

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 24-1507, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 5.39 ACRES LOCATED IN WILSONVILLE ON THE SOUTH SIDE OF SW FROG POND LN, AS WELL AS A PORTION OF THE SW FROG POND LN RIGHT-OF-WAY, WEST OF SW STAFFORD RD

Date: January 22, 2024
Department: Planning, Development & Research

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Associate Regional Planner

BACKGROUND

CASE: AN-0923, Annexation to Metro District Boundary

PETITIONER: Sullivan Homes, LLC
5832 Firestone Court, San Jose, CA 95138

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

LOCATION: The subject territory, totaling approximately 5.39 acres in area, includes two tax lots south of SW Frog Pond Ln and a portion of the SW Frog Pond Ln right-of-way, and can be seen in Attachment 1.

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

The territory was added to the urban growth boundary (UGB) in 2002 and is part of the Frog Pond West Master Plan. 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 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 is proposed for annexation to the City of Wilsonville in City File No. ANNX23-0001 and for urban re-zoning in City File No. ZONE23-001. Urbanization cannot occur until both of these files are approved by the City. 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 a pending Zoning Map designation of Residential Neighborhood (RN). The proposed Metro District Boundary change would allow for the prospective urban residential development of the subject territory. The subject territory is already within the UGB and is pending annexation to 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, if annexed as proposed to the City of Wilsonville, be provided by the City. 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 5.39 acres to the Metro District. The territory is currently within the UGB and approval of this request will allow for the urbanization of the territory 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. 24-1507.