Planning Department

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To: Planning Commission
From: Clinton Spencer, City Planner CS
Subject: Morris Annexation Request – 260 E Theater Lane
Date: February 2, 2016

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.

Applicant/Owner: The property is owned by the applicant, Thomas Morris.

Property Location: The property is located at 260 E Theater Lane. The property is described as 4N 28 02CB Tax Lot 300.

Existing Use: The property contains a single-family dwelling.

Surrounding Uses: The site is surrounded by single family homes and manufactured dwellings.

Comp Plan Designation: The land proposed for conversion lies within the urbanizable portion of the urban growth boundary and has a Medium Density/Mobile Home residential comprehensive plan map designation.

Surrounding Comp Plan Designations:	The land is entirely surrounded by land which is designated Medium Density and Medium Density/Mobile Home residential.
Existing Zoning:	The land proposed for annexation has a zoning designation of Multi-Structure Residential (R-4).
Surrounding Zoning:	The property is entirely surrounded by R-4 and R-3 zoned land.
Requested Zoning:	The property is proposed for annexation as R-4 zoned land.

Requirements

§150.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexations 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.

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. No comments or remonstrances have been received at this date as a result of the publication or posting.
3. Affected agencies were notified.
4. 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.
5. The proposal is consistent with all applicable state annexation requirements.
6. 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.
7. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.

8. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
9. Sewer is available to service this property in E Theater Lane. At the time of connection the applicant is responsible for all connection fees.
10. Water is available to service this property in E Theater Lane. At the time of development, the applicant is responsible for all connection fees.

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.

Staff Recommendation

Staff recommends that the planning commission approve the application to amend the comprehensive plan map as submitted and recommend that the city council approve the annexation request. Upon annexation, the applicant shall sign a street improvement agreement agreeing to participate in future improvements to E Theater Lane and NE 3rd Street. Such improvements will include infill paving, curbs, and sidewalks.

CITY OF HERMISTON

APPLICATION FOR ANNEXATION

Pursuant to the provisions of ORS Chapter 222 and Chapter 150 of the Hermiston Code of Ordinances, application is hereby made to annex the following described property:

Name of Applicant: Thomas W. Morris Phone: 541-314-5528

Mailing Address: 260 E Theater Ln. Hermiston Or. 97838

Contact Person: Tom Morris Phone: 541-314-5528

Mailing Address: 260 E Theater Ln. Hermiston Or 97838

Name of Owner (If Different): NA Phone: _____

Mailing Address: NA

Legal Description: Assessor's Map No: 4N 28 02CB Tax Lot No: 300

Subdivision (If Applicable): _____

Street Address: 260 E Theater Ln. Hermiston

Current Comprehensive Plan Designation: MH Proposed Zoning Designation: R-4

Land Area (In Acres): .45

Existing Use of Property:

Number of Single-Family Units: 1 Number of Multi-Family Units: 0

Number of Commercial Units: 0 Number of Industrial Units: 0

Public Facilities or Other Uses: 0

Population: Owners: 1 Tenants: 0 Voters: 1

Please Include the Names and Ages of All Residents:

Tom Morris age 60

Surrounding Use of Property:

North: A field and Apartment Buildings

South: mobil home park

East: Homes

West: Mobil Home Park

Current Year Taxes: $2,093.20 Previous Year Taxes: $2 006.86

Total Assessed Valuation: $138,110

Please provide a general description of the property including topography, vegetation, drainage basins, flood plain areas, etc.:

Topography is Flat. No drainage basin. Not in a flood plain
Vegatation is grass and 12 trees

Please explain why the annexation has been proposed:

I want to access city sewer system

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc.:

NA

Does the proposed development conform to the uses allowed under the proposed zoning designation?

NA

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

12 inch at Theatler Ln.

Location and size of the nearest sewer line:

E Theater Ln 8" concrete

Proximity of other facilities (storm drains, gas lines, irrigation lines, etc.):

E. theater Ln

The time at which services can be reasonably provided by the city or other district:

The estimated cost of extending such facilities and/or services and the method of financing:

Availability of the desired service from any other unit of local government (Please indicated which government):

city of Hermiston

Please indicate the roads that adjoin the parcel or will provide service to the parcel:

E. Theater Ln

Please indicate the condition of the roads and any improvements that are projected:

NA

Please indicate if any new roads will be created or extended through the property:

None

If the property is presently included within the boundaries of any of the following types of governmental units, please indicate by stating the name or names of the governmental units involved.

