



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 7, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Sheridan Plan Amendment
DLCD File Number 001-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 21, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Gary Fish, DLCD Regional Representative
Walt Wendolowski, City of Sheridan

<paa> ya/

FORM 2

D L C D NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

DEPT OF

JUN 01 2007

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: City of Sheridan Local File No.: 06-11-13
Date of Adoption: May 21, 2007 Date Mailed: May 31, 2007

Date the Notice of Proposed Amendment was mailed to DLCD:

- Comprehensive Plan Text Amendment
Land Use Regulation Amendment
New Land Use Regulation
Comprehensive Plan Map Amendment
Zoning Map Amendment
Other: Annexation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."
Annexation of Approximately 5,360 Square Feet of Land and Establishing of the Medium Density Residential (R-2) Zone on the newly Annexed Property.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."
SAME

Plan Map Changed from : to
Zone Map Changed from: VLDR to Medium Density Residential
Location: T5s;R6w;Sec 35AA; TL #200 Acres Involved:
Specify Density: Previous: 1 DU/2 AC New: 20 DU/acre
Applicable Statewide Planning Goals: 10,11,12,14
Was an Exception Adopted? Yes: No: XX

DLCD File No.: 001-06 (15742)

ORDINANCE 2007-2

AN ORDINANCE ANNEXING TO THE CITY OF SHERIDAN THE AREA AND TERRITORY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, Dale Borgaes is the owner of the tract of land herein described in Exhibit "A", and has petitioned and desires that said property be annexed to the City of Sheridan, Oregon; and

WHEREAS, the above-described area and property is contiguous to the City of Sheridan, Oregon; and

WHEREAS, on February 19, 2007, the City Council unanimously passed Ordinance 2007-1 at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, pursuant to Ordinance 2007-1, the Recorder of the City of Sheridan, Oregon, caused notice of said hearing to be published once each week for two successive weeks prior to the date of said hearing in the Sheridan Sun, a newspaper of general circulation published in the City of Sheridan, Oregon, and caused notices of said public hearing to be posted in four public places in the City of Sheridan, Oregon, for a period of at least two weeks prior to said public hearing, all of which appears from the certificate of the recorder on file in the recorder's office, and which notice described the territory and area proposed to be annexed to the City of Sheridan, Oregon, and called said meeting to be held in question of the annexation.

WHEREAS, said public hearing was held March 19, 2007 before the City Council of the City of Sheridan, at the Sheridan City Hall at which time the registered voters and other interested citizens were invited to be heard on the question of annexation of said territory and area hereinabove first described; and

WHEREAS, the City Council of the City of Sheridan, hereby adopted and makes and enters as its findings of fact those findings set forth on Exhibit "B" which is attached hereto and by this reference made a part of; now therefore

THE CITY OF SHERIDAN DOES ORDAIN AS FOLLOWS:

Section 1. That insomuch as the owner of the real premises described above has consented in writing to the annexation of said territory and area, and such consent is on file in the recorder's office in the City of Sheridan, IT IS HEREBY ORDERED, DECLARED AND PROCLAIMED that the territory and area described in Exhibit "A" be and the same is hereby annexed to the City of Sheridan, Yamhill County, State of Oregon, to-wit.

Section 2. The City Council of the City of Sheridan does hereby adopt those certain findings of fact and conclusionary findings attached hereto as EXHIBIT "B" and by this reference made a part hereof.

Section 3. That the Recorder of the City of Sheridan, Oregon, is hereby authorized and directed to make and submit to the Secretary of State of Oregon, the Assessor of Yamhill County, Oregon, the County Clerk of Yamhill County, Oregon, and the Department of Revenue, State of Oregon, a certified copy of the following documents:

- (a) Copy of this Ordinance.

Section 4. The City Council for the City of Sheridan deems and desires it necessary for the preservation of the health, peace and safety of the City of Sheridan that this Ordinance take effect at once, and therefore any emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

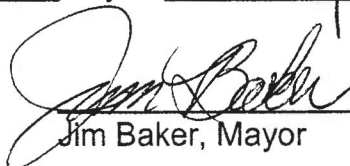
PASSED and adopted by the City Council of the City of Sheridan on this 21st day of May 2007 by the following votes:

AYES: 4 Mishler, Cooley, McCandless and Giddings

NAYS: 0

Approved by the Mayor on this 21st day of May, 2007.

