



Annexation Update

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On November 7, 2016 the North Plains City Council is conducting two public hearings regarding the annexations of two separate areas of land into the City Limits. The East Annexation area measures approximately 45.58 acres in size and is proposed for annexation to the City by Polygon Northwest Company. The North Annexation area measures approximately 76.07 acres in size and is proposed for annexation to the City by Paine Tract, LLC and Lone Oak Land and Investment Company.

The State of Oregon passed Senate Bill 1573 in March 2016, requiring cities to take action on annexation applications meeting certain criteria without requiring a vote of the City electorate, regardless of the City's required annexation procedures. Senate Bill 1573 therefore supersedes the City of North Plains' requirement for voter-approved annexation.

To that end, each annexation request was reviewed by the Planning Commission for compliance with the City's Comprehensive Plan and Zoning Code and Senate Bill 1573. The Planning Commission recommended approval of the annexation requests at a public hearing on May 11, 2016.

All land that is annexed into the City will be zoned Neighborhood Community. Upon recommending approval of the annexations, the Planning Commission identified deficiencies in the Zoning Code requirements for the Neighborhood Community (NC) zoning district. The Planning Commission began review of the NC zone with input from representatives of both of the annexation areas. One notable change to the NC zone is the requirement that any development proposal within an annexation area include a phasing plan that details the anticipated construction schedule. This is important because the City's Comprehensive Plan does not anticipate full build out of these annexation areas until 2021. The Planning Commission will review any development applications to ensure consistency with both the Zoning Code and the Comprehensive Plan.

The City Council decided to delay the final annexation hearings until the NC updates were in place, recognizing that once annexed, the property owners could apply for development review and would be subject to the standards in place at the time of application submittal. The updates to the NC zone will become effective on November 2, 2016. Therefore, the City Council will conduct the public hearings regarding the annexations on November 7, 2016.

Any decisions made by the Council on November 7, 2016 will include direction to staff to draft an ordinance. This ordinance will be read twice, once at each of two consecutive City Council meetings, presumably November 21, 2016 and December 5, 2016. Once the second reading is complete, the Council will adopt the ordinance. The ordinance will then become effective 30 days later, presumably January 4, 2016.