

## **ORDINANCE NO. 2027**

**(An ordinance proclaiming the annexation of certain contiguous territory located within the Urban Growth Boundary — Rich and Linda Hanners)**

**WHEREAS**, the owners of certain property (3N10E35BD Tax Lot 900) contiguous to the City limits and located in the Urban Growth Area, Rich and Linda Hanners, applied for annexation of a portion of the subject property in order to connect to the City's sewer and water systems;

**WHEREAS**, the subject property is legally described as set forth in the annexation application and is located in Hood River County, State of Oregon;

**WHEREAS**, pursuant to HRMC Chapter 12.09, a request for connection to City water and/or sewer service for property located contiguous to City limits is considered a written consent to annexation;

**WHEREAS**, the property owners provided their written consent to this annexation. There are no electors registered to vote at the property. This annexation was processed pursuant to ORS 222.125;

**WHEREAS**, the property to be annexed is located within the Westside Rural Fire Protection District, Farmers Irrigation District, and the Ice Fountain Water District and ORS Chapter 222 provides for the withdrawal of territories from districts such as the Westside Rural Fire Protection District, Farmers Irrigation District, and Ice Fountain Water District upon annexation;

**WHEREAS**, notice of the public hearing on the questions of annexation and withdrawal was published and posted as provided in ORS Chapter 222;

**WHEREAS**, the Council concluded that the territory sought to be annexed should be annexed and withdrawn only from the Westside Rural Fire Protection District and Ice Fountain Water District as part of the proposed annexation;

**WHEREAS**, the Council concluded that the territory sought to be annexed should remain within the Farmers Irrigation District upon annexation;

**WHEREAS**, the City has the authority, within constitutional and statutory limits, to set the property tax rate at which annexed territories should be taxed;

**WHEREAS**, the Planning Commission and the City Council have, in accordance with the procedures set forth in Chapter 17.15 of the Hood River Municipal Code, held public hearings (September 19, 2016 and October 11, 2016, respectively) to consider the annexation of a portion of the subject the property into the City of Hood River and withdrawal of the annexed property from the Westside Rural Fire Protection District and the Ice Fountain Water District;

**WHEREAS**, the City Council considered the Planning Commission's record and recommended findings and decision, and testimony presented, if any;

**WHEREAS**, the City Council adopts the Planning Commission's Findings of Fact and Conclusions of Law set forth in the decision signed September 29, 2016, attached to this Ordinance as Exhibit A and incorporated by reference as if fully set forth herein;

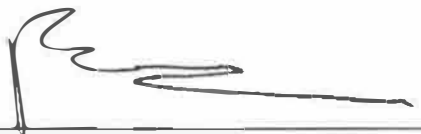
**WHEREAS**, the legal description for the property to be annexed is described in Exhibit B.

NOW, THEREFORE, the City of Hood River ordains as follows:

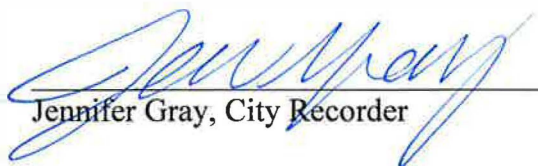
1. The Property described in Exhibit B (a portion of 3N10E35BD Tax Lot 900) is hereby proclaimed to be annexed to the City of Hood River, subject to the decision signed on September 29, 2016, adopted herein.
2. The Property described in Exhibit B is hereby withdrawn from the Westside Rural Fire Protection District and from the Ice Fountain Water District.
3. The effective date of the annexation is the date of filing with the Secretary of State.
4. The effective date for the withdrawal of the territory from the Westside Rural Fire Protection District is the date the annexation is effective.
5. The effective date for the withdrawal of the territory from the Ice Fountain Water District will be July 1, 2017 (ORS 222.465).

Read for the first and second time and passed: October 11, 2016 to become effective thirty (30) days hence.

Signed: October 19, 2016.