SIGNED:



Jim Baker, Mayor

ATTEST:



Trish Henderson, City Recorder

EXHIBIT "A"

Being a tract of land located in the NE ¼ of Section 35; Township 5 South; Range 6 West; W.M., Yamhill County, Oregon, described as follows:

Being a portion of instrument No. 200625917, Yamhill County Records, also being a portion of Lots 1 and 2 of Block 32 of "Faulconer's 4th Addition to the City of Sheridan" and more particularly described as follows:

Beginning at a ¾" iron pipe at the most easterly corner of said Lot 1, thence along the westerly right of way line of East Street, 30 feet from the centerline, South 15°00'00" West, 80:00 feet; thence along the southwesterly line of said Instrument No. 200625917, North 76°00'00" West, 57.32 feet to a 5/8" iron rod; thence North 00°17'13" West, 82.54 feet to the northeasterly line of said Block 32, thence South 76°00'00" East, 79.08 feet to the Point of Beginning.

Containing 5455 square feet, more or less.

EXHIBIT "B"
CITY COUNCIL FINDINGS - ANNEXATION
Planning File No. 06-11-13
(Annexation/Zone Change)

I. NATURE OF THE APPLICATION

This matter comes before the Sheridan City Council on the application of Dale Borgaes to Annex 5,360 square feet of land into the City of Sheridan and establish the Medium Density Residential (R-2) zone on the newly annexed property.

II. GENERAL INFORMATION

A. Location

The property is located on the west side of Cherry Hill Road, approximately 200-feet north of its intersection with E. Sherman Street. There is no property address and the County Assessor Map places the land within Township 5 South; Range 6 West; Section 35AA; Tax Lot 200.

B. Existing Development

The vacant property fronts along Cherry Hill Road and public facilities may be extended to the site. The entire parcel contains 7,360 square feet of area. The approximate western 2,000 square feet of the property are located within the City of Sheridan and zoned Medium Density Residential (R-2). The remaining 5,360 square feet is located within the County and designated "Residential" in the Sheridan Comprehensive Plan.

C. Adjacent Zoning and Land Use

Land to the west and south is also zoned R-2 and contains single family homes. To the north and east is land located within Yamhill County.

D. Background Information

The applicant is requesting approval of the following: (1) Annexation of the portion of land located outside the City limits; and, (2) a Zone Change to establish the Medium Density Residential (R-2) zone on the newly annexed property.

III. PUBLIC HEARING

A. Planning Commission Action

A public hearing was duly held on this application before the Sheridan Planning Commission on January 24, 2007. At the hearing, City Planning File No. 06-11-13 was made a part of the record. Notice of the hearing was published and sent to adjacent property owners pursuant to Section 3.202 of the Sheridan Development Code. All Commission members were aware of the property location. No objection was raised to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed Annexation and Zone Change, finding the proposal complied with the applicable criteria. The Commission directed staff to prepare an Order of Recommendation.

B. City Council Action

The City Council adopted an Ordinance on February 19, 2007 (Ordinance 2007-1) establishing March 19, 2007 as the hearing date for the Annexation, and Zone Change, requests. The public hearing was duly held on this application before the Sheridan City Council on March 19, 2007. At the hearing, City Planning File 06-11-13 was made a part of the record. Notice of the hearing was published and sent to adjacent property owners. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the City Council deliberated on the issue and accepted the Planning Commission's recommendation, finding the proposal to be consistent with the Sheridan Municipal Code as set forth in the findings contained in this document. The Council agreed to adopt separate ordinances for the Annexation; and, the Zone Change, requests. Findings contained in this document are limited to the proposed Annexation.

IV. FINDINGS OF FACT-GENERAL

The Sheridan City Council, after careful consideration of the testimony and evidence in the record, adopts the following general Findings of Fact:

- A. The applicant is Dale Borgaes.
- B. The property is located on the west side of Cherry Hill Road, approximately 200-feet north of its intersection with E. Sherman Street. There is no property address and the County Assessor Map places the land within Township 5 South; Range 6 West; Section 35AA; Tax Lot 200.

- C. The vacant property fronts along Cherry Hill Road and public facilities may be extended to the site.
- D. The entire parcel contains 7,360 square feet of area.
- E. The approximate western 2,000 square feet of the property are located within the City of Sheridan and zoned Medium Density Residential (R-2). The remaining 5,360 square feet of the parcel is located within the County and designated "Residential" in the Sheridan Comprehensive Plan.
- F. Land to the west and south is also zoned R-2 and contains single family homes. To the north and east is land located within Yamhill County.
- G. The applicant is requesting approval of the following: (1) Annexation of the portion of land located outside the City limits; and, (2) a Zone Change to establish the Medium Density Residential (R-2) zone on the newly annexed property. The criteria and findings in this document are limited to the proposed Annexation. A separate Ordinance will be provided for the Zone Change request.
- H. Approval or denial of this request will be based on compliance with the decision criteria Sheridan Municipal Code, Chapter 1.08 (Annexation).

