

COUNCIL BILL NO. 3170

ORDINANCE NO. 2597

AN ORDINANCE DESIGNATING ZONING TO APPROXIMATELY 0.95 ACRES OF ANNEXED TERRITORY KNOWN AS THE VALENTINA ESTATES NO. 2 PROPERTY AT 1251 BROWN STREET LOCATED ALONG THE WEST SIDE OF BROWN STREET SOUTH OF VINE AVENUE, MARION COUNTY, OREGON AS RESIDENTIAL SINGLE FAMILY (RS) ZONING DISTRICT

WHEREAS, the subject property is owned by Northwest Willamette Homes, LLC, of which the manager is Vassa Bodunov, and is legally described in Exhibit "A" and mapped in Exhibit "B", which are affixed hereto and by this reference incorporated herein; and

WHEREAS, the subject property is composed of Marion County Tax Lot 051W18C000900; and

WHEREAS, consistent with Oregon Revised Statutes (ORS) 222.111(2) the owner of real property in the territory to be annexed initiated by petition a proposal for annexation, a copy of the petition being on file with the City Recorder (ANX 2020-02); and

WHEREAS, because the subject property is already within the Woodburn Urban Growth Boundary (UGB), it has an existing Comprehensive Plan map land use designation of Low Density Residential; and

WHEREAS, the landowner as applicant requested that, consistent with Woodburn Development Ordinance (WDO) 5.04.01 E., the City designate the annexed territory as Residential Single Family (RS), which is one of two zoning districts that are consistent with the Comprehensive Plan per its Policy Table 1 (ZC 21-01); and

WHEREAS, this zoning designation is contingent upon annexation of the subject property to the City of Woodburn, for which the applicant has petitioned and filed the petition with the City Recorder; and

WHEREAS, the applicant intends to develop the territory into the Valentina Estates No. 2 subdivision; and

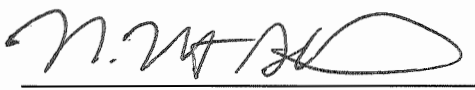
WHEREAS, on October 14, 2021 the Woodburn Planning Commission considered the annexation application and, after a duly advertised public hearing, recommended approval of the annexation; and

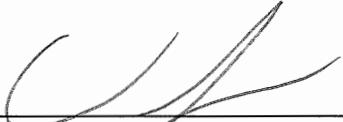
WHEREAS, on December 13, 2021, the Woodburn City Council held a public hearing, reviewed the record, heard all public testimony presented on said application, and, upon deliberation, concluded that the proposed annexation meets the applicable approval criteria under City of Woodburn Development Ordinance (WDO) 5.04.01C; and

WHEREAS, the City Council agenda item cover staff memo mentioned that zoning designation follows annexation and that an RS district zoning designation conforms to the Comprehensive Plan land use map designation; **NOW, THEREFORE**,


THE CITY OF WOODBURN ORDAINS AS FOLLOWS:

Section 1. Upon the effective date of the annexation enacted by Ordinance 2596 being considered contemporaneously with this request, the Woodburn Zoning Map is amended designating the zoning on the subject property described in Exhibit "A" and mapped in Exhibit "B" as Residential Single Family (RS). This Zoning Map Amendment is justified by the Analysis and Findings affixed as Exhibit "C" to Ordinance 2596, which is incorporated by this reference.

Approved as to form:  1/13/2022
City Attorney Date

Approved: 
Eric Swenson, Mayor

Passed by the Council January 10, 2022
Submitted to the Mayor January 11, 2022
Approved by the Mayor January 13, 2022
Filed in the Office of the Recorder January 13, 2022

ATTEST: 
Heather Pierson, City Recorder
City of Woodburn, Oregon

Legal Description for:
City of Woodburn
Property to be annexed

A tract of land situated in the southwest one-quarter of Section 18, Township 5 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land recorded in Volume 269, Page 220, Marion County Deed Records, said corner shown as being South 11°00' West 1258.98 feet and North 88°57'30" West 688.75 feet from the Northeast corner of the Peter Raymond Donation Land Claim No. 58 per Marion County Survey Record 18989; and running thence:

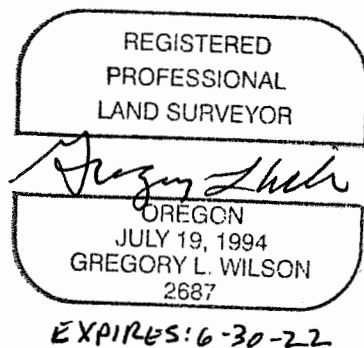
North 89°20'47" West 283.20 feet to the southwest corner of that property described in that instrument recorded in Reel 4330, Page 131, Marion County Deed Records;

thence North 01°00'54" West 163.57 feet along the west line of said property to the northwest corner thereof;

thence South 89°23'19" East 283.09 feet along the north line of said property and the Easterly extension thereof to a point in the centerline of Brown Street;

thence South 01°03'10" East 163.78 feet along said centerline to the Point of Beginning, containing 46,324 square feet of land, more or less.

