

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 21-1459, FOR THE PURPOSE OF ANNEXING TO THE METRO BOUNDARY APPROXIMATELY 0.357 ACRES WHICH REPRESENTS THE STREET RIGHT-OF-WAY PORTION FOR PROPERTY LOCATED AT 15455 SW FINIS LANE IN TIGARD

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Date: January 13, 2021  
Department: Planning & Development

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## BACKGROUND

CASE: AN-0720, Annexation to Metro District Boundary

PETITIONER: Tigard-Tualatin School District  
6960 SW Sandburg Street  
Tigard, OR 97223

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

LOCATION: The parcel is located at 15455 SW Finis Lane and the portion of the parcel to be annexed is approximately 0.357 acres in size and can be seen in Attachment 1.

ZONING: The property is zoned for residential use (R-7) by Tigard. A minor land partition has been approved by the City of Tigard to allow for the street right-of-way.

The parcel was added to the urban growth boundary (UGB) in 2002 and is part of the River Terrace Community Plan area of Tigard. 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:

The parcel was brought into the UGB in 2002 through the Metro Council's adoption of Ordinance No. 02-969B. 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:**

The conditions of approval for Ordinance No. 02-969B include a requirement that Washington County apply interim protection measures for areas added to the UGB as outlined in Urban Growth Management Functional Plan Title 11: Planning for New Urban Areas. Title 11 requires that new urban areas be annexed into the Metro District Boundary prior to urbanization of the area. Washington County applied the Future Development 20 (FD-20) zone to the expansion area. The subject property was annexed to Tigard in January 2013 and the River Terrace Community Plan was adopted in 2014. The property is currently being annexed to Clean Water Services. These measures ensured that urbanization would occur only after annexation to the necessary service districts is completed.

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 parcel proposed for annexation is part of Tigard's River Terrace Community Plan Area, adopted by the City of Tigard in 2014. The proposed annexation is consistent with the community plan and is required by Tigard to provide access to the school site. The inclusion of the property within the Metro District is consistent with applicable cooperative urban service 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 one parcel totaling approximately 0.357 acres to the Metro District. The land is currently within the UGB and approval of this request will allow for the development of a street consistent with the River Terrace Community 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. 21-1459.