  
\_\_\_\_\_  
Paul Blackburn, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Gray, City Recorder

**BEFORE THE CITY OF HOOD RIVER PLANNING COMMISSION  
HOOD RIVER, OREGON**

In the matter of Annexation       )  
by Rich and Linda Hanners       )  
of approximately 0.58 acre       )  
of land, and a Minor Partition    )  
to establish three parcels, two    )  
of which are to be located in     )  
the area to be annexed,         )  
File No. 2016-24                    )

**FINDINGS AND DECISION  
ANNEXATION**

**I. BACKGROUND:**

- A. **REQUEST:** Annexation into the city limits of approximately 0.58 acre of a 4.25-acre parcel, and a Minor Partition to establish three parcels including dedication of public right-of-way for city streets and extension of public and franchise utilities. The applicants are initiating Annexation in order to obtain services from the City of Hood River including sanitary sewer and water, and to establish two parcels for development of single-family dwellings. The third parcel totaling approximately 3.66 acres is not proposed to be annexed and will remain in Hood River County's jurisdiction. (*See Attachments "A.1" - "A.4".*)
- B. **APPLICANTS/OWNERS:** Rich and Linda Hanners
- C. **PROPERTY LOCATION:** The property is located south of the southern terminus of 25<sup>th</sup> Street. Legal Description: 3N10E35BD Tax Lot 900. (*See Attachment "B", Location Map.*)
- D. **PROPERTY SIZE:** Approximately 4.25 acres according to the County Assessor's records.
- E. **SITE ZONING:** The parcel currently is zoned Urban Standard Density Residential (Urban Growth Area, U-R-2) and the portion to be annexed will be zoned Urban Standard Density Residential (R-2).
- F. **CURRENT LAND USE:** Orchard.
- G. **SURROUNDING ZONING AND LAND USES:**  
North: R-2, single-family dwellings  
South: U-R-2, single-family dwellings  
East: U-R-2, school, orchard, communications tower, single-family dwelling  
West: U-R-2, single-family dwelling, pasture
- H. **APPLICABLE STANDARDS & CRITERIA:**
1. Hood River Municipal Code (HRMC) Section 17.09.040 – Quasi-Judicial Actions
  2. HRMC Chapter 17.15 – Annexation Policy
  3. Oregon Revised Statute (ORS) Sections 222.111 through 222.183 Annexation of Contiguous Territory
  4. HRMC 17.03.020 Urban Standard Density Residential (R-2) Zone
  5. HRMC 16.08 Procedural Requirements for Land Divisions
- I. **AGENCY COMMENTS:** Affected agencies were notified of this request. The following comments were submitted in response to the notice prior to the public hearing:
1. Farmers Irrigation District: See attached email dated June 17, 2016 (Attachment "C")

2. Ice Fountain Water District: See attached email dated June 20, 2016 (Attachment “D”)
3. Ice Fountain Water District: See attached email dated August 31, 2016 (Attachment “E”)
4. Farmers Irrigation District: See attached email dated August 31, 2016 (Attachment “F”)
5. County Assessor’s Office: See attached letter dated September 1, 2016 (Attachment “G”)
6. Westside Fire District: See attached email dated September 6, 2016 (Attachment “H”)
7. City Engineering Department: See attached email dated September 9, 2016 (Attachment “I”)

J. **ADJACENT PROPERTY OWNERS COMMENTS:** Property owners within 250 feet of the subject site were notified of this request. No comments were submitted prior to completion of the staff report. And, no comments were submitted by adjacent property owners or other interested parties prior during the planning commission’s hearing.

K. **HISTORY:**

1. Applications submitted June 13, 2016
2. IGA meeting invitation emailed June 17, 2016
3. Applications deemed complete July 13, 2016
4. Referrals to agencies mailed August 30, 2016
5. Notice of Planning Commission & City Council hearings mailed August 30, 2016
6. Notice of City Council hearing to be published in Hood River News on 9/28/16 and 10/05/16
7. Planning Commission held September 19, 2016
8. City Council hearing to be held October 11, 2016