V. APPLICATION SUMMARY

- A. The subject property is located both within the City limits and the City's Urban Growth Boundary. The applicant wishes to annex that portion of the property located outside the City limits and establish the Medium Density Residential (R-2) zone on the newly annexed property. If approved, the entire 7,360 square foot parcel will be located within the City and zoned R-2. This will allow the extension of City services and the construction of a single family home on the parcel
- B. The City Engineer and Sheridan Department of Public Works reviewed the proposal and provided comments. The report is part of the planning file. Generally, water and sewer services are available to serve the site and storm drainage can be accommodated. Specifics are included in the attached letter and will be incorporated within this report. No other contacted agency responded.
- C. Annexations and Zone changes are Type III applications (Development Ordinance Section 3.101.03) and require hearings before the Planning Commission and City Council. The Commission reviews the application and provides a recommendation to the City Council. The final decision to approve or deny the application rests with the Council. Findings and conclusions contained in this Exhibit are limited to the proposed Annexation.

VI. CRITERIA AND FINDINGS - ANNEXATION

- A. Annexation is subject to the provisions in the Sheridan Municipal Code, Chapter 1.08. All future annexations are required to comply with provisions in this Chapter. Conditions of annexation are established in Section 1.08.020. An annexation may be permitted only if:
1. The site abuts the City limits of Sheridan.

FINDINGS: The western and southern boundaries of that portion of the parcel located in the County abut the City limits of Sheridan.
 2. The site is within the Urban Growth Boundary (UGB).

FINDINGS: The entire subject property is located within the City's Urban Growth Boundary.
 3. The proposed use of the site complies with the Comprehensive Plan.

FINDINGS: If annexed, the applicant intends to develop a single family home on the property. This development is consistent with the existing Residential Plan designation and proposed R-2 zone.
 4. Adequate public facility capacity exists to serve the site.

FINDINGS: Based on information supplied by the City Engineer, public services are available to serve the property and proposed development. The annexation request does not create any system capacity issues.
 5. The site contains land which is physically suited for urban uses.

FINDINGS: The site is relatively flat and presents no outward physical or service limitations that would prevent future development.
- B. Section 1.08.030 notes land separated by a stream may be placed within the City's boundaries. This stipulation does not apply to this case.
- C. Section 1.08.040 of the Annexation Ordinance requires the Planning Commission to hear testimony and recommend to the City Council, approval or denial of the request. This Section also establishes the review criteria. In general, the decision to annex must be in conformance with the City Comprehensive Plan. Appropriate Plan issues are reviewed below:
1. Public facilities: The Plan seeks to ensure that adequate facilities either are available, or can be made available at the time of development.

FINDINGS: Based on information supplied by the City Engineer, public sewer and water facilities are available to serve the property and storm water runoff can be accommodated. Access is also available from Cherry Hill Road.

2. Housing: Housing policies encourage adequate choices in housing to meet the needs of the community. Policies encourage densities consistent with the suitability of the land to accommodate the use.

FINDINGS: The property is designated "Residential." The applicant intends to construct a single family home on the property. This is entirely consistent with the purpose of the Plan designation and the proposed R-2 zone.

3. Land Use and Urbanization: This component seeks to provide an orderly and efficient transition from rural to urban land uses. Sufficient land should be available for a variety of urban uses. In-fill is encouraged where possible.

FINDINGS: The subject property is located adjacent to the City limits and fronts on a public street. Public facilities and services may be extended to serve the property. The property may be developed with a residence, thereby providing an additional housing opportunity.

D. Section 1.08.040 also notes the decision shall state how the proposal will:

1. Promote an orderly, timely and economical transition of rural and agricultural lands into urbanizable lands.

FINDINGS: The purpose of the UGB is to identify rural land available for eventual urbanization. The property is located adjacent to the City limits, fronts a public street and necessary services can be extended to serve the site. Further, a portion of the parcel currently lies within the City limits. In effect, this is potentially developable urban property.

