

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 26-1546, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY HALF AN ACRE ALONG NORTHWEST SPRINGVILLE ROAD IN WASHINGTON COUNTY

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

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### BACKGROUND

CASE: AN0426, Annexation to Metro Boundary

PETITIONER: Nga Nguy  
13362 SW 136<sup>th</sup> Pl.  
Tigard, OR 97223

PROPOSAL: The petitioner requests annexation of territory in Washington County to Metro's service district boundary (the "Metro boundary").

LOCATION: The subject territory, totaling approximately 0.47 acres (roughly half an acre) in area, is located in unincorporated Washington County on the north side of, and includes a portion of right-of-way for, Northwest Kaiser Road.

ZONING: The subject territory is zoned R-6 North Bethany District (R-6 NB) by Washington County.

The subject territory was added to the urban growth boundary (UGB) in 2002. 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 2002 through the Metro Council's adoption of Ordinance No. 02-987A. 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 is already zoned R-6 NB, an urban residential zoning district of Washington County. The territory is already in the Tualatin Valley Fire & Rescue District and the Tualatin Valley Water District. However, the territory is not presently in a sewer service district or connected to sewer utility services. Connection to sanitary sewer service, itself a form of urbanization but also allowing for further development of the property, will require future annexation to Clean Water Services before the property can be urbanized. The subject property is therefore subject to measures that will prevent its urbanization until it is annexed to the necessary urban sanitary sewer service provider. The application meets the criteria in 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 has been planned and zoned for urban residential land uses; it is therefore not subject to any urban reserve concept plan. The territory is in the North Bethany Subarea of Washington County's "Comprehensive Framework Plan for the Urban Area" and has been zoned R-6 NB by the county for urban residential land uses. Chapter 390-8 of the Community Development Code of Washington County states that the zone is intended for residential development at no more than six units per acre and no less than five units per acre, except as otherwise specified for middle housing (e.g., triplexes, cottage clusters, etc.). The code also provides other opportunities for density bonuses. The territory is already in the Tualatin Valley Water District, Tualatin Valley Fire District, TriMet's transit service district, and the Beaverton School District. 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 half an acre 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 Washington County Comprehensive Framework Plan for the Urban Area.

**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. 26-1546.