

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 23-1489, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 11.17 ACRES LOCATED IN WILSONVILLE AT THE WEST END OF SW FROG POND LN AND NORTH OF SW BRISBAND ST

Date: December 20, 2022
Department: Planning, Development & Research

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BACKGROUND

CASE: AN-0622, Annexation to Metro District Boundary

PETITIONER: West Hills Land Development, LLC
3330 NW Yeon Ste 200, Portland, OR 97210-1531

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

LOCATION: The parcels are located at the west end of SW Frog Pond Ln, total approximately 11.17 acres in area, and can be seen in Attachment 1.

ZONING: The land is zoned Residential Neighborhood (RN) by the City of Wilsonville.

The parcels were added to the urban growth boundary (UGB) in 2002 and are part of the Frog Pond West Mater Plan. 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 (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 2002 through the Metro Council's adoption of Ordinance No. 02-969B. 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 was annexed to the City of Wilsonville by Ordinance No. 866 enacted by the Wilsonville City Council on September 19, 2022. Therefore, the application meets the criteria in 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 is included in the Frog Pond West Master Plan (Master Plan) adopted by the Wilsonville City Council in 2017 for an area that is approximately one third of the area addressed in the Frog Pond Area Plan adopted in 2015. The Master Plan is a “supporting document” of the City’s adopted Comprehensive Plan. The Master Plan calls for urban residential development of the subject territory. Consistent with the Master Plan, the subject territory has a Comprehensive Plan Map designation and Zoning Map designation of Neighborhood Residential (NR). The proposed boundary change would allow for the prospective urban residential development of the subject territory. The subject territory is already within the UGB and the corporate limits of the City of Wilsonville; it is not in an urban reserve with a concept plan or in the land use jurisdiction of a county (i.e., Clackamas County), and urban services will be provided by the City of Wilsonville. 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 11.17 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 Frog Pond West Master 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. 23-1489.