2. Avoid promoting development in areas of natural hazards.

FINDINGS: Based on the Comprehensive Plan maps, the property does not contain identified hazard areas such as steep slopes or is located within the 100-year floodplain.

3. Affect the natural resources of the area including air resources, water quality, natural vegetation and fish and wildlife resources.

FINDINGS: The Comprehensive Plan does not identify significant wildlife or natural habitats on the property. Connections to sewer and water are

available for a new residence, thereby maintaining water quality. The proposed use of the site will not adversely affect air quality.

4. Effectively utilize energy resources and promote energy conservation.

FINDINGS: Future single family homes must comply with current building code requirements which stress energy efficient design.

5. Provide for recreation and open space opportunities.

FINDINGS: This action does not remove identified recreational lands from development.

6. Effect and provide for an orderly and efficient arrangement of public facilities and services.

FINDINGS: Public facilities and services either serve or may be extended to the property.

7. Improve and enhance the economy of the City.

FINDINGS: There will be a positive impact on the local economy as a new home can be constructed on the property.

8. Provide the opportunity for a variety of quality, safe housing.

FINDINGS: New homes are required to comply with the adopted building codes which are designed to create safe, quality housing.

9. Effect and provide for an orderly and efficient arrangement of transportation needs in an orderly, safe and economic manner.

FINDINGS: The property fronts on Cherry Hill Road. Although not fully improved, the road is adequately paved to permit access for one additional residence.

- E. The property is located within the Urban Growth Boundary and adjacent to the City limits. The property may be served by public and private utilities and fronts along a public street. The Commission concludes that this is an urbanizable property and suitable to be annexed into the City limits.

VII. CONCLUSION

Based on the above findings, the City Council concludes the proposed Annexation complies with the decision criteria contained in the Sheridan Municipal Code

ORDINANCE NO. 2007-3

AN ORDINANCE AMENDING THE SHERIDAN ZONING MAP, AND DECLARING AN EMERGENCY.

WHEREAS, on January 24, 2007, the Planning Commission conducted a public hearing regarding Planning File No. 06-11-13, an application regarding an Annexation and Zone Change, at which time the public was given a full opportunity to be present and heard on the matter; and

WHEREAS, on January 24, 2007, the Planning Commission met to consider the proposed action, considered the information provided by City staff, and upon deliberation, voted to recommend to the City Council, approval of the requests; and,

WHEREAS, on February 19, 2007, the City Council met to consider the proposed action, and adopted an Ordinance establishing a hearing date of March 19, 2007 for the Annexation and Zone Change; and

WHEREAS, on March 19, 2007, the City Council met to consider the proposed action, considered the information provided by City staff, and, received and approved the recommendation of the Planning Commission.

NOW, THEREFORE, THE CITY OF SHERIDAN ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Sheridan does hereby amend the Zoning Map of the City of Sheridan, Oregon establishing the Low Density Residential (R-1) on the subject property identified in Exhibit "A" and by this reference made a part hereof.

Section 2. The City Council of the City of Sheridan does hereby adopt those certain findings of fact, recommendations, and conclusionary findings and supporting documentation attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 3. This ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist and this ordinance shall take effect upon its passage.

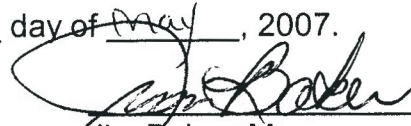
PASSED and adopted by the City Council of the City of Sheridan on this 21st day of May 2007 by the following votes:

AYES: 4 - Mishler, Cooley, McCandless & Giddings

NAYS: 0

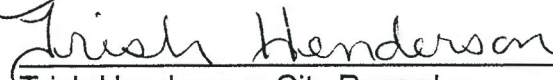
Approved by the Mayor on this 21 day of May, 2007.

SIGNED:



Jim Baker, Mayor

ATTEST:



Trish Henderson, City Recorder

EXHIBIT "A"

Being a tract of land located in the NE ¼ of Section 35; Township 5 South; Range 6 West; W.M., Yamhill County, Oregon, described as follows:

Being a portion of instrument No. 200625917, Yamhill County Records, also being a portion of Lots 1 and 2 of Block 32 of "Faulconer's 4th Addition to the City of Sheridan" and more particularly described as follows:

Beginning at a ¾" iron pipe at the most easterly corner of said Lot 1, thence along the westerly right of way line of East Street, 30 feet from the centerline, South 15°00'00" West, 80:00 feet; thence along the southwesterly line of said Instrument No. 200625917, North 76°00'00" West, 57.32 feet to a 5/8" iron rod; thence North 00°17'13" West, 82.54 feet to the northeasterly line of said Block 32; thence South 76°00'00" East, 79.08 feet to the Point of Beginning.

