



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of August 12, 2024

Title/Subject

Ordinance Nos. 2360 & 2361 – Comprehensive Plan Map Amendment & Annexation - Mayra & Felipe Reyes 4N2812C Tax lot 308-1088 E Newport Ave

Summary and Background

The city council held a public hearing on July 22, 2024 to consider amendments to the comprehensive plan map, zoning map, and annexation. The area under consideration is 2.01 acres of land located at the southwest corner of E Newport Ave and SE 11th Street, addressed as 1088 E Newport Ave, and described as 4N 28 12C Tax Lot 308.

The applicant requested amendment to the maps and annexation to the city with a Medium-High Density (R-3) zoning designation. The hearing before the city council included testimony from the applicant and from neighboring property owners. There was testimony in opposition to the proposal and the city council elected to amend the application from a R-3 zoning designation to R-2, and to continue annexation with the R-2 designation. The council expressed a desire to lower the density on the property to better balance development rights with neighborhood compatibility concerns. Following the conclusion of the public hearing, the council made a motion to annex the property with the R-2 designation and direct staff to prepare the necessary documents for adoption at this meeting.

The public hearing was closed on July 22 and no further discussion is necessary. Before the council at this meeting is a set of findings supporting the amendment of the comprehensive plan map from Future Residential to Low Density Residential and annexing the property with the Medium Density Residential zoning designation, which is an implementation of the Low Density Residential comprehensive plan map designation.

Upon adoption of the findings of fact, the council has two ordinances to consider. Ordinance 2360 amends the comprehensive plan map from Future Residential to Low Density Residential. Ordinance 2361 annexes Tax Lot 308 and the adjacent rights of way to the city with the Medium Density Residential (R-2) zoning designation.

Ordinance 2360 requires co-adoption by the Umatilla County planning commission and board of commissioners. The ordinance will be forwarded to the county for co-adoption upon approval by the council. Ordinance 2361 will take effect upon county co-adoption of Ordinance 2360.

Tie-In to Council Goals

Although not specifically implemented through this application, Goal 1.6: Attract market-rate rental housing developments to increase middle housing inventory is affected through the addition of additional residential land to the city's land bank.

Fiscal Information

There is no fiscal impact resulting from amendments to the comprehensive plan. However, annexation will add the land to the city's property tax base. The property has an assessed value of \$133,480.

Alternatives and Recommendation

Alternatives

The city council may choose to:

- Adopt Ordinances 2360 and 2361 and annex the property to the city as R-2
- Reject Ordinances 2360 and 2361 and direct staff to prepare findings in denial for adoption at the next council meeting

Recommended Action/Motion

- Adopt findings of fact in support of the ordinances as listed in Exhibit A
- Adopt conditions of approval as listed in Exhibit B
- Adopt Ordinance 2360 amending the comprehensive plan map from Future Residential to Low Density Residential
- Adopt Ordinance 2361 annexing the land to the city as R-2

Submitted By:

C.F. Spencer, Planning Director