L. **ATTACHMENTS:**

- Attachment “A.1” – Application for sanitary sewer and water services
- Attachment “A.2” – Aerial photograph of site and surrounding properties
- Attachment “A.3” – City of Hood River Zoning Map and Legend
- Attachment “A.4” – Preliminary Partition Plat
- Attachment “B” – Location Map
- Attachment “C” – Farmers Irrigation District comments, 6/17/16
- Attachment “D” – Ice Fountain Water District comments, 6/20/16
- Attachment “E” – Ice Fountain Water District comments, 8/31/16
- Attachment “F” – Farmer’s Irrigation District comments, 8/31/16
- Attachment “G” – County Assessor’s Comments, 9/1/16
- Attachment “H” – Westside Rural Fire Protection District comments, 9/06/16
- Attachment “I” – City Public Works/Engineering Department comments, 9/09/16
- Attachment “J” – Estimate for compensation to West Side Rural Fire Protection District
- Attachment “K” – Northwest Natural Gas comments, 9/19/2016

## II. FINDINGS OF FACT AND CONCLUSIONS OF LAW:

### A. CHAPTER 17.15 – ANNEXATION POLICY

**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:

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



2. 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;
3. 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;
4. 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.

**FINDINGS:** As depicted on the City of Hood River Zoning Map, the City Limits boundary abuts the northern property line of the subject property (Attachment “A.3”). As such the annexation is a natural extension of the City boundary consistent with urban growth.

The proposed annexation is associated with a proposal for a minor partition. The City will provide water, sanitary sewer, storm sewer, fire- and police services to the annexed portion of the property, facilitating development of homes on two new parcels. The proposed annexation will not, when developed with two new parcels, unreasonably limit the ability of the City to provide levels of services to City residents consistent with community needs and the financial capabilities of the City. And, the proposed annexation will not cause the City to pledge extension of services beyond its resources so as to result in a deficit operation of services.

Pursuant to the City’s Intergovernmental Agreements (IGAs) with affected special districts (i.e. West Side Rural Fire Protection District, Ice Fountain Water District, Farmers Irrigation District), the districts were invited to a meeting to discuss the annexation. Representatives of the districts determined that a meeting to discuss the annexation was not necessary and instead submitted written comments (Attachments “C,” “D,” “E,” “F” and “G”), are incorporated herein by reference.

The subject property will be withdrawn from both the Ice Fountain Water District (IFWD) and the West Side Rural Fire Protection District (WSFD) in association with this annexation, and the applicant will be responsible for compensation to the WSFD for five years of lost tax revenue. The site currently has water rights with the Farmers Irrigation District and the owners will be required to complete paperwork with that district in association with the minor partition.

The proposed annexation will serve the interests of the entire community and not solely the interests or convenience of those within the territory proposed to be annexed because it will generate property taxes that help pay for services already demanded such as fire- and police protection (based on mutual aid agreements) and maintenance of City streets and stormwater facilities.

**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:

1. 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 also be indicated.
2. Comprehensive statement of reasons in support of the annexation addressing the applicable annexation criteria.
3. Completed certifications of property ownership, registered voter status, map, and legal description.

**FINDINGS:** The annexation application generally includes the required information (Attachments “A.1”- “A.4”). City policies typically require property to be annexed into the City Limits in order to obtain sewer and water services. In some cases the City has allowed property owners to record

a “consent-to-annexation” agreement if the property is not contiguous to the City Limits. In this case, the City determined that annexation is required to provide City services to two new parcels. As such, the owners applied for annexation in order to construct homes on two new parcels and connect to the City's sewer and water systems. There are no registered voters residing on the subject property.

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

**FINDINGS:** The applicant submitted a filing fee as set by City Council resolution.

17.15.040 Planning Commission Review. The Planning Commission shall review the application in a public hearing and forward a recommendation with findings to the City Council who will conduct a public hearing according to the *Quasi-Judicial Hearing Procedures* or *Legislative Hearing Procedures* (Chapter 17.09), whichever is applicable.

**FINDINGS:** The Planning Commission reviewed the request for annexation and is making a recommendation with findings to the City Council. The City Council will then conduct a Quasi-Judicial public hearing and will make a decision on the annexation application. Approval of the associated minor partition will be contingent upon approval of the annexation.

