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.