

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 24-1518, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 6.94 ACRES LOCATED NORTH OF NE SCHAAF ST IN HILLSBORO

Date: August 26, 2024
Department: Planning, Development & Research

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Associate Regional Planner

BACKGROUND

CASE: AN-0524, Annexation to Metro District Boundary

PETITIONER: QTS Hillsboro III, LLC
12851 Foster St
Overland Park, KS 66213

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

LOCATION: The subject territory, totaling approximately 6.94 acres in area, is located on the north side of NE Schaaf St in Hillsboro. The subject territory can be seen in Attachment 1.

ZONING: The territory is currently zoned FD-20 by Washington County. However, the City of Hillsboro has also assigned the property a comprehensive plan designation of Industrial (IN) and, upon annexation to the City, the property could be zoned Industrial Sanctuary (I-S)

The territory was added to the urban growth boundary (UGB) in 2004. The territory 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 territory was brought into the UGB in 2004 through the Metro Council's adoption of Ordinance No. 04-1040B. Therefore, the affected territory is 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 subject territory has a Washington County urban holding zone designation of FD-20, which prevents the territory's urbanization until it is annexed to a city (e.g., the City of Hillsboro) and rezoned by that city for urban land uses. Therefore, the application meets the criteria in MC Subsection 3.09.070(E)(2). The subject territory is also already proposed for annexation to the City of Hillsboro under local file number AN-008-24.

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 therefore is not in an urban reserve with a concept plan. The subject territory has a City of Hillsboro comprehensive plan land use designation of "Industrial" (IN). The applicant anticipates that water service for future urban development would be provided by the Tualatin Valley Water District, and that sanitary and stormwater services will be provided by Clean Water Services (CWS). The proposal is not inconsistent with any adopted cooperative or urban service agreement. 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 6.94 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 City of Hillsboro Comprehensive Plan.

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

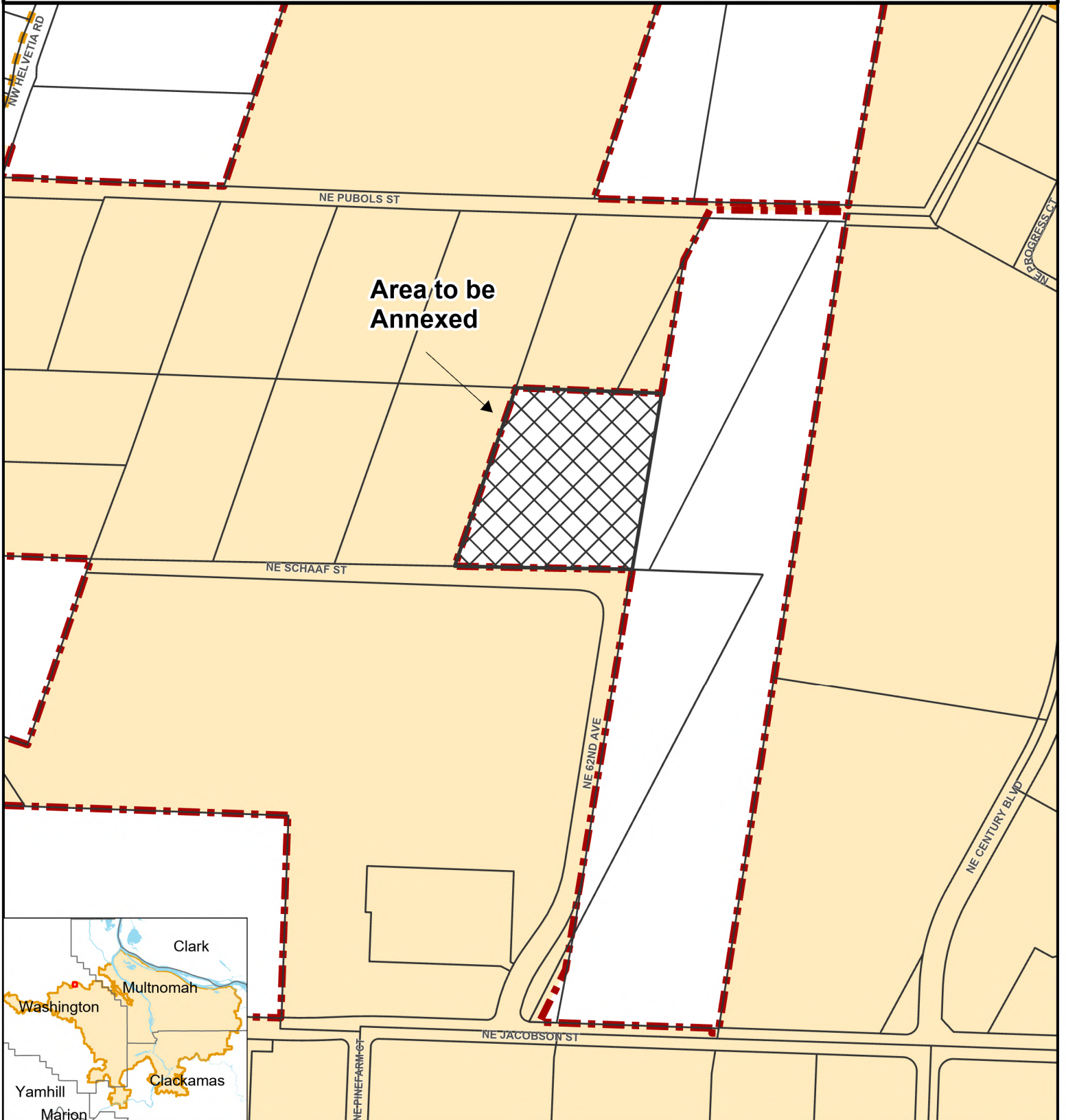
Staff recommends adoption of Ordinance No. 24-1518.

Proposal No. AN0524

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Annexation to the Metro Service District

Washington County

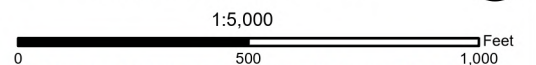


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-  Taxlots
-  Urban growth boundary
-  Metro district boundary

Proposal No. AN0524



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