

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 23-1494, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 27.41 ACRES LOCATED IN HILLSBORO ON THE EAST SIDE OF NE SEWELL AVE AND THE NORTH SIDE OF NE EVERGREEN RD

Date: May 11, 2023
Department: Planning, Development & Research

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Associate Regional Planner

BACKGROUND

CASE: AN-0323, Annexation to Metro District Boundary

PETITIONER: Harper Houf Peterson Righellis, Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202

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

LOCATION: The parcels are located on the east side of NE Sewell Ave and the north side of NE Evergreen Rd, west of NE Starr Blvd. The parcels total approximately 27.41 acres in area and can be seen in Attachment 1.

ZONING: The land is zoned Industrial Sanctuary (I-S) by the City of Hillsboro.

The parcels were added to the urban growth boundary (UGB) in 2005. 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 parcels were brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. 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 City of Hillsboro has already annexed the affected territory with approval of City File Nos. AN-002-22, AN-005-22, and AN-010-22. 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 territory has land use plan designations of “Industrial” in the City of Hillsboro’s March 2023 Comprehensive Plan Map. The proposed boundary change would allow for industrial development of the subject territory. The subject territory is already within the UGB and is 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 27.41 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. 23-1494.