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:

**FINDINGS:** The subject property is an operating orchard and is served by Ice Fountain Water District. As such the subject property is not considered developed and these criteria are not applicable.

17.15.060 Evaluation Criteria – Undeveloped Land.

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

**FINDINGS:** The subject property is located within the Urban Growth Area. As depicted on the City of Hood River Zoning Map, the City Limits boundary abuts the northern property line of the subject property (Attachment “A.3”). As such the proposal is consistent with this criterion.

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

**FINDINGS:** The subject property was designated for location inside the Urban Growth Area in 1980 when the City-Westside Comprehensive Plan was adopted by the County Board of Commissioners (Ordinance #102). The City was required by the State of Oregon Land Conservation and Development Commission (LCDC) to designate sufficient amounts of urbanizable land to accommodate future expansion. The Urban Growth Boundary was adopted by the City Council and LCDC in 1983 and zoned for future urban uses. The subject site is adjacent to property that is inside the City limits. As such the proposal is consistent with this criterion.

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

**FINDINGS:** The subject property abuts 25<sup>th</sup> Street as well as additional right-of-way (identified as “Taylor Street” but subject to change) along the northern property line. 25<sup>th</sup> Street is proposed to be extended south in order to serve the proposed parcels in association with the minor partition application. Additional right-of-way is also proposed to be dedicated to accommodate a new local street north of proposed Parcel 2. City sanitary sewer and water currently serves homes immediately north of the subject property. As such the proposal is consistent with this criterion.

4. 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;

**FINDINGS:** Annexation and connection to the City’s sanitary sewer and water facilities will result in additional demand on City services including maintenance of sanitary sewer and water lines. The City Wastewater Treatment Plant is designed to accommodate the Urban Growth Area. The City Public Works Department determined that sanitary sewer and water facilities are adequate to serve the site (Attachment “I”) without negatively impacting the City’s ability to adequately serve all areas within the existing City Limits.

If the annexation and minor partition are approved, new public street improvements will be constructed on the subject property. And, in association with development of the two annexed parcels, System Development Charges (SDCs) will be assessed for Transportation, Water, Sanitary Sewer and Storm Sewer. A Parks SDC also will be collected for the Hood River Valley Parks District.

Annexation and future development may result in increased demand for service by the City’s Fire- and Police Departments, however, these departments already provide service to properties immediately north of the site. In addition, the City’s Fire- and Police Departments have mutual aid agreements with the West Side Rural Fire Protection District and the Hood River County Sheriff to ensure adequate service in the Urban Growth Area. As such the proposal is consistent with this criterion.

5. 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;

**FINDINGS:** The permanent tax rate for the City of Hood River is \$2.8112 per thousand dollars of assessed valuation. As such the City will receive approximately \$281.12 in annual general fund revenue for each \$100,000 of property valuation. If this annexation is approved, property taxes will not be payable to the City until November 15, 2017.

Pursuant to the City’s IGA with West Side Rural Fire Protection District (WSFD), the City is required to compensate the District for five years of lost property tax revenue when property is withdrawn from WSFD. And, pursuant to the City’s IGA with Ice Fountain Water District (IFWD), the City is required to compensate the District for three years of lost revenue, user fees, infrastructure and debt service when applicable in association with withdrawal of property from IFWD. However, pursuant to resolution of the City Council (Resolutions 2005-12 and 2008-18), applicants for annexation are required to reimburse the City for any such costs as a condition of approval. As such there will be no negative impact to the City associated with the costs of compensating WSFD or IFWD for withdrawal of the subject property from these special districts.

The subject property currently is not served by IFWD. As such no compensation is required for lost revenue, infrastructure or debt service in association with withdrawal of the subject property from IFWD (Attachments “D” and “E”).

