



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of July 25, 2022

Title/Subject

Annexation- Pena 120 E Oregon Ave & 1650 NE North St 4N2802CB Tax Lots 5400 and 5500

Summary and Background

Ordinance No. 2339 annexing 0.45 acres of property at 120 E Oregon Ave and 1650 NE North St is ready for adoption.

Jesus Pena has submitted an application to annex 0.45 acres of land located at 120 E Oregon Ave and 1650 NE North St. The properties lie within the urban portion of the urban growth boundary and is adjacent to city limits on the north, south and west sides, and a portion of the east side. The applicant wishes to annex the property for an emergency connection to city sewer.

The properties are described as 4N2802CB Tax Lots 5400 & 5500. The properties have a comprehensive plan map designation of Medium Density/Mobile Home Residential (MH) which corresponds to an (R-4) Multi-Structure Residential zoning designation. The properties abut single-family residences on the north, south and east property lines. The general neighborhood character is low density residential with existing and proposed commercial uses to the west.

E Oregon Ave adjacent to the site is a city street with paving only. NE North St adjacent to the site is an unimproved section of right-of-way. As a condition of approval for annexation, staff recommends that the applicant sign a street improvement agreement agreeing to future improvements to E Oregon Ave and NE North St, including the installation of curb, gutter, and sidewalk.

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.

The planning commission held a public hearing on the proposed annexation on July 13, 2022. Following the closure of the public hearing, the planning commission made a recommendation to the city council to annex the property with the proposed (R-4) zoning designation.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances. The city has a goal to remove as many county islands as possible within the urban growth boundary. These properties are adjacent to city limits on multiple sides.

Fiscal Information

The properties have a combined assessed value of \$74,760. Following annexation, an additional \$500 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Approve the annexation
- Deny the annexation

Recommended Action/Motion

Staff recommends that the city council approve annexation of the property.

- Motion to approve the findings of fact
- Motion to impose conditions of approval
- Motion to adopt Ordinance No. 2339

Submitted By:

Clint Spencer