

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 26-1541, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY THREE ACRES AT NW 185th AVENUE AND NW SPRINGVILLE ROAD IN WASHINGTON COUNTY

Date: March 30, 2026
Department: Planning, Development & Research

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BACKGROUND

CASE: AN0126, Annexation to Metro Boundary

PETITIONER: Glenn Hinton
6167 W. Tenants Harbor Drive
Highland, UT 84003

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 three acres in area, is located in unincorporated Washington County at the northeast corner of the intersection of NW 185th Avenue and NW Springville Road. The subject territory can be seen in Attachment 1.

ZONING: The 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 an expedited 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. However, the territory is not presently connected to urban sanitary 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. 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," 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 is not 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 3.09.070 allows for annexation to the Metro boundary.

Anticipated Effects: This amendment will add approximately three 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 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. 26-1541.