The subject property currently is served by WSFD. Costs associated with withdrawing approximately 0.50-acre of the site from WSFD are estimated to be a total of approximately \$12.01 for five years of lost property tax revenue based on the subject property’s 2016 assessed value (Attachment “J”). As such, **conditions of approval are recommended that the property owners and their heirs, successors and assigns shall compensate the City of Hood River for the costs associated with the withdrawal of the subject property from the West Side Rural Fire Protection District (WSFD) pursuant to the intergovernmental agreement between WSFD and the City. The City will send a bill to the applicants and payment shall be made to the City of Hood River by the due date specified by the bill.**

Annexing the property will result in City collection of franchise fees from Pacificorp, Northwest Natural Gas, Charter Cable, Hood River Electric Co-op, and/or Hood River Garbage Service. Franchise fees go into the City’s general fund. If franchise fees for the property total approximately \$150 per month and if the City receives 4% of these fees, the City will collect approximately \$72 per year from franchise utilities ( $[\$150 \times 12] \times 4\% = \$72$ ) for each dwelling unit constructed on the site.

The following comparison estimates the fiscal impact if a portion of the property is annexed and one single-family dwelling is constructed versus remaining in the UGA under the County’s jurisdiction:

<b>Estimated fiscal impact if <u>annexed</u></b>	<b>Estimated fiscal impact if <u>not annexed</u></b>
Sanitary sewer SDC & connection (\$1,902/unit) = \$1,902	\$1,902
Annual sanitary sewer fees (\$51.40 x 12) = \$616.80.....	(\$64.20 x 12) = \$770.40
Stormwater SDC (\$662/unit) = \$662.....	None
Annual storm sewer fees (\$8.84 x 12) = \$106.08.....	None
Water SDC & connection (\$5,919/unit) = \$5,919.....	None
Annual water fees (\$35.41 base x 12) = \$424.92.....	None
Transportation SDC (\$1,835/unit) = \$1,835.....	None
Annual franchise fee estimate (\$72/unit) = \$72.....	None
<ul style="list-style-type: none"> <li>• Total one time SDCs collected by the City if annexed and developed as anticipated = \$10,318.</li> <li>• Total annual fees collected by the City if annexed and developed as anticipated = approximately \$1,219.80.</li> <li>• Excludes property tax collections. Estimated annual property tax for existing land only (based upon 2016 Assessed Value of \$13,358 for entire parcel) = \$4.69 for approximately 0.50-acre of annexed property prior to development.</li> <li>• Excludes Hood River Valley Park District SDC and Hood River County School District construction excise tax.</li> </ul>	<ul style="list-style-type: none"> <li>• Total one time SDCs collected by the City if not annexed but developed as anticipated = \$1,902.</li> <li>• Total annual fees collected by the City if annexed and developed as anticipated = \$770.40 for sanitary sewer only.</li> </ul>

As such, the fiscal impact of the annexation is favorable and the proposal is consistent with this criterion.

6. 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;

**FINDINGS:** The proposed annexation was initiated by the owners who intend to develop homes on two new parcels. As such the annexation is associated with meeting the City's urban growth needs. The Hood River County Community Development Department coordinates with the City of Hood River for development activity inside the Urban Growth Area and generally implements the City's development standards. However, the City has made updates to its Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance that are not yet codified in the County's UGA ordinance (Hood River County Zoning Ordinance Article 17). It remains to the City's advantage to control the growth and development of the subject property because it will have a direct impact on City sewer, water, stormwater and transportation infrastructure. In addition, it is to the City's fiscal advantage to control future development on the subject property because it will generate additional revenue through collection of System Development Charges and utility fees. As such the proposal is consistent with this criterion.

7. If the criteria in 17.15.060 (6) 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;

**FINDINGS:** As addressed above the criterion in HRMC 17.15.060(6) does apply. As such this criterion does not apply.

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

**FINDINGS:** The criteria detailed above address the growth of the City, extension of City services, financial impact, and ability to continue to provide services to existing residents. Other issues associated with annexation include potential future uses of the property and how those uses might affect nearby properties.

The subject property has been located inside the City's Urban Growth Area (UGA) since 1983 and has been zoned for future urban uses since that time. Annexation of property in the UGA is consistent with the City's Comprehensive Plan. The subject site is adjacent to property that is developed at standard density levels for residential uses in the City Limits and Urban Growth Area. Because the zoning designation of the property following annexation (R-2) will remain consistent with the existing County zoning designation (U-R-2), nearby properties are not expected to be negatively affected by the annexation. As such, the proposal is consistent with this criterion.

