

Staff Report

For the Meeting of February 22, 2016

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

NO. 2016 –

**SUBJECT: Morris Annexation
Request 260 E Theater Ln**

Subject

Thomas Morris has petitioned the city to annex three lots encompassing 0.46 acres at 260 E Theater Lane to receive sewer service.

Summary and Background

Thomas Morris has submitted an application to annex approximately 0.45 acres of land located at 260 E Theater Lane. The site is located at the southwest corner of E Theater Lane and NE 3rd Street. NE 3rd Street is presently unimproved. The property is owned by the applicant. Mr. Morris plans to connect the existing single family dwelling to sewer service in E Theater Lane if the annexation is approved. The property lies within the urbanizable portion of the urban growth boundary and currently has a Medium Density/Mobile Home Residential comprehensive plan map designation. The applicant proposes to annex the property with an R-4 zoning designation which corresponds to the MH Residential comprehensive plan designation. The property is described as 4N 28 02CB Tax Lot 300.

The city published a notice of public hearing in the Hermiston Herald 20 days prior to the planning commission hearing. A public notice of proposed land use action was physically placed on the property on January 20, 2016. Additionally, notice was provided to all property owners within 100 feet of the property.

The planning commission held a public hearing on the proposed annexation on February 10, 2016. Following the conclusion of the hearing, the planning commission made a unanimous recommendation that the annexation be approved with the condition that the applicant sign a street improvement agreement for E Theater Lane and NE 3rd Street.

Annexations to the city are subject to the approval criteria established in 150.05 of the Hermiston Code of Ordinances. These criteria are as follows:

1. The proposal is in conformance with all applicable state annexation requirements.
2. The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.
3. The proposed zoning is consistent with the underlying comprehensive plan designation.
4. Findings of fact are developed in support or denial of the annexation.

5. All city services can be readily extended and the property owner is willing to bear costs associated with sewer, water and roads.

Findings of fact in support of the application are attached to this report. Ordinance 2238 annexing the property is attached as well.

Fiscal Information

Financial impact to the City will be an additional \$948 in property tax revenue.

Alternatives and Recommendation

The city council may choose to:

1. Adopt the findings of fact and adopt Ordinance 2238 annexing the property
2. Modify the findings of fact and adopt Ordinance 2238 annexing the property
3. Reject the findings of fact and deny Ordinance 2238 leaving the property in the county

Recommendation:

Staff recommends that the council choose option 1 and annex the property.

Requested Action/Motion

Motion to approve the findings of fact

Motion to adopt Ordinance 2238

Reviewed by:



Department Head – Clinton Spencer, City Planner



City Manager Approval

ORDINANCE NO. 2238

AN ORDINANCE DECLARING CERTAIN LANDS TO BE ANNEXED TO THE CITY, OUTLINING THE NEW BOUNDARIES, DESCRIBING SAID PROPERTY, WITHDRAWING SAID LANDS FROM SPECIAL DISTRICTS, AND DESIGNATING ZONING.

THE CITY OF HERMISTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The following described property be and the same is annexed to the City of Hermiston, withdrawn from the Umatilla County Library District and the Umatilla County Sheriff's Office Law Enforcement District due to annexation, and the City zoning map is expanded to include said property as Multi-Structure Residential (R-4); to-wit:

Lots 16, 17, and 18, Block 3; in ELWOOD TRACTS as located in the North Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, E.W.M., all in the County of Umatilla and State of Oregon. Excepting any and all water rights of way. Also that portion of Vacated Alley being 6 feet in width lying adjacent to the West line of said Lots 16, 17 and 18, Block 3, Elwood Tracts.

All Being East, Willamette Meridian, Umatilla County, Oregon;

SECTION 2. The findings of fact as adopted by the City Council on February 22, 2016 are incorporated herein by reference.

SECTION 3. The city recorder shall promptly transmit a record of annexation proceedings to the Secretary of State and notify the County Assessor of the change in boundary.

SECTION 4. The effective date of this ordinance shall be the thirtieth day after enactment.

SECTION 5. This annexation shall be complete when all necessary documents have been accepted and filed by the Secretary of State.

