



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of July 13, 2022

**Title/Subject**

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

**Summary and Background**

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 to allow connection to city services.

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.

**Tie-In to Council Goals**

The city has a goal to remove as many county islands as possible within the urban growth boundary. These parcels 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 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:**

Clint Spencer