

FINDINGS OF FACT

Morris Annexation Request – February 22, 2016

Draft Findings on Annexation

1. The City has received consent to annexation from the property owner for approximately 0.45 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on January 20 and 27, 2016. Notices were also posted in four public places in the city for a like period. A notice of proposed land use action was posted on the property on January 20, 2016. No comments or remonstrances have been received at this date as a result of the publication or posting.
3. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the city council hearing on February 3 and 10, 2016. Notices were also posted in four public places in the city for a like period. No comments or remonstrances have been received at this date as a result of the publication or posting.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on February 10, 2016. Comments received at the hearing are incorporated into the planning commission record.
6. A public hearing of the city council was held on February 22, 2016. Comments received at the hearing are incorporated into the planning commission record.
7. The proposal is consistent with all applicable state annexation requirements.
8. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
9. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
10. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
11. Sewer is available to service this property in E Theater Lane. At the time of connection the applicant is responsible for all connection fees.
12. Water is available to service this property in E Theater Lane. At the time of development, the applicant is responsible for all connection fees.
13. The property is adjacent to E Theater Lane and NE 3rd Street. Neither street is improved to full city standards with full width paving, curb, gutter, sidewalk, and drainage improvements as of the date of annexation. The applicant will be required to sign a street improvement agreement agreeing to participate in the future improvement of these streets upon annexation to the city.

Draft Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density/Mobile Home Residential.
2. The proposed Multi-Structure Residential zoning designation corresponds with the underlying comprehensive plan map designation.