BEFORE THE CITY COUNCIL
OF THE CITY OF SALEM, OREGON

IN THE MATTER OF THE PETITIONER-INITIATED ANNEXATION OF TERRITORY LOCATED AT 4700 BLOCK OF LANCASTER DRIVE NE	**)**	**ORDER NO. 2018-09-ANX**
	)	
	)	**FINAL ORDER ADOPTING THE FINAL DECISION AND FINDINGS OF COMPLIANCE WITH SRC CHAPTER 260 IN ANNEXATION CASE NO. C-727**

Whereas, on November 13, 2018, after due notice was given, the City Council of the City of Salem held a public hearing to take testimony and evidence on an annexation proposal (the Annexation Proposal), as required by SRC 260.060(a); and

Whereas, after receiving evidence and hearing testimony, and upon consideration of the Staff Report and Recommendation, and being fully advised, the City Council hereby finds that the Annexation Proposal complies with SRC 260.060(c); and

Whereas, the Petitioner has met the annexation petition, application, information submission, fee, waiver and all other requirements for petitioner-initiated annexations including, but not limited to, those found in ORS Chapter 222, SRC Chapter 260, SRC 260.030, SRC 260.035 and SRC 260.040; and

Whereas, a triple majority consent petition for annexation of the Territory (Exhibit A) has been signed and the triple majority requirements of ORS 222.170(1) are satisfied because more than half of the owners of land in the Territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory have consented in writing to the annexation of their land in the Territory; and

Whereas, the annexation proposal meets the requirements of SRC 260.020(b) as a state-mandated annexation, and is therefore exempt from voter approval; and

Whereas, the Comprehensive Plan designation will not be changed and the zoning designation will be the equivalent zoning that is consistent with the Comprehensive Plan set forth in SRC 260.045 and Table 260-1 of SRC Chapter 260; and

Whereas, the withdrawal of the Territory from Marion County Fire District #1 and the East Salem Sewer and Drainage District is in the best interest of the City; and

Whereas, this FINAL ORDER constitutes the final land use decision in the Annexation Proposal and any appeal hereof must be filed with the Oregon Land Use Board of Appeals within 21 days of the date that notice of this decision is mailed to persons with standing to appeal, as provided in SRC 260.060(e).

NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF SALEM, OREGON:

Section 1: Proposed Annexation C-727, of the Territory more particularly described in the attached Exhibit B, which is incorporated herein by this reference, satisfies the criteria set forth in SRC 260.060(c) and is hereby approved based on the facts and findings stated in the attached Exhibit C, which is incorporated herein by reference.

Section 2: The 5.8-acre Territory shall, pursuant to SRC 260.045, be designated Commercial on the City of Salem Comprehensive Plan Map and be zoned Salem General Commercial (CG).

Section 3: The Territory shall be withdrawn from Marion County Fire District #1 and East Salem Sewer and Drainage District.

DATED this _____ day of _____, 2018.

ATTEST:

City Recorder
City of Salem

Checked by: P. Cole

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\ANNEXATIONS\2018\ANXC-727 4700 Blk of Lancaster Dr NE (Pamela)\Order No. 2018-09-ANX Adopting the Final Decision and Findings of Compliance.doc

EXHIBIT A

City of Salem AT YOUR SERVICE

PERMIT APPLICATION CENTER/CITY HALL
555 LIBERTY STREET SE/ROOM 320
SALEM, OREGON 97301
(503) 588-6256
Website: www.cityofsalem.net

ANNEXATION PETITION AND CONSENT AND WAIVER OF BALLOT MEASURE 49 CLAIMS

TO: The Honorable Mayor and City Council of the City of Salem, Marion County, State of Oregon

Petitioner(s): North Lancaster Business Park LLC is/are the legal owner(s) or contract purchaser(s) of the following described real property (the Territory) comprising approximately 4.42 acres, and located outside of, but contiguous to, the corporate boundaries of the City of Salem:

Map tax lot: 072W06BD02700 [add legal description or tax lot number]
Tax ID No: R22107

Petitioner(s) respectfully request(s) that the Territory be annexed to the City of Salem, and by my/our signature(s) hereon, (does)(do) hereby consent to such annexation, and (does)(do) hereby request that the City Council take such steps as are necessary to determine whether the Territory should be annexed.

