

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 17-1403, FOR THE PURPOSE OF ANNEXING TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 5.08 ACRES LOCATED AT 3780 SW 234<sup>TH</sup> AVENUE IN HILLSBORO

---

Date: May 24, 2017

Prepared by: Tim O'Brien  
Principal Regional Planner

### BACKGROUND

CASE: AN-0317, Annexation to Metro District Boundary

PETITIONER: Pahlisch Homes  
210 S Wilson Avenue, Suite 100  
Bend, OR 97702

PROPOSAL: The petitioner requests annexation of one parcel to the Metro District boundary. The land was recently annexed to the City of Hillsboro.

LOCATION: The land is located at 3780 SW 234<sup>th</sup> Ave and totals approximately 5.08 acres in size. A map of the area can be seen in Attachment 1.

ZONING: The land is zoned for low and medium density residential use (SFR-10 & MFR-1) by Hillsboro.

The land was added to the UGB in 2002 and is part of the South Hillsboro Community Plan that was adopted by Hillsboro. The land 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 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 parcel was brought into the UGB in 2002 through the Metro Council's adoption of Ordinance No. 02-969B.

- 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 conditions of approval for Ordinance No. 02-969B include a requirement that Washington County apply interim protection measures for areas added to the UGB as outlined in Urban Growth Management

Functional Plan Title 11: Planning for New Urban Areas. Title 11 requires that new urban areas be annexed into the Metro District Boundary prior to urbanization of the area. Washington County applied the Future Development 20 (FD-20) zone to the expansion area. The subject property was recently annexed to Hillsboro and the South Hillsboro Community Plan was adopted in 2014. The applicant is currently moving forward with annexation to Clean Water Services. These measures ensured that urbanization would occur only after annexation to the necessary service districts is completed.

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 parcel proposed for annexation is part of the South Hillsboro Community Plan Area, adopted by the City of Hillsboro in 2014. The proposed annexation is required by Hillsboro as part of a land use application and city annexation approval. The annexation is also consistent with the Hillsboro Urban Service Agreement, adopted April 2003. Thus the inclusion of the property within the Metro District is consistent with applicable cooperative urban service agreements and the South Hillsboro Community Plan.

**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 5.08 acres to the Metro District. The land is currently within the UGB and within the City of Hillsboro. Approval of this request will allow for the urbanization of the parcel to occur consistent with the South Hillsboro Community Plan.

**Budget Impacts:** The applicant was required to file an application fee to cover all costs of processing this annexation request, thus there is no budget impact.

**RECOMMENDED ACTION**

Staff recommends adoption of Ordinance No. 17-1403.