Findings for Newman Annexation

August 24, 2020

1307 SW 3rd St

1. The City has received consent to annexation from the property owner for approximately 13.8 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 July 22 and 29, 2020. 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 July 22, 2020.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on August 12, 2020. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing was published in the local paper newspaper for two consecutive weeks prior to the city council hearing on August 5 and August 12, 2020. 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.
7. A public hearing of the city council was held on August 24, 2020. Comments received at the hearing are incorporated in 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 insure 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 SW 3rd St
13. Water is available to service this property in SW 3rd St. At the time of development or connection, the developer will be responsible for extending the water line to the western boundary of the property.

<u>Findings on Zoning Designation</u>

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Low Density Residential.
2. The proposed Single Family Residential (R-1) zoning designation corresponds with the underlying comprehensive plan map designation.