



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of October 12, 2022

Title/Subject

Annexation- Nobles 4N2804D Tax Lots 1100, 1101, 1102, & 1103 - NW Sjoren Lane

Summary and Background

Kelly Nobles has applied for annexation for 3.64 acres of land located on the north side of NW Sjoren Lane. 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 (MH) which corresponds to a Multi-Structure Residential (R-4) zoning designation. The applicant requests annexation with an R-4 zoning. Upon annexation, the applicant intends to develop accessory dwellings and/or new residential units. The annexation is necessary to enable connections to the municipal water and sewer lines in NW 11th Street.

The property is described as 4N 28 04D Tax Lots 1100, 1101, 1102, and 1103. Tax Lots 1102 and 1103 were part of a major partition by the applicant in 2021. This partition created the two lots and dedicated NW Sjoren Lane as a 50-foot public street. Sjoren Lane remains an access easement where it crosses Tax Lots 1100 and 1101. As a condition of annexation, staff recommends the applicant be required to dedicate 50 feet of right of way across the southern boundary of Tax Lots 1100 and 1101. In approving the partition plat, the city imposed an additional approval condition to prepare a feasibility analysis for connecting the property to city services in NW 11th Street prior to further development. The applicant has retained Ron McKinnis as a civil engineer to complete this analysis. Working in conjunction with the city's engineers with Anderson Perry, it has been determined that sewer connection to NW 11th Street is feasible. However, it will not be possible to extend sewer entirely to the west boundary of Tax Lot 1100 and it will be necessary for development on Tax Lots 1100 and 1101 to install private pumps to reach the terminus of any sewer extension. Water service is also feasible.

There are four parcels within the proposed annexation area. Tax Lots 1100 and 1101 are each 0.98 acres and each contain an existing single-family dwelling. Tax Lot 1102 is 1.26 acres and is residentially developed. Tax Lot 1103 is 0.42 acres and is vacant.

The land proposed for annexation is within a low-density residential area. The majority of the surrounding parcels are in excess of 0.75 acres and contains single-family development. However, to the east on the east side of NW 11th Street lies multi-family apartments and an assisted living facility.

150.05 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.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances. This set of parcels is adjacent to city limits on the NW 11th Street frontage.

Fiscal Information

The property has an assessed value of \$181,430. Upon annexation, approximately \$6,200 will be paid annually in city taxes. Additional development will generate higher assessments.

Alternatives and Recommendation

Alternatives

The planning commission may choose to

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

Recommended Action/Motion

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

Submitted By:

Clinton Spencer, Planning Director