Containing 5455 square feet, more or less.

EXHIBIT "B"

**CITY COUNCIL FINDINGS - ZONE CHANGE
Planning File No. 06-11-13
(Annexation/Zone Change)**

I. NATURE OF THE APPLICATION

This matter comes before the Sheridan City Council on the application of Dale Borgaes to Annex 5,360 square feet of land into the City of Sheridan and establish the Medium Density Residential (R-2) zone on the newly annexed property.

II. GENERAL INFORMATION

A. Location

The property is located on the west side of Cherry Hill Road, approximately 200-feet north of its intersection with E. Sherman Street. There is no property address and the County Assessor Map places the land within Township 5 South; Range 6 West; Section 35AA; Tax Lot 200.

B. Existing Development and Zoning

The vacant property fronts along Cherry Hill Road and public facilities may be extended to the site. The entire parcel contains 7,360 square feet of area. The approximate western 2,000 square feet of the property are located within the City of Sheridan and zoned Medium Density Residential (R-2). The remaining land is located within the County and designated "Residential" in the Sheridan Comprehensive Plan.

C. Adjacent Zoning and Land Use

Land to the west and south is also zoned R-2 and contains single family homes. To the north and east is land located within Yamhill County.

D. Background Information

The applicant is requesting approval of the following: (1) Annexation of the portion of land located outside the City limits; and, (2) a Zone Change to establish the Medium Density Residential (R-2) zone on the newly annexed property. The findings and conclusions contained in this Exhibit are limited to the proposed Zone change.

III. PUBLIC HEARING

A. Planning Commission Action

A public hearing was duly held on this application before the Sheridan Planning Commission on January 24, 2007. At the hearing, City Planning File No. 06-11-13 was made a part of the record. Notice of the hearing was published and sent to adjacent property owners pursuant to Section 3.202 of the Sheridan Development Code. All Commission members were aware of the property location. No objection was raised to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed Annexation and Zone Change, finding the proposal complied with the applicable criteria. The Commission directed staff to prepare an Order of Recommendation.

B. City Council Action

The City Council adopted an Ordinance on February 19, 2007 (Ordinance 2007-%%) establishing March 19, 2004 as the hearing date for the Annexation, and Zone Change, requests. The public hearing was duly held on this application before the Sheridan City Council on March 19, 2007. At the hearing, City Planning File 06-12-13 was made a part of the record. Notice of the hearing was published and sent to adjacent property owners. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the City Council deliberated on the issue and accepted the Planning Commission's recommendation, finding the proposal to be consistent with the Sheridan Municipal Code as set forth in the findings contained in this document. The Council agreed to adopt separate ordinances for the Annexation; and, the Zone Change requests. Findings contained in this document are limited to the proposed Zone Change.

IV. FINDINGS OF FACT-GENERAL

The Sheridan City Council, after careful consideration of the testimony and evidence in the record, adopts the following general Findings of Fact:

- A. The applicant is Dale Borgaes.
- B. The property is located on the west side of Cherry Hill Road, approximately 200-feet north of its intersection with E. Sherman Street. There is no property address and the County Assessor Map places the land within Township 5 South; Range 6 West; Section 35AA; Tax Lot 200.

- C. The vacant property fronts along Cherry Hill Road and public facilities may be extended to the site.
- D. The entire parcel contains 7,360 square feet of area.
- E. The approximate western 2,000 square feet of the property are located within the City of Sheridan and zoned Medium Density Residential (R-2). The remaining 5,360 square feet of the parcel is located within the County and designated "Residential" in the Sheridan Comprehensive Plan.
- F. Land to the west and south is also zoned R-2 and contains single family homes. To the north and east is land located within Yamhill County.
- G. The applicant is requesting approval of the following: (1) Annexation of the portion of land located outside the City limits; and, (2) a Zone Change to establish the Medium Density Residential (R-2) zone on the newly annexed property. The criteria and findings in this document are limited to the proposed Zone Change. A separate Ordinance will be provided for the Annexation request.
- H. Approval or denial of this request will be based on compliance with the decision criteria Sheridan Zoning and Development Ordinance Section 3.102.

