

ORDINANCE NO. 1719

(An ordinance adding Chapter 17.15 to the Hood River Municipal Code -  
Annexation Policy)

The city of Hood River ordains as follows:



CHAPTER 17.15 - ANNEXATION POLICY is hereby added to the Hood River Municipal Code. This policy replaces the policy referenced in the City's Comprehensive Plan.

**CHAPTER 17.15 - ANNEXATION POLICY**

Sections:

- 17.15.010 Introduction
- 17.15.020 Application And Process
- 17.15.030 Filing Fees
- 17.15.040 Planning Commission Review
- 17.15.050 Evaluation Criteria - Developed Land
- 17.15.060 Evaluation Criteria - Undeveloped Land
- 17.15.070 Factors To Be Taken Into Consideration When Determining Fiscal Impact
- 17.15.080 Factors To Be Taken Into Consideration When Determining Urban Services Capabilities
- 17.15.090 Staff Analysis

17.15.010 Introduction. It is the policy of the City of Hood River to promote orderly, efficient and fiscally responsible annexation of territories in conjunction with urban growth or expected or desired urban growth within the urban growth area. Accordingly, the City shall annex property where:

A. The proposed annexation represents the natural extension of the existing City boundary consistent with urban growth;

B. The proposed annexation would not, when developed or as developed, unreasonably limit the ability of the City to provide a level of services to city residents consistent with community needs and the financial capabilities of the City, as determined by the City;

C. The proposed annexation would not cause the City to pledge extension of services beyond its resources so as to result in a deficit operation of the service;

D. The proposed annexation would serve the interests of the entire community and not solely the interests or convenience of those within the territory proposed to be annexed.

17.15.020 Application And Process An annexation may be proposed by the City of Hood River, landowners, or a group of residents and shall include the following elements:

A. Preliminary plans and specifications, drawn to scale, showing the actual shape and dimensions of the property to be annexed and the existing and proposed land uses and residential density. City and County zoning in the proposed territory, as shown on a vicinity map, and contiguous lands must be indicated also.

B. Comprehensive statement of reasons in support of the annexation addressing the applicable annexation criteria.

C. Completed certifications of property ownership, registered voter status and map and legal description.

17.15.030 Filing Fees: Fees for filing for annexation requests shall be set by City Council resolution.

17.15.040 Planning Commission Review. Within 30 days of receipt of the completed application, the Planning Commission shall review the application and forward a recommendation with findings to the City Council who will conduct a public hearing according to the quasijudicial hearing procedures of the Municipal Code (17.09.050 - 17.09.080).

17.15.050 Evaluation Criteria - Developed Land Prior to approving a proposed annexation of developed land, affirmative findings shall be made relative to the following criteria:

A. The territory is contiguous to the city limits and within the Urban Growth Area;

B. The annexation represents the natural extension of the existing City boundary to accommodate urban growth;

C. The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area;

D. The City is capable of providing and maintaining its full range of urban services to the territory without negatively impacting the City's ability to adequately serve all areas within the existing city limits;

E. The fiscal impact of the annexation is favorable, as determined by the City of Hood River because of existing development.

- F. The proposed annexation does not negatively impact nearby properties, whether located within the city limits or the urban growth area; and
- G. The annexation conforms with the Comprehensive Plan.

17.15.060 Evaluation Criteria - Undeveloped Land Prior to approving a proposed annexation of undeveloped land, affirmative findings shall be made relative to the following criteria:

A. The territory is contiguous to the city limits and within the Urban Growth Area;

B. The annexation represents the natural extension of the existing City boundary to accommodate urban growth;

C. The annexation of the territory is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area;

D. The City is capable of providing and maintaining its full range of urban services to the property without negatively impacting the City's ability to adequately serve all areas within the existing city limits;

E. The fiscal impact of the annexation is favorable, as determined by the City of Hood River, either upon approval or because of a commitment to a proposed development, unless the City determines that a public need outweighs the increase;

F. The annexation meets the City's urban growth needs and it is to the City's advantage to control the growth and development plans for the territory; i.e., to be able to address the issues of traffic, density, land use and the level and timing of necessary facilities and services;

G. If the criteria in 17.15.060 (F) does not apply, the annexation provides a solution for existing problems resulting from insufficient sanitation, water service, needed routes for utility or transportation networks or other service-related problems;

H. The proposed annexation does not negatively impact nearby properties, whether located within the city limits or the urban growth area; and

I. The annexation conforms with the Comprehensive Plan;

17.15.070 Factors To Be Taken Into Consideration When Determining Fiscal Impact. The following factors are to be taken into consideration when determining fiscal impact for both developed and undeveloped land and may include, but are not be limited to:

A. The additional revenues, if any, available to the City as a result of the annexation.

B. Whether any unusual or excessive costs will be incurred as a result of the annexation.

C. The impact on the City's tax base, if any, as a result of the annexation.

17.15.080 Factors To Be Taken Into Consideration When Determining Urban Services Capabilities.

A. The municipal service needs, if any, of the territory to be annexed, including those of police and fire protection, public sewer and water supply facilities, street improvement and/or construction and such other municipal services as may reasonably be required. Both short term and long term plans for all services shall be addressed.

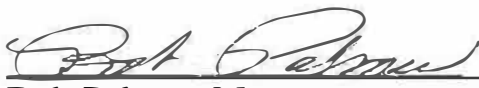
B. The projected costs of supplying reasonably needed municipal services to the territory proposed to be annexed.

17.15.090 Staff Analysis In order to assure that the Planning Commission and the City Council, prior to action upon a proposal for annexation, are fully informed as to the potential impacts of the annexation on both the City and the territory proposed to be annexed, the city planner shall provide a staff report addressing the above criteria.

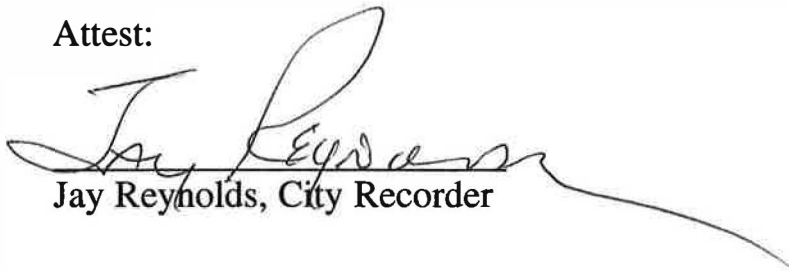
Except as amended, therein, TITLE 17 of the Municipal Code shall remain in full force and effect.

Read for the first time: December 11, 1995.

Read for the second time and passed: December 11, 1995.  
to become effective thirty (30) days hence.

  
Bob Palmer, Mayor

Attest:

  
Jay Reynolds, City Recorder