

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 26-1545, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 29 ACRES IN HILLSBORO ALONG NORTHEAST EVERGREEN ROAD AND NORTHWEST 273rd AVENUE

Date: May 11, 2026
Department: Planning, Development & Research

Prepared by: Glen Hamburg
Senior Regional Planner

BACKGROUND

CASE: AN0326, Annexation to Metro Boundary

PETITIONER: Trammell Crow Portland Development, Inc.
1300 SW Fifth Ave., Ste. 3350
Portland, OR 97201

PROPOSAL: The petitioner requests annexation of territory in Hillsboro to Metro’s service district boundary (the “Metro boundary”).

LOCATION: The subject territory, totaling approximately 29 acres in area, is located in Hillsboro city limits on the north side of Northeast Evergreen Road and east of Northwest 273rd Avenue.

ZONING: The subject territory is primarily zoned Industrial Sanctuary (I-S) by the City of Hillsboro, though a small portion in the Northeast Evergreen Road right-of-way is zoned Industrial – General (I-G) by the city.

The subject territory was added to the urban growth boundary (UGB) in 2005. The territory must be annexed into the Metro boundary for urbanization to occur.

APPLICABLE REVIEW CRITERIA

The criteria for annexation to the Metro boundary are contained in Metro Code section 3.09.070.

3.09.070 Changes to the Metro Boundary

(e) The following criteria apply in lieu of the criteria set forth in section 3.09.050(d). The Metro Council’s final decision on a boundary change must 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 2005 through the Metro Council’s adoption of Ordinance No. 05-1070A. Therefore, the territory is within the UGB and the application meets the criteria of section 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 2017 by Hillsboro Ordinance No. 6225. The application meets the criteria of section 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 and Hillsboro city limits, and has been planned and zoned by the city for urban industrial uses; the territory is therefore not subject to any urban reserve concept plan. The city provides water, sanitary sewer, stormwater, and fire protection services. The proposal to be annexed to the Metro boundary has not been identified as inconsistent with any adopted cooperative or urban service agreement. The application meets the criteria in section 3.09.070(e)(3).

ANALYSIS/INFORMATION

Known Opposition: There is no known opposition to this application.

Legal Antecedents: Metro Code section 3.09.070 allows for annexation to the Metro boundary.

Anticipated Effects: This amendment will add approximately 29 acres to the Metro boundary. 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's comprehensive plan and implementing land use regulations.

Budget Impacts: The only resources expended for this request are for associated staff time and for routine printing and postage for required public notices, which are already in the approved budget. Territories annexed to the Metro boundary are subject to relevant Metro tax requirements.

RECOMMENDED ACTION

Staff recommends adoption of Ordinance No. 26-1545.