



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 11, 2024

Title/Subject

Annexation Zamudio 4N2802BC Tax Lot 1500 - 309 E Theater Lane

Summary and Background

Melinda Zamudio has submitted an application to annex 1.5 acres of land located at 309 E Theater Lane. The property lies on the north side of E Theater Lane approximately 400 feet west of NE 4th Street and 50 feet east of NE 2nd Street. The property lies within the urban portion of the urban growth boundary and is adjacent to city limits to the south on E Theater Lane and to the west along the westernmost property line. The applicant wishes to annex the property to connect to city services enabling residential development.

The property is described as 4N 28 02BC Tax Lot 1500. The property has a comprehensive plan map designation of Medium Density Residential (M) which corresponds to the Medium-High Density Residential (R-3) zoning designation. The applicant requests annexation with an R-3 zoning designation. The property abuts R-3 zoned land to the east and north. Land to the south is zoned R-3 and R-4. Land to the west is zoned R-3 and C-2. The area is developed commercially and with single-family dwellings, multi-family dwellings, and a manufactured home park.

The property was partitioned into three lots in July of this year. Annexation prior to construction of any use on the three lots was a condition of approval for the partition plat. Since the lots are within three hundred feet of a municipal sewer line in E Theater Lane, septic is not an option for residential development. Municipal sewer service must be used and the city will not connect properties to city sewer service unless the property is within city limits.

The property is adjacent to E Theater Lane. E Theater Lane is a city street improved with paving adjacent to the site. Approval of the partition plat was conditioned with the requirement that the remaining improvements to E Theater Lane be installed at such time that dwellings are constructed on each lot.

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 21, 2024.
2. Notice was published in the East Oregonian on August 21 and 28, 2024.
3. A sign displaying a notice of public hearing was placed on the property on August 21, 2024.

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 \$108,230. Following annexation, an additional \$660 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