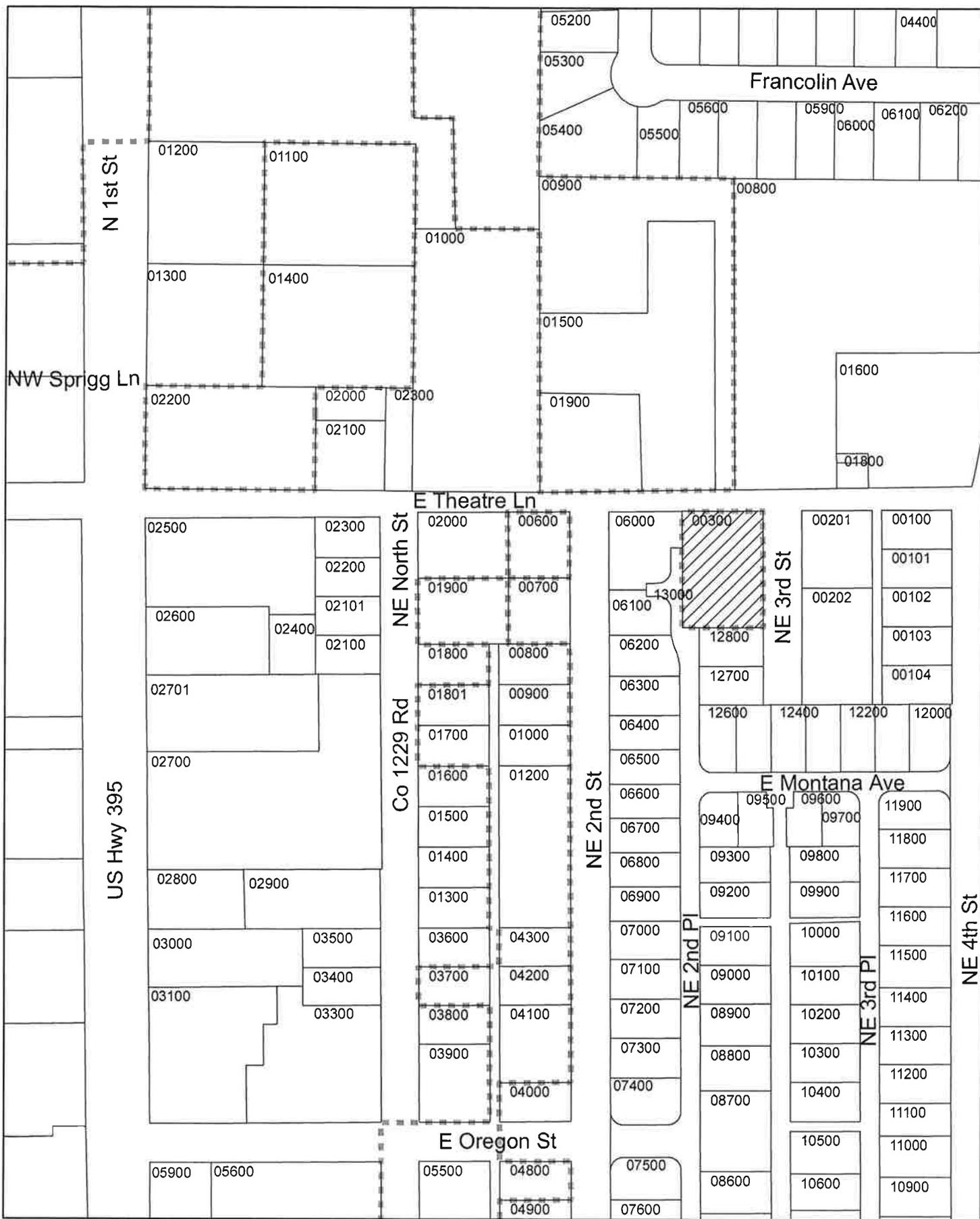
PASSED by the Common Council this 22nd day of February, 2016.

SIGNED by the Mayor this 22nd day of February, 2016.

MAYOR

ATTEST:

CITY RECORDER



Legend

-  Area of Proposed Annexation
-  Property Line
-  City Limits