V. APPLICATION SUMMARY

- A. The subject property is located both within the City limits and the City's Urban Growth Boundary. The applicant wishes to annex that portion of the property located outside the City limits and establish the Medium Density Residential (R-2) zone on the newly annexed property. If approved, the entire 7,360 square foot parcel will be located within the City and zoned R-2. This will allow the extension of City services and the construction of a single family home on the parcel
- B. The City Engineer and Sheridan Department of Public Works reviewed the proposal and provided comments. The report is part of the planning file. Generally, water and sewer services are available to serve the site and storm drainage can be accommodated. Specifics are included in the attached letter and will be incorporated within this report. No other contacted agency responded.
- C. Annexations and Zone changes are Type III applications (Development Ordinance Section 3.101.03) and require hearings before the Planning Commission and City Council. The Commission reviews the application and provides a recommendation to the City Council. The final decision to approve or deny the application rests with the Council. Findings and conclusions contained in this Exhibit are limited to the proposed Zone Change.

VI. CRITERIA AND FINDINGS - ZONE CHANGE

A. The decision criteria for a zone change are found in Section 3.102.03 of the Sheridan Development Code. Section 3.102.03.A., requires the request to be consistent with the Comprehensive Plan. The appropriate Plan issues are reviewed in the following sections.

1. Public facilities: The Comprehensive Plan seeks to ensure that adequate facilities either are available, or can be made available at the time of development.

FINDINGS: Based on information supplied by the City Engineer, public sewer and water facilities are available to serve the property and storm water runoff can be accommodated. Access is also available from Cherry Hill Road.

2. Housing: Housing policies encourage adequate choices in housing to meet the needs of the community. Policies encourage densities consistent with the suitability of the land to accommodate the use.

FINDINGS: The property is designated "Residential." The applicant intends to construct a single family home on the property. This is entirely consistent with the purpose of the Plan designation and the proposed R-2 zone.

3. Land Use and Urbanization: This component seeks to provide an orderly and efficient transition from rural to urban land uses. Sufficient land should be available for a variety of urban uses. In-fill is encouraged where possible.

FINDINGS: The subject property is located adjacent to the City limits and fronts on a public street. Public facilities and services may be extended to serve the property. The property may be developed with a residence, thereby providing an additional housing opportunity.

B. Section 3.102.03.B., requires the property and affected area to be presently provided with adequate public facilities, services and transportation to support uses allowed within the requested zone, or such facilities, services and transportation networks are planned to be provided concurrently with the property development.

FINDINGS: Previous findings indicated necessary services are in place to service development of the property. These include sewer, water, storm and transportations facilities. The zone change will not impact the City's ability to provide necessary services.

C. The proposed Medium Density Residential (R-2) zone is entirely consistent with the existing "Residential" Plan designation. Further, this zone is consistent with the

zoning on the western portion of the property which is currently located within the City limits as well as the zoning on adjacent properties.

