

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 23-1490, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 6.58 ACRES LOCATED IN HILLSBORO ON THE WEST SIDE OF SE 67th AVE NORTH OF SE GENROSA ST

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

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Associate Regional Planner

BACKGROUND

CASE: AN-0123, Annexation to Metro District Boundary

PETITIONER: Pacific Northwest Land Company
4931 SW 76th Ave, PMB 360
Portland, OR 97225

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

LOCATION: The parcel is located on the west side of SE 67th Ave, north of SE Genrosa St, and south of SE Mahogany St. It is approximately 6.58 acres in area and can be seen in Attachment 1.

ZONING: The land is zoned Future Development 20-Acre District (FD-20) by Washington County.

The parcel was added to the urban growth boundary (UGB) in 2002 and is in the South Hillsboro Community 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 parcel was 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:

Urban Growth Management Functional Plan Title 11 requires territories be annexed to the Metro District Boundary prior to urbanization. Washington County has applied the Future Development 20-Acre (FD-20) designation to the subject property to prevent premature urbanization of the subject territory prior to annexation by the City of Hillsboro. Provisions of the City's adopted Comprehensive Plan call for annexation to the City as a prerequisite for City zoning or extension of City utilities and services. The submitted application states that the territory is in the process of being annexed to the City. 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 "Residential Medium Density" and "Floodplain" in the City of Hillsboro's December 2022 Comprehensive Plan Map. The territory is also in the South Hillsboro Community Plan area, a sub-area of the City's Comprehensive Plan Map. The Community Plan calls for urban residential development of the southern portion of subject territory and protection of riparian areas in the floodplain. The proposed boundary change would allow for the planned urban residential 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 6.58 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 South Hillsboro Community 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. 23-1490.