

## STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 21-1458, FOR THE PURPOSE OF ANNEXING  
TO THE METRO DISTRICT BOUNDARY APPROXIMATELY 5.85 ACRES LOCATED AT  
10680 SW CLUTTER STREET IN WILSONVILLE

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Date: January 13, 2021  
Department: Planning & Development

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Principal Regional Planner

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### BACKGROUND

CASE: AN-0620, Annexation to Metro District Boundary

PETITIONER: PDC Seattle LPIV BB/TH, LLC  
1821 Dock Street, Suite 100  
Tacoma, WA 98402

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

LOCATION: The land in Wilsonville is approximately 5.85 acres in size, is located at 10680 SW Clutter Street, and can be seen in Attachment 1.

ZONING: The land is zoned for industrial use (PDI-RSIA).

The land was added to the urban growth boundary (UGB) in 2002 and is part of the Coffee Creek Master Plan area that was adopted by Wilsonville. 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 land in Wilsonville was brought into the UGB in 2002 through the Metro Council's adoption of Ordinance No. 02-969B.

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 Metro 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 also 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 Acres (FD-20) designation to all the county land in Ordinance 02-969B to prevent premature urbanization of the expansion areas. The City of Wilsonville adopted the Coffee Creek Master Plan area in 2007. The property was annexed to the City of Wilsonville in September 2020. Thus the affected territory was subject to measures that prevented urbanization until the territory is annexed to the City and any necessary service districts.

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 property is part of the Coffee Creek Master Plan area adopted by the City of Wilsonville in 2007. The proposed annexation is required by Wilsonville as part of a land use application. The annexation is consistent with Wilsonville's Coffee Creek Master Plan and the Washington County-Wilsonville Urban Planning Area Agreement adopted in 2019. The inclusion of the property within the Metro District is consistent with all applicable plans.

## **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 5.85 acres in Wilsonville 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 Coffee Creek Master 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. 21-1458.