Rural Fire District: HFES

Irrigation District: HID

School District: HERM 8R

Drainage District: N/A

Library District: UMATILLA Co

Parks and Recreation District: N/A

Special Road District: N/A

Please indicate which services are presently being received in the territory (For example, are residents receiving municipal water or sewer services?):

water and sewer

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for annexation. A metes and bounds legal description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the city council, planning commission and annexation advisory committee request the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the city council, planning commission and annexation advisory committee retain the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

I am the X owner/___owner(s) authorized representative.
(If authorized representative, attach letter signed by owner or owners.)

Thomas W. Morris
Signature of Applicant

12-18-15
Date

OUT OF POCKET EXPENSES FOR PUBLICATION COSTS WILL BE BILLED LATER

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 567-5521. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 12/21/16

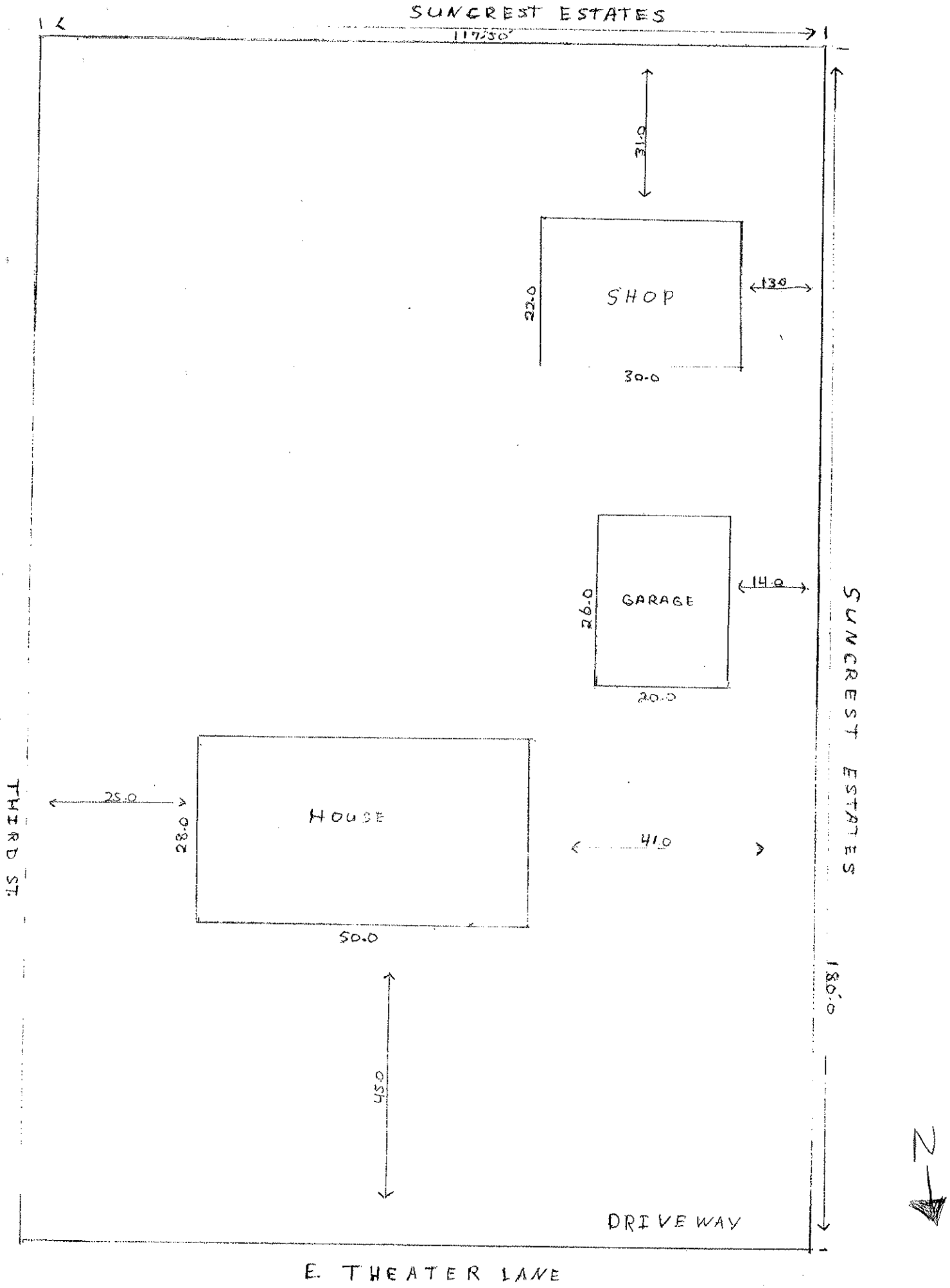
Received By: _____

Meeting Date: PC 2/10/16 CC 2/22/16

Fee: $700.00

Date Paid: 12/18/16

Receipt No: 1.092890


SUNCREST ESTATES
117.50'
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SHOP
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13.0
30.0
GARAGE
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HOUSE
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SUNCREST ESTATES
THIRD ST.
DRIVEWAY
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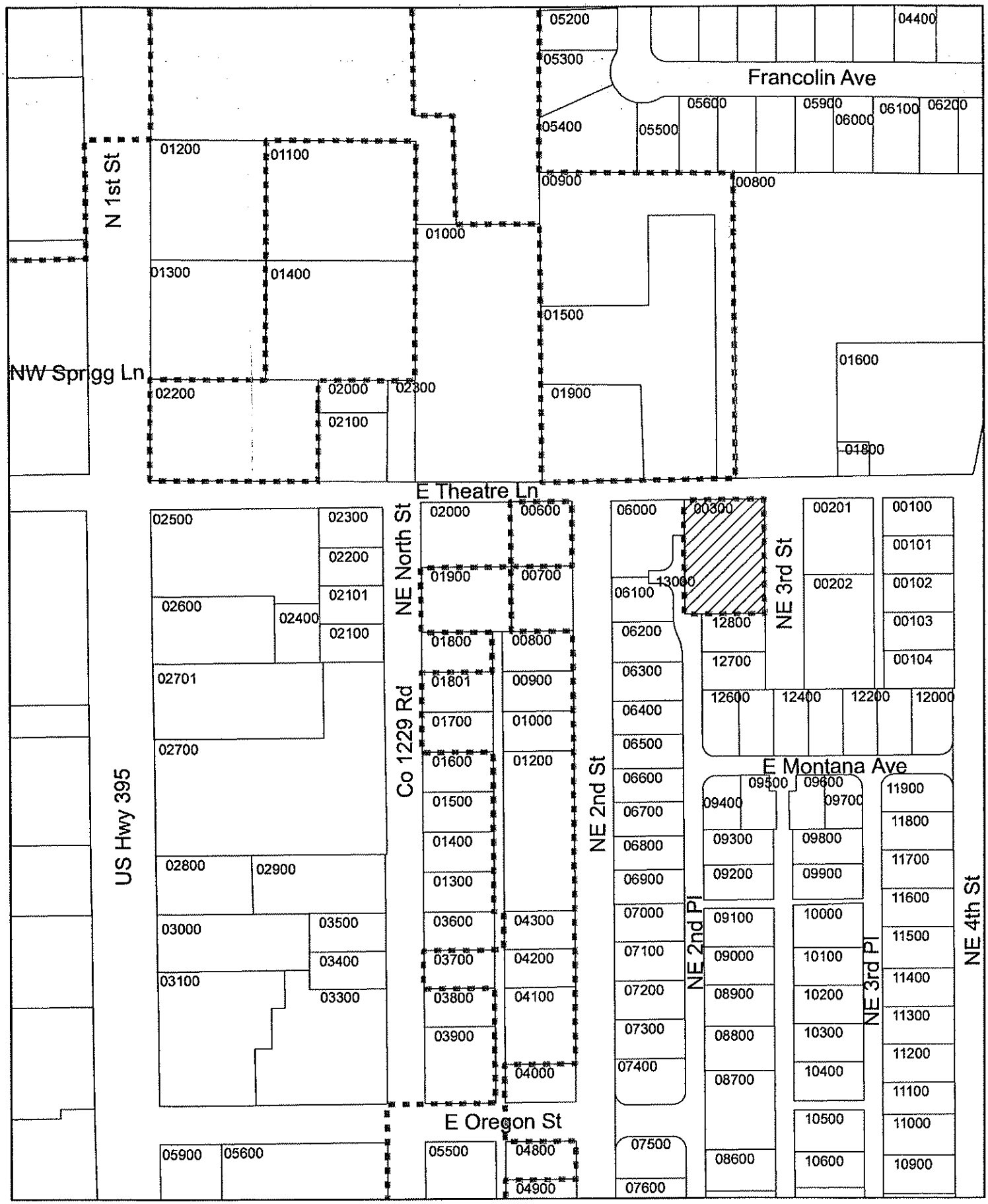

Legend

- Area of Proposed Annexation
- Property Line
- City Limits

0 100 200 400
Feet

N