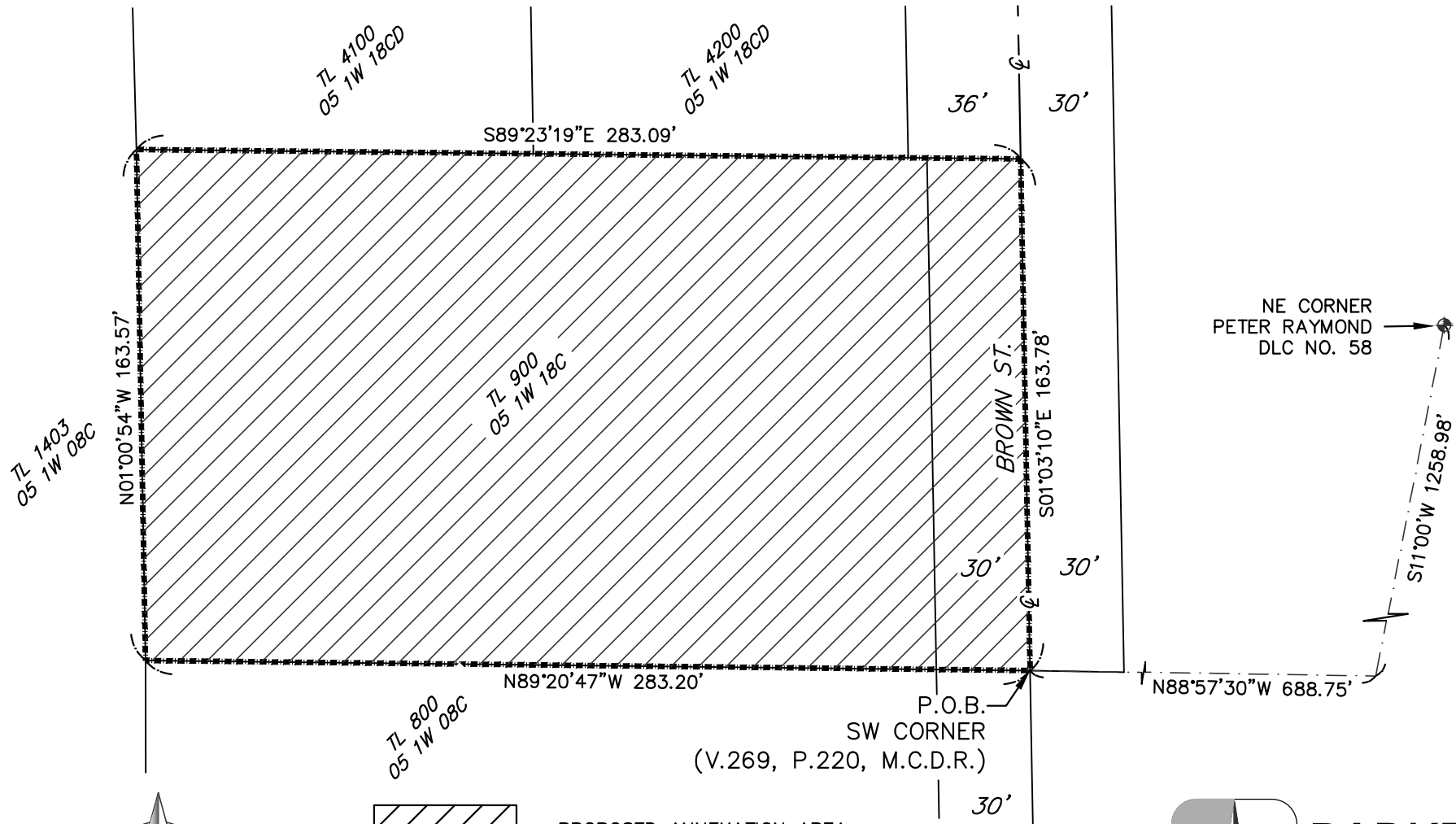
Bearings are based on the plat of VALENTINA ESTATES, as platted and recorded in Volume H48, Page 30, Book of Town Plats for Marion County, Oregon.



Ordinance
Exhibit A

EXHIBIT B

AREA TO BE ANNEXED INTO THE CITY OF WOODBURN
 IN THE SW 1/4 OF SEC. 18, T. 5 S., R. 1 W., WM
 JULY 15, 2021



GRAPHIC SCALE
 1" = 50'



— PROPOSED ANNEXATION AREA
 46,324 SQUARE FEET

- P.O.B. — POINT OF BEGINNING
- M.C.D.R. — MARION COUNTY DEED RECORDS
- V. — VOLUME
- B. — BOOK
- P. — PAGE
- DLC — DONATION LAND CLAIM
- — CURRENT CITY LIMITS



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