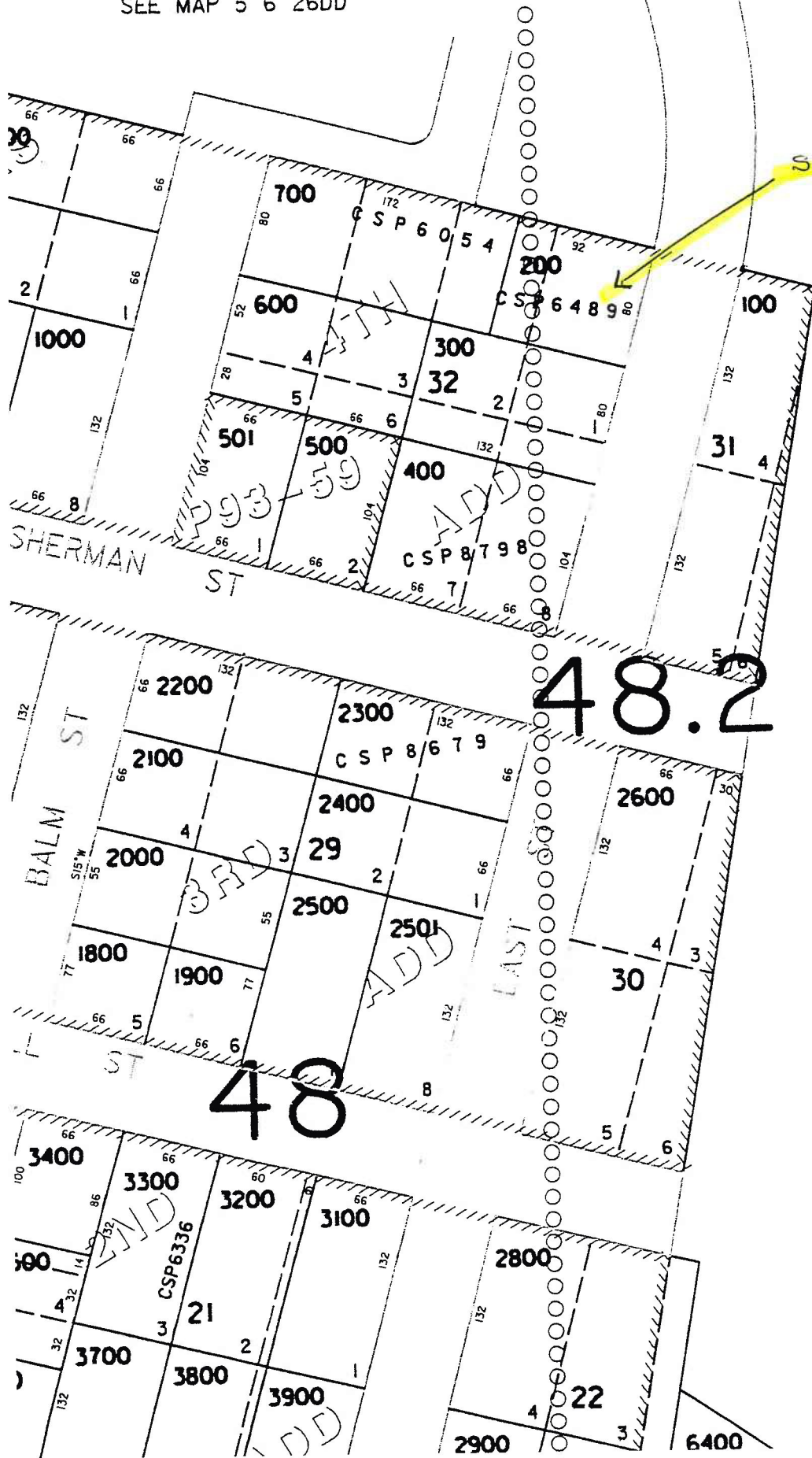
VII. CONCLUSION

Based on the above findings, the City Council concludes the proposed Zone Change application complies with the decision criteria contained in the Sheridan Zoning and Development Ordinance.

YAMHILL COUNT

1" = 100'

SEE MAP 5 6 26DD



SUBJECT PROPERTY

48.2

48

SEE MAP 5 6 36

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 200625917, YAMHILL COUNTY DEED RECORDS AND LOCATE THE CITY LIMITS OF THE CITY OF SHERIDAN WHERE IT CROSSES SAID PROPERTY. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEASTERLY LINE OF SAID PROPERTY HOLDING THE MONUMENT AT THE MOST EASTERLY CORNER, ALSO BEING THE MOST EASTERLY CORNER OF LOT 1 OF BLOCK 32 OF THE PLAT OF "FAULCONER'S 4TH ADDITION" AND THE CENTERLINE MONUMENT IN BALM STREET, AS PER CSP 6054.

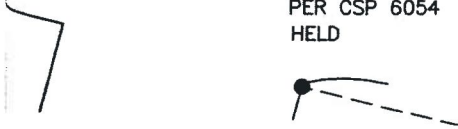
THE SOUTHEASTERLY LINE WAS ESTABLISHED HOLDING THE SAID EASTERLY CORNER AND THE MONUMENT PLACED ON A 2 FOOT OFFSET TO THE RIGHT OF WAY LINE PER CSP 8798.

THE SOUTHWESTERLY LINE WAS ESTABLISHED HOLDING LINE ON THE 2 MONUMENTS SET ON THE SOUTHWESTERLY LINE OF CSP 6054 AS SHOWN.

THE NORTHWESTERLY LINE WAS ESTABLISHED AT DEED DISTANCE WESTERLY OF THE EAST LINE OF SAID LOT 1 OF BLOCK 32.

THE CITY LIMITS LINE WAS ESTABLISHED ACCEPTING THE MONUMENT ON THE SOUTHWESTERLY LINE AS SET IN CS 6489. THE LOCATION AT THE NORTH END OF THE CITY LIMITS LINE WAS ESTABLISHED AT RECORD DISTANCE WESTERLY OF THE MOST EASTERLY CORNER OF LOT 1 PER SAID CS 6489. I DID NOT HOLD THE POSITION OF THE MONUMENT FOUND NEAR THERE BECAUSE IT WAS DISTURBED (BENT).