Petitioner(s) knowingly and willingly waive(s) any and all claims that I/we might assert against the City of Salem arising out of, or resulting from, or are in anyway connected to, those certain statewide initiative commonly known as Ballot Measure 49 or any successors thereto, and that might accrue as a result of the annexation of the territory into the City of Salem, or the imposition of City of Salem land use regulations pursuant thereto, whether the claims be past, present or future. Petitioner(s) hereby consent(s) to the imposition of such land use regulations that are in existence at the time of annexation, and to which the territory becomes subject as a result of the annexation into the corporate limits of the City of Salem.

Owner(s) or Contract Purchaser(s): (Owner/Purchaser signatures)	Address:
Terence C. Blackburn	3352 Mount Kuebler Dr S Salem, OR 97302
Sean A. Blackburn	10571 Lake Dr SE Salem, OR 97306

Turn over for petitioner statement and notarization of signature(s). Each owner must sign as a petitioner and each signature must be notarized.
Attach additional sheets as necessary.

I, Terence C. Blackburn, Petitioner, upon oath or affirmation, say that I signed freely, voluntarily, without undue influence of any nature and under no misrepresentation as to the facts, and I further affirm that, to the best of my knowledge, the petitioners constitute 100 percent of the owners of land in the territory proposed to be annexed and these owners also own 100 percent of the land in the territory and own real property in that territory representing 100 percent of the assessed value of all real property in the territory.

Petitioner (Petitioner Signature)

STATE OF OREGON)
) ss.
COUNTY OF Marion)

Signed and sworn to/affirmed before me on March 22, 2018 by Terence C. Blackburn with North Lancaster Business Park, LLC
(Name of Person Signing)

NOTARY PUBLIC FOR OREGON (Notary Signature)

My Commission expires: 1/1/22

OFFICIAL STAMP
SAUNDRA LEE ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 970097
MY COMMISSION EXPIRES JANUARY 01, 2022

(NOTARY SEAL)

I, Sean A. Blackburn, Petitioner, upon oath or affirmation, say that I signed freely, voluntarily, without undue influence of any nature and under no misrepresentation as to the facts, and I further affirm that, to the best of my knowledge, the petitioners constitute 100 percent of the owners of land in the territory proposed to be annexed and these owners also own 100 percent of the land in the territory and own real property in that territory representing 100 percent of the assessed value of all real property in the territory.

Petitioner (Petitioner Signature)

STATE OF OREGON)
) ss.
COUNTY OF Marion)

Signed and sworn to/affirmed before me on March 22, 2018 by Sean A. Blackburn with North Lancaster Business Park, LLC
(Name of Person Signing)

NOTARY PUBLIC FOR OREGON (Notary Signature)

My Commission expires: 1/1/22

OFFICIAL STAMP
SAUNDRA LEE ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 970097
MY COMMISSION EXPIRES JANUARY 01, 2022

(NOTARY SEAL)

EXHIBIT B

4700 Block of Lancaster Drive NE

Beginning at the southwest corner of Salem Arbor Townhouse Condominiums Stage One, City of Salem, Marion County, Oregon, said corner being on the East right-of-way Line of Lancaster Drive NE and also an angle point on the now existing City Limits Line; and running thence:

North 00°58'00" East along the now existing City Limits Line and the East right-of-way Line of Lancaster Drive NE, a distance of 11.00 feet, more or less, to the easterly extension of the North Line of that property described in Reel 3988, Page 428 of the Marion County Deed Records;

thence leaving the now existing City Limits Line and the East right-of-way Line of Lancaster Drive NE, North 89°02'00" West along the easterly extension of said North Line, a distance of 30.00 feet to the northeast corner of said property, said corner being on the old centerline of Lancaster Drive NE;

thence continuing North 89°02'00" West along said North Line, a distance of 311.00 feet, more or less, to the northwest corner of said property;

thence South 00°56'30" West along the West Line of said property, a distance of 222.00 feet to an angle point in said West Line;

thence South 00°09'30" West along said West Line, a distance of 70.00 feet to an angle point in said West Line;

thence North 76°24'30" West, a distance of 18.62 feet to an angle point in said West Line;

thence South 00°43'30" West along said West Line, a distance of 436.86 feet, more or less, to the southwest corner of said property;

thence North 89°36'00" East along the South Line of said property, a distance of 326.34 feet, more or less, to the southeast corner of said property;

thence continuing North 89°36'00" East along the easterly extension of said South Line, a distance of 30.01 feet to a point on the East right-of-way Line of Lancaster Drive NE;

thence North 00°58'00" East along said right-of-way line, a distance of 705.28 feet, more or less, to the Point of Beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

