ORDINANCE NO. 449

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH PLAINS, OREGON, AMENDING THE COMPREHENSIVE PLAN BY ADOPTING AN UPDATED HOUSING NEEDS ANALYSIS AND DECLARING AN EMERGENCY

WHEREAS, the City of North Plains (the "City") initiated an update to the City's Housing Needs Analysis (the "HNA") as part of a broader Comprehensive Plan update; and

WHEREAS, the City submitted the proposed HNA update to DLCD on October 4, 2017; and

WHEREAS, Oregon House Bill 2316 (2017) ("HB 2316"), effective January 1, 2018, will require all cities with a population of less than 25,000 (such as North Plains) with an estimated housing need to adopt measures to accommodate the identified (such as an urban growth boundary expansion) any time the City reviews its Comprehensive Plan and the review requires application of Statewide Planning Goals related to residential buildable lands; and

WHEREAS, adoption of the proposed HNA update requires the application of Statewide Planning Goals related to residential buildable lands in the City and so will be subject to HB 2316 if adopted on or after January 1, 2018; and

WHEREAS, the City has invested substantial resources in and is committed to updating the Comprehensive Plan, including an updated Housing Needs Analysis and Economic Opportunities Analysis that will help guide development over the next 20 years; and

WHEREAS, the City is not prepared to immediately undertake an urban growth boundary amendment process, but does not want to waste the substantial resources already invested in updating the Comprehensive Plan's Housing Needs Analysis; and

WHEREAS, the Planning Commission conducted a public hearing, and reviewed the proposed Housing Needs Analysis at its meeting on November 8, 2017 and forwarded a recommendation to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing, and reviewed the proposed Housing Needs Analysis, Planning Commission recommendation and staff report at its meeting on December 4, 2017; and
WHEREAS, having considered the application, the evidence in the record and the applicable criteria for the HNA updates proposed in Application File No. 17-069 (Housing Needs Analysis).

Now, therefore,

THE CITY OF NORTH PLAINS ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the 2017 Housing Needs Analysis attached hereto as Exhibit "A" and incorporates it into the North Plains Comprehensive Plan as a referenced Functional Plan.

Section 2. In support of its decision, the City Council adopts the findings of the Planning Commission Recommendation, dated November 27, 2017 and attached hereto as Exhibit "B".

Section 3. An emergency being declared, this Ordinance shall become effective immediately upon its adoption.

INTRODUCED, ADOPTED AND EFFECTIVE this 4th day of December 2017.

CITY OF NORTH PLAINS, OREGON

By: ____________________________
   Teri Lenahan, Mayor

ATTEST:

By: ____________________________
   Lori Lesmeister, City Recorder