



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of September 25, 2023

Title/Subject

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

Summary and Background

Ordinance No. 2349 annexing .72 acres of land located at 910 W Angus Ave is ready for adoption.

Nathan Crowther has submitted an application to annex .72 acres of land located at 910 W Angus Ave. The property lies within the urban portion of the urban growth boundary and is adjacent to city limits on the east side. The applicant wishes to annex the property for an emergency connection to city sewer.

The property is described as 4N2815CB 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 (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.

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 September 13, 2023. 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-1) zoning designation.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances.

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 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. 2349

Submitted By:

Clinton Spencer