8.23.18

OREGON
JULY 17, 1981
GERARD A. PAPPE
1951

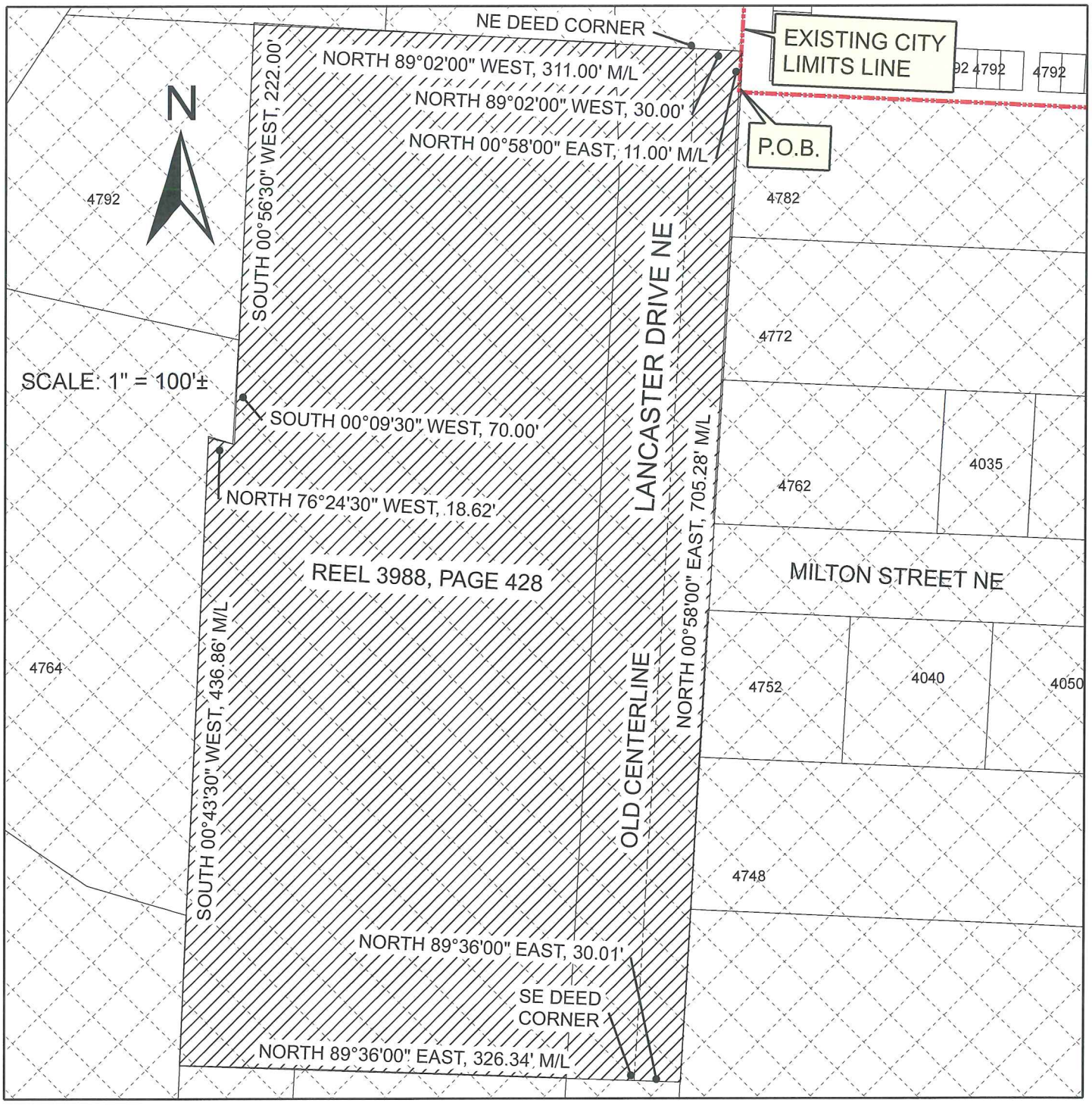
RENEWABLE: DECEMBER 31, 2018

Approved: K.R.I.
August 22, 2018
Annexation No.: C-727

DOR No.: 24-P238-2018

DOR Date: August 29, 2018

RH/:G:\Group\clerical\Annexations\C-727_4700BlockLancasterDrNE.docx



PROPERTY IN MARION COUNTY

PROPERTY PROPOSED TO BE ANNEXED INTO CITY

P.O.B. = POINT OF BEGINNING

M/L = MORE OR LESS

LOCATED IN THE NW 1/4 and SW 1/4 OF SEC. 6
TOWNSHIP 7 SOUTH, RANGE 2 WEST, W.M.

CITY OF SALEM, OREGON
PUBLIC WORKS DEPARTMENT

4700 BLOCK OF LANCASTER DRIVE NE

CITY OF SALEM ORDINANCE NO. XX-XX

ANNEXED: XXXXX XX, XXXX

CONTAINING 5.80± ACRES ADJACENT TO WARD 5

CASE NO. C-727 TRACT NO.

EXHIBIT MAP

EXHIBIT C, ORDER NO. 2018-09-ANX
FINDINGS:
COMPLIANCE OF ANNEXATION ANXC-727
WITH SRC CHAPTER 260 AND 260.060(c)

1. The proposed petitioner-initiated annexation of that certain Territory more specifically described in Exhibit B, Council Order No. 2018-09-ANX in Annexation Case No. ANXC-727 (Territory) conforms to the following criteria found in SRC 260.060(c):

Criterion 1: The proposed land use designations are consistent with the Salem Area Comprehensive Plan and applicable Statewide Planning Goals.

Under Salem Revised Code (SRC) 260.045, territory annexed to the City is automatically given the Salem Area Comprehensive Plan and zoning designations that are equivalent to the applicable County zoning designations, as set forth in Table 260-1, unless the petitioner or City Council proposes a new Comprehensive Plan/zone designation under SRC 260.045(a)(1) or (2).

The petitioner and City Council did not propose any new designations, and, therefore, the land use designations that will be automatically applied from SRC Chapter 260, Table 260-1, are Commercial on the Salem Area Comprehensive Plan Map and the City of Salem CG (General Commercial) zone district. These land use designations are consistent with the SACP and applicable Statewide Planning Goals as demonstrated in the following findings.

