

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 23-1502, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 23.71 ACRES LOCATED IN HILLSBORO ON THE NORTH SIDE OF NE EVERGREEN RD, EAST OF NE 30TH AVE, AND WEST OF NE STARR BLVD

Date: October 7, 2023
Department: Planning, Development & Research

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Associate Regional Planner

BACKGROUND

CASE: AN-0623, Annexation to Metro District Boundary

PETITIONER: Mike Casey, STACK Infrastructure
3555 NE Evergreen Rd
Hillsboro, OR 97124

PROPOSAL: The petitioner requests annexation of four tax lots in Hillsboro to the Metro District Boundary.

LOCATION: The subject territories include four tax lots on the north side of NE Evergreen Rd, east of NE 30th Ave and west of NE Starr Blvd. The subject territories total approximately 23.71 acres in area and can be seen in Attachment 1.

ZONING: The City of Hillsboro adopted Ordinance No. 6413 on September 20, 2022, to zone the subject territory Industrial Sanctuary (I-S).

The subject territories were added to the urban growth boundary (UGB) in 2005. The territories 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 subject territories were brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. Therefore, the territories are 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 City of Hillsboro has already annexed the subject territories with approval of Ordinance No. 6412. The application meets the criteria of 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 territories have been approved by the City to be zoned for industrial use and the proposed boundary change would allow for their industrial development. The subject territories are already within the UGB and are not in an urban reserve with a concept plan. Urban services will be provided by the City of Hillsboro and Clean Water Services (CWS). 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 23.71 acres to the Metro District. The territories are currently within the UGB and approval of this request will allow for their urbanization consistent with the City of Hillsboro Comprehensive Plan and Community Development Code.

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. 23-1502.