

Draft Findings and Conditions for Nobles Annexation

November 14, 2022

1180, 1214, and 1242 NW Sjoren Lane

1. The City has received consent to annexation from the property owner for approximately 3.64 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on September 21 and 28, 2022. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
3. Notice of public hearing was physically posted on the property on September 21, 2022.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on October 12, 2022. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on October 5 and 12, 2022. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. The city council continued the hearing from October 24 to November 14, 2022 and announced during the October 24, 2022 meeting the rescheduled time for the hearing.
7. A public hearing of the city council was held on November 14, 2022. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
 - a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. All statutorily required notices have been published and posted
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Sewer is available to service this property in NW 11th Street. At the time of connection, the applicant is responsible for construction of a new municipal sewer line in NW Sjoren Lane. All civil plans shall be approved by the City Engineer.
13. Water is available to service this property in NW 11th Street. At the time of connection, the applicant is responsible for construction of a new municipal water line in NW Sjoren Lane. All civil plans shall be approved by the City Engineer.

14. Street infrastructure is sufficient upon development based on existing Street Improvement Agreements for tax lots 1100 and 1103 and new Street Improvement Agreements for tax lots 1101 and 1102, conditioned upon this annexation.

Draft Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density/Mobile Home Residential (MH).
2. The proposed Multi-Structure Residential (R-4) zoning designation corresponds with the underlying comprehensive plan map designation.

Draft Condition of Approval

1. The applicant shall dedicate 50 feet of land for use as a public street (the future extension of NW Sjoren Lane) across the southern boundary of Tax Lots 1101 and 1102.
2. The applicant shall sign a street improvement agreement for NW Sjoren Lane agreeing to future installation of a half street improvement including curb, gutter, sidewalk, and paving for Tax Lots 1101 and 1102.