A. **Statewide Planning Goals** -- Statewide Planning Goals applicable to the proposed annexation are:

(1) GOAL 9. Economic Development. Goal 9 requires cities to provide adequate opportunities for economic activities including commercial uses. The proposed annexation is a positive factor in providing opportunities for economic activities because it will increase the inventory of land available for commercial use. The site was deemed appropriate for commercial use through previous comprehensive plan map analysis which took into account factors such as, projected economic patterns, site suitability analysis and compatibility with adjacent uses. The proposed Salem CG (General Commercial) zone district implements the current Commercial Comprehensive Plan Map designation. The proposed annexation is consistent with Goal 9.

(2) GOAL 11. Public Facilities and Services. Goal 11 requires a plan or program for orderly and efficient arrangements of public facilities. The city adopted a Public Facilities Plan (the Plan) consistent with Goal 11. The city applies the Plan to development of property within the city to achieve a timely, orderly and efficient arrangement of public facilities and services in a manner that supports both existing and planned growth. The Plan is implemented by the city's adopted master plans, Capital Improvement Plan (CIP), and the Urban Growth Management Process set forth in SRC Chapter 200.

The Territory is located within the Salem Urban Service Area (USA). The applicant is not required to file for an Urban Growth Area (UGA) Development Permit prior to development for the purpose of determining the necessary public facilities and services required to serve the subject property. These services will be provided, either by the developer at the developer's expense or by the city at public expense (under the City's adopted master plans, the CIP, etc.). The proposed annexation is consistent with Goal 11.

