



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 13, 2023

Title/Subject

Annexation- Crowther 4N2815CB TL 1907- 910 W Angus Ave

Summary and Background

Nathan Crowther has submitted an application to annex 0.72-acre parcel located at 910 W Angus Ave. This parcel is located at the northwest corner of W Angus Avenue and SW 9th Street. The parcel lies within the urban portion of the urban growth boundary and is adjacent to city limits on the east side on the SW 9th Street frontage. The applicant wishes to annex the property to allow connection to city services. Specifically, connection to sewer to replace a failing septic system is requested.

The property is described as 4N 28 15CB Tax Lot 1907. The property has a comprehensive plan map designation of Low Density Residential (L) which corresponds to a Low Density Residential (R-1) and/or Medium Density Residential (R-2) zoning designation. The applicant has requested annexation with a Low Density Residential or R-1 zoning designation. The property abuts R-1 zoned land to the east on the east side of SW 9th Street. The properties abutting the site to the north, west, and south are all outside the city and have a comprehensive plan map designation of Low Density Residential. The surrounding neighborhood character is generally low-density single-family housing to the north, south, west, and partially to the east. To the east also lies Armand Larive Middle School and Desert View Elementary School. The low-density housing to the west, north, and south is entirely located outside the city limits on oversized lots similar in size to the applicant's property of 0.7 acres.

The property is adjacent to SW 9th Street and W Angus Ave. SW 9th Street is a city street improved with curb and gutter and street paving adjacent to the property. W Angus Ave is a county road improved with street paving only. As a condition of approval for annexation, staff recommends that the applicant sign a street improvement agreement agreeing to future improvements to W Angus Ave, including the installation of curb, gutter, and sidewalk at such time a local improvement district is formed for this purpose.

SW 9th Street is improved with water and sewer lines extending from W Johns Ave south to Gettman Road. Water is provided by a 12-inch municipal water line. Sewer is provided by an 8-inch municipal sewer line. At the time that the school district constructed the middle school and public infrastructure, the school coordinated with the homeowners on the west side of SW 9th Street and those who were willing to pay the additional cost, were provided with utility stubs to their property to avoid future excavation of SW 9th Street.

155.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexation 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.

Public notice requirements have been satisfied through the following actions:

1. Notice was provided by direct mail to all property owners within 100 feet on August 23, 2023.
2. Notice was published in the Hermiston Herald on August 23 and 30, 2023.
3. A sign displaying a notice of public hearing was placed on the property on August 23, 2023.

Tie-In to Council Goals

Annexation is part of the ministerial duties of the city government.

Fiscal Information

The property has an assessed value of \$222,700. Following annexation, an additional \$1,530 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The planning commission may choose to

- Recommend approval of the annexation
- Recommend denial of the annexation

Recommended Action/Motion

Staff recommends that the planning commission recommend the city council approve the annexation of the property.

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact
- Motion to impose conditions of approval
- Motion to recommend approval of annexation to the city council

Submitted By:

Clinton Spencer, Planning Director