FD 3/4" I.P.
PER CSP 6054
HELD



LEGEND:

ALL FOUND MONUMENTS WERE WITHIN 0.5' OF SURFACE UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS HELD UNLESS OTHERWISE NOTED.

○ - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "BASELINE PLS 2718".

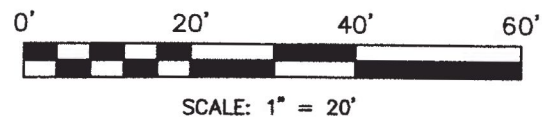
● - DENOTES FOUND 5/8" IRON ROD OR MONUMENT AS NOTED

IP - DENOTES IRON PIPE

IR - DENOTES IRON ROD

(XX.X)(S1) - DENOTES RECORD DIMENSION PER CSP 6054, YAMHILL COUNTY SURVEY RECORDS

(XX.X)(S2) - DENOTES RECORD DIMENSION PER CS 6489, YAMHILL COUNTY SURVEY RECORDS



100 -

S 76°00'00" E 294.00'
76°00'00" E 294.00')(S1)

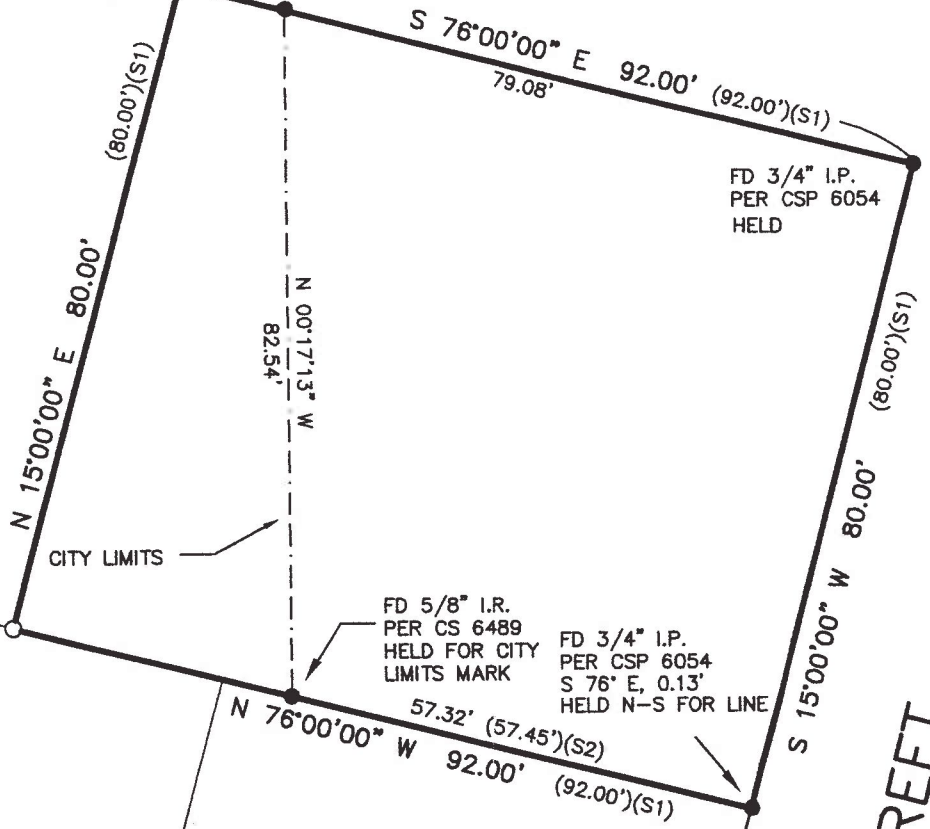
FD 3/4" I.P.
PER CSP 6054
N 38°01'48" E, 0.31'
BENT, TIED SPIN

FD 5/8" I.R.
PER CS 6489
N 48°18'29" E, 0.23'
BENT, TIED SPIN

CSP 8798
CSP 8679
PLAT OF "FAULCONEF

1)

[



EAST STREET

FD 5/8" I.R.
PER CS 6489
HELD FOR CITY
LIMITS MARK

FD 3/4" I.P.
PER CSP 6054
S 76° E, 0.13'
HELD N-S FOR LINE

2

1

7

8

2

N 75°00'00" W
2.00'