(3) GOAL 12. Transportation. Goal 12 requires a jurisdiction to adopt a Transportation System Plan (TSP) that provides a safe, convenient, and economic transportation system. The City has adopted a transportation plan acknowledged by the Oregon Department of Land Conservation and Development (DLCD) to further this goal. The TSP is applied to the transportation elements of new development under SRC Chapter 200 and other provisions of the Salem Area Comprehensive Plan and Zoning Code and to the transportation elements of the city's adopted master plans, the CIP, etc. as set forth in the discussion of Goal 11 above to provide safe and convenient pedestrian, bicycle, and vehicular circulation that is consistent with the TSP and the requirements of the State Transportation Planning Rule. As described in the finding for Goal 11 compliance above, and as described in the discussion of Criterion 3 below, the Territory will comply with Goal 12 when any new development occurs, and will be served by facilities compliant with Goal 12 to the extent that transportation-related improvements occur under the city's adopted master plans, the CIP, SRC Chapter 200 and the Zoning Code. The proposed annexation is consistent with Goal 12.

(4) GOAL 14. Urbanization. Goal 14 mandates provisions for an orderly and efficient transition from rural to urban land use. The Territory is within the Salem-Keizer Urban Growth Boundary (UGB), which, by definition, makes this territory "urbanizable." The incorporation of contiguous areas, including the Territory, into the overall composition of the city provides order and efficiency in the provision of municipal facilities and services as well as in the facilitation of orderly urbanization. This is because the Salem Area Comprehensive Plan (SACP), Zoning Code and other applicable implementation measures have been acknowledged as being in compliance with Goal 14 and these measures will be made applicable to the Territory upon annexation. The applicable implementation measures are designed to provide order and efficiency in the provision of facilities and services, and to facilitate orderly urbanization by uniformly integrating the Territory into the City's municipal facilities and services system. This integration would provide for a uniform rather than an isolated, discontinuous, and fragmented system of services provided to areas not within the Salem city limits. The application of the city's Goal 14 acknowledged Salem Area Comprehensive Plan, Master Plans, and implementation ordinances to the Territory furthers the conversion of urbanizable land to urban uses consistent with Goal 14 for the reasons cited above. The proposed annexation is consistent with Goal 14.

In summary, the proposed annexation is consistent with the applicable Statewide Goals.

B. **Salem Area Comprehensive Plan (SACP)** -- The SACP goals, policies and intent statements applicable to the proposed annexation are:

(1) SACP Chapter II (Definitions and Intent Statements), Section A (Land Use Map), Subsection 3 (Plan Map Designations), Part c. (Commercial), (SACP pages 8-9): The "**Commercial**" designation indicates commercial areas throughout the Salem Urban area that provide a variety of shopping and service opportunities.

The future use of these areas is primarily commercial retail in nature. The City's CG zone implements this Plan map designation by providing additional land used primarily for commercial uses. The area to the north, south, and west of the Territory to be annexed contains a mixture of commercial uses.

The Territory is proposed for commercial use. The Territory will be automatically zoned CG. The proposed annexation is consistent with the above SACP provision.

(2) SACP Chapter II (Definitions and Intent Statements), Section A (Land Use Map), Subsection 3 (Plan Map Designations), Part a (Residential), Subpart 4 (Conversion of Developing Residential or Urbanizable Areas to Urban Development) (SACP page 7): Urbanizable lands located outside the city limits must be annexed to the city to receive urban services. Some of the reasons for converting urbanizable land to urban land include: (1) providing for the orderly and economic extension of public facilities and services; (2) providing adequate land area for a variety of housing types and locations; and (3) maintaining an adequate supply of serviced or serviceable undeveloped land to meet the market demand for a variety of uses.

Annexation of the Territory allows for the future extension of public facilities and services consistent with the Salem Urban Growth Management Program through the master planning, CIP and SRC Chapter 200 (UGA) processes. Publicly funded capital improvements will depend on funding availability. Most new development in newly annexed areas requires developer responsibility for extending public facilities as part of a common city infrastructure under an orderly plan for their extension. In addition, annexation of the Territory with CG zoning will provide the city with additional land area that expands the availability of shopping and services opportunities and locations within the city. The proposed annexation is consistent with the above SACP provision.

