

STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 19-1436, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 21.57 ACRES LOCATED AT 4091 NE CONSTABLE STREET AND APPROXIMATELY 12.1 ACRES LOCATED WEST OF NE STARR BLVD AND SOUTH OF NE HUFFMAN ROAD IN HILLSBORO

Date: March 22, 2019

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Principal Regional Planner

BACKGROUND

CASE: AN-0119, Annexation to Metro District Boundary

PETITIONER: Flexential Colorado Corp.
11900 E Cornell Ave, Building B 3rd Floor
Aurora, Colorado 80014

T5 Data Centers
3344 Peachtree Road NE, Suite 2550
Atlanta, GA 30326

PROPOSAL: The two petitioners request annexation of land in North Hillsboro to the Metro District Boundary.

LOCATION: The two parcels are in the North Hillsboro Industrial Area Plan District. The first parcel located at 4091 NE Constable Street is approximately 21.57 acres in size. The second parcel located west of NE Starr Blvd and south of NE Huffman Road is approximately 12.1 acres in size. Both parcels can be seen in Attachment 1.

ZONING: The properties are zoned for industrial use (I-S) by Hillsboro.

Both parcels were added to the UGB in 2005 and are part of the Evergreen Area Industrial Plan that was adopted by Hillsboro. The Evergreen Area Industrial Plan area was incorporated into the North Hillsboro Industrial Area Plan District. 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:

Both parcels were brought into the UGB in 2005 through the Metro Council's adoption of Ordinance No. 05-1070A. Thus the affected territory is within the UGB.

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:

Washington County applied the Future Development-20 Acres (FD-20) designation to all the land included in Ordinance No. 05-1070A to prevent premature urbanization of the expansion area prior to the completion of the comprehensive planning of the area and annexation to the City of Hillsboro. The conditions of approval for Ordinance No. 05-1070A include a requirement that interim protection measures be implemented as outlined in Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas. The Flexential property was annexed to the City of Hillsboro on February 19, 2019 and the T5 Data Centers property will be annexed to Hillsboro in the near future. Thus the affected territory is subject to measures that prevent urbanization until the territory is annexed to the City.

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 two parcels proposed for annexation are part of Hillsboro's Evergreen Area Industrial Plan adopted by the City of Hillsboro in 2008. The Evergreen Area Industrial Plan area was incorporated into the North Hillsboro Industrial Area Plan District. The proposed annexation is consistent with these two plans and the Urban Planning Area Agreement between Washington County and the City of Hillsboro adopted in 2017. Thus the inclusion of the affected territory within the Metro District is consistent with all applicable plans and agreements.

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 two parcels totaling approximately 33.67 acres in the North Hillsboro Industrial Area. All of 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 Evergreen Area Industrial 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. 19-1436.