

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 22-1486, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 53.76 ACRES LOCATED EAST OF NW HELVETIA ROAD IN HILLSBORO

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Date: October 13, 2022  
Department: Planning, Development & Research

Prepared by: Tim O'Brien  
Principal Regional Planner

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### BACKGROUND

CASE: AN-0522, Annexation to Metro District Boundary

PETITIONER: QTS Lenox  
12851 Foster Street  
Overland Park, KS 66213

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

LOCATION: The parcels are located east of NW Helvetia Road, totals approximately 53.76 acres in size and can be seen in Attachment 1.

ZONING: The land is zoned Future Development (FD-20) by Washington County.

The parcel was added to the urban growth boundary (UGB) in 2004 and is part of the North Hillsboro Industrial Area Plan District. The land 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 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 parcel was brought into the UGB in 2004 through the Metro Council's adoption of Ordinance No. 04-1040B. Thus, the affected territory is within the UGB.

- 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 conditions of approval for Ordinance No. 04-1040B include a requirement that Washington County apply interim protection measures for areas added to the UGB as outlined in Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas. Title 11 also requires that new urban areas be annexed into the Metro District Boundary prior to urbanization of the area. Washington County applied the Future Development-20 Acres (FD-20) designation to all the land included in Ordinance No. 04-1040B to prevent premature urbanization of the expansion area prior to the completion of the comprehensive planning of the area and annexation to the City of Hillsboro. The subject property is in the process of being annexed to the City of Hillsboro and Clean Water Services. Thus, the affected territory is subject to measures that prevent urbanization until the territory is annexed to the City.

- 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 parcels proposed for annexation were part of the Helvetia Area Industrial Plan originally adopted in 2008. The Helvetia Area Industrial Plan was incorporated into the North Hillsboro Industrial Area Community Plan by the City of Hillsboro in 2012. The proposed annexation is consistent with these two plans and the Urban Planning Area Agreement between Washington County and the City of Hillsboro adopted in 2017. Thus, the inclusion of the affected territory within the Metro District is consistent with all applicable plans and agreements.

## **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 53.76 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 North Hillsboro Industrial Area Community Plan.

**Budget Impacts:** The applicant was required to file an application fee to cover all costs of processing this annexation request, thus there is no budget impact.

## **RECOMMENDED ACTION**

Staff recommends adoption of Ordinance No. 22-1486.