(3) SACP Chapter IV (Salem Urban Area Goals and Policies), Section A (Coordination Policies), Subsection 6 (Annexation Coordination) (SACP page 23): The city must provide an opportunity for the affected county to comment on proposals for annexation of territory to the City of Salem.

Marion County was notified of the annexation and provided an opportunity to comment on the annexation. The County provided comments on the annexation. Therefore, the intent of the policy is met. The proposed annexation is consistent with the above SACP provision.

(4) SACP Chapter IV (Salem Urban Area Goals and Policies), Section C (Urban Growth), Subsection 1 (Annexation) (SACP page 26): Marion and Polk Counties should encourage the orderly annexation to the City of Salem of land within the Salem Urban Area.

The Territory is located within the Salem Urban Area and is contiguous to the city limits. Annexation of the Territory allows for the orderly annexation of urbanizable land to the City of Salem. The proposed annexation is consistent with this policy.

(5) SACP Chapter IV (Salem Urban Area Goals and Policies), Section C (Urban Growth), Subsection 3 (UGB is Urbanizable) (SACP page 26): Territory is considered available for annexation and development to the extent that it is urbanizable and located within the UGB.

The Territory is considered urbanizable because it is located within the UGB, and all needed facilities to support urban development are or can be made available under the city's existing public facilities plans and urban growth management program. Therefore, the Territory is considered available for

annexation. The proposed annexation is consistent with the above SACP provision.

(6) SACP Chapter IV (Salem Urban Area Goals and Policies), Section D (Growth Management), Subsection 1 (Development Guided by Growth Management) (SACP page 27): The conversion of urbanizable land shall be guided by the Growth Management Program (SRC Chapter 200).

The City of Salem has an acknowledged growth management program that is implemented by SRC Chapter 200, which requires that urban development proceeds with the orderly and efficient provision of City services. Annexation of the Territory will ensure that its future conversion to urban uses will proceed according to the requirements of SRC Chapter 200. The proposed annexation is consistent with this provision.

(7) SACP Chapter IV (Salem Urban Area Goals and Policies), Section D (Growth Management), Subsection 3 (Programming Development) (SACP page 28): The City shall provide levels of services to city residents consistent with community needs as determined by the City Council, within the financial capability of the city, and subject to relevant legal constraints on revenues and their applications. Considerations for the programming of development are: (a) The financial capability of the city to provide certain facilities and services as authorized through the budgetary process; (b) The technical requirements of public facility master plans; (c) The need for sufficient amounts of buildable land to maintain an adequate supply in the marketplace; and (d) The willingness of the development community to assume the burden of funding the cost of providing certain facilities.

These criteria are factored into the proposed annexation because the Growth Management Program imposes an equitable share of public facility costs on new development by requiring provisions for required facilities by the developer and/or system development charges in connection with the provision of required facilities by the City. Therefore, this policy is satisfied. The proposed annexation is consistent with the above SACP provision.

(8) SACP Chapter IV (Salem Urban Area Goals and Policies), Section D (Growth Management), Subsection 7 (Development Requiring Water and Sewer) (SACP page 29): Development will only be allowed within the city limits where public sewer and water services are available and other urban facilities are scheduled pursuant to an adopted Growth Management Program.

The City of Salem adopted a Growth Management Program (SRC Chapter 200) that applies to the development of the Territory in the future. City services can be provided to the Territory in the future pursuant to the city's Growth Management Program. The proposed annexation is consistent with the above SACP provision.

In summary, the proposed annexation is consistent with the applicable provisions of the SACP.

Criterion 2: The annexation will result in a boundary in which services can be provided in an orderly, efficient and timely manner;

The annexation of unincorporated territory contiguous to the city limits will result in urban services being provided in a more orderly, efficient and timely manner. Unincorporated territory adjacent to the city limits prevents the orderly expansion of city services because

gaps are created in the city's infrastructure, and services within those gaps must be provided by the county, or by the city pursuant to intergovernmental or other agreements. This results in inefficiencies due to discontinuous and fragmented methods of providing infrastructure and inefficiencies, as well as additional delays for any development proposal. The boundary resulting from the proposed annexation will provide a more compact and efficient urban form for providing urban services, because the services will be integrated into the existing city infrastructure that exists adjacent to the property, and potential jurisdictional conflicts will not exist. The proposed annexation complies with this criterion.

Criterion 3: The uses and density that will be allowed can be served through the orderly, efficient and timely extension of key urban facilities and services;

Comments provided by the various city departments indicate that the Territory in the proposed annexation may be served through the orderly, efficient and timely extension of key urban facilities and services as outlined in the city's adopted master plans, CIP and public works and parks design and construction standards. No improvements to urban facilities and services are needed at this time to serve the Territory.

If new development is proposed for the Territory, additional urban facilities and services will be required and will be provided in accordance with the city's adopted master plans, CIP and Urban Growth Management process as set forth in SRC Chapter 66. The territory proposed for annexation lies within the Urban Service Area. It is not necessary for the developer of the Territory to obtain an Urban Growth Area (UGA) Permit because the Territory lies within the Urban Service Area. Connections to provide adequate public facilities, including water, sewer, stormwater, transportation, and park services, may be necessitated by the proposed new development. If such facilities are not provided at public expense under the city's adopted master plans, the CIP, etc., they will be provided at the developer's expense at the time of development. The proposed annexation complies with this criterion.

Criterion 4: The public interest would be furthered by the referral of the annexation to the voters.

The Petitioner has met the annexation petition, application, information submission, fee, waiver and all other requirements for petitioner-initiated annexations including, but not limited to, those found in ORS Chapter 222, SRC Chapter 260, SRC 260.030, SRC 260.035 and SRC 260.040. A valid triple majority consent petition for annexation of the Territory has been signed and, thus, there is no need to hold an election in the Territory to be annexed. Annexations applied for after May 16, 2000 require approval of the voters of the city under Section 61 of the Salem City Charter and SRC 260.020. Pursuant to SRC 260.020(b), however, annexations mandated by state law are exempt from voter approval. Therefore, the city is not required to refer this proposed annexation to the voters. Regardless of this, the proposed annexation of the Territory conforms to the Salem Area Comprehensive Plan. Services can be provided consistent with the city's adopted master plans and Public Works design and construction standards. The annexation of unincorporated territory contiguous to the city limits will result in urban services being provided in a more orderly, efficient and timely manner. Therefore, although this proposed annexation is exempt from a referral to the voters, the proposal still meets the intent of this criterion, to be in the "public interest", for the reasons stated above.

2. State Law.

According to SRC 260.020(b), annexations mandated by state law may be decided by a vote of the City Council without a city-wide election on that issue. State law (ORS 222.111 to 222.180) was amended in 2016 through Senate Bill 1573 to require a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city to annex

the territory without a vote upon receipt of petition for annexation submitted by all owners of land in the territory, provided that (1) the territory is included within the urban growth boundary of the city; (2) the territory is, or will be, subject to the acknowledged comprehensive plan of the city; (3) at least one parcel in the territory is contiguous to the city limits; and (4) the proposal conforms to all other requirements of city's ordinances.

The annexation petition was signed by all owners. The territory is located within the urban growth boundary and is subject to the Salem Area Comprehensive Plan. The property is a single parcel contiguous to the city limits. The proposal conforms to all other requirements of the city's ordinances. The proposed annexation complies with this criterion.

3. The proposed withdrawal of the Territory more specifically described in Exhibit B conforms to the following criteria found in SRC 260.065:

When withdrawal from a special service district is not automatic, the City Council shall decide on withdrawal from those special service districts. These withdrawals shall be made according to applicable state statutes governing the specific withdrawal.

The City will withdraw the Territory from Marion County Fire District #1 and East Salem Sewer and Drainage District replace those services with service from the City of Salem.

ORS 222.520 establishes the process by which the Territory may be withdrawn from the Marion County Fire District #1 and East Salem Sewer and Drainage District at the same time as the annexation.

No comprehensive plan provision or implementing ordinance of the City applies to the withdrawal decision, and none is amended in the process of making the decision. In addition, the decision to withdraw territory and serve the territory with city-supplied urban services rather than district-supplied services, does not have significant impacts on present or future land uses. Consequently, the withdrawal decision is not the kind of decision that requires application of land use laws.

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\ANNEXATIONS\2018\ANXC-727 4700 Blk of Lancaster Dr NE (Pamela)\Exhibit C (Findings) for Order No. 2018-09-ANX.doc