9. The annexation conforms to the Comprehensive Plan.

**FINDINGS:** Generally, the City's Comprehensive Plan does not contain approval standards. Therefore compliance with the Comprehensive Plan is achieved through compliance with the City's ordinances. However, the following findings address the Goals that are included in the City's Comprehensive Plan:

#### **Goal 1: Citizen Involvement**

This Goal is satisfied through provisions in the acknowledged Comprehensive Plan and Zoning Ordinance that provide for citizen participation including public hearings. This application has been processed pursuant to those provisions. Notices have been mailed to property owners and agencies,

posted in appropriate locations and included in the legal notices of the Hood River News. Public hearings are held before the Planning Commission and City Council before a decision is reached.

**Goal 2: Land Use Planning**

The Comprehensive Plan and Zoning Ordinance provide a land use planning process and policy framework as the basis for all decision and actions relating to the use of land. This Goal is satisfied by following the Zoning Ordinance including applicable procedures for processing this application and conducting public hearing related to the application.

**Goal 3: Agricultural Land**

This goal is not applicable as the property is located within the City's Urban Growth Area and is not considered agricultural land.

**Goal 4: Forest Land**

This goal is not applicable as the property is located within the City's Urban Growth Area and has been "excepted" from the County's resource base.

**Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources**

The County has adopted the City's ordinances for use in the UGA but has not adopted the City's Goal 5 Ordinance (Ord. Nos. 1863, 1874, 1913, 1938). According to the City's Local Wetland Inventory there are no known wetlands on the subject property. And, as depicted on the City's Zoning Map there are no known riparian corridors on the subject property.

**Goal 6: Air, Water and Land Resources Quality**

Annexation does not increase or decrease the air, water and land resource qualities of the area because it does not directly result in any additional development. Development of the subject property for use consistent with the R-2 zoning designation is not expected to result in degradation of air, water or land resources beyond what typically occurs with residential development in urban areas.

**Goal 7: Natural Disasters**

The subject property is not in a floodplain, does not include slopes greater than 25%, does not contain any environmental protection "EP" zones and has no designated geologic hazard "GH" combining zone within its boundaries.

**Goal 8: Recreational Needs**

Goal 8, Policy 6 states: "As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community."

The following parks and open spaces are identified in the Hood River Valley Parks and Recreation District's Capital Facilities Master Plan:

Open space areas in the City:

Eliot Park	11.8 acres
Indian Creek Trail (HRVPRD)	3.3 miles
Indian Creek Park	12.38 acres
Morrison Park, north of I-84	5.5 acres
Sherman Triangle	0.06 acre
Waucoma Park	0.5 acre

Wells Island (portion) 18 acres

Parks in the City:

Aquatic Center (HRVPRD)	1.35 acres
Culbertson Park (HRVPRD)	0.73 acre
Hazelview (HRVPRD)	0.43 acre
Morrison Park South (HRVPRD)	5.33 acres
Rotary Skate Park & BMX (HRVPRD)	2.71 acres
Children's Park	1.24 acres
Coe Park	0.34 acre
Collins Field	2.6 acres
Friendship Park	0.9 acre
Georgiana Smith Park	0.5 acre
Jackson Park	2.5 acres
Mann Park	0.86 acre
Marina Park (Port)	12 acres
Memorial Overlook & Stratton Garden	0.2 acre
Montello Park	0.28 acre
Tsuruta Park	1.01 acres
Tsuruta Tennis Courts	1.1 acres
Wilson Park	1.05 acres
Waterfront Park	6.4 acres
Event Site (Port)	5.5 acres
The Hook (Port)	3.8 acres
The Spit (Port)	4.7 acres

Parks in the Urban Growth Area:

Ruthton Park	1.5 acres
Bowe Addition	0.4 acre

Total park lands = approximately 55 acres (does not include schools or UGA)

Total open space lands = approximately 51.5 acres

Total park and open space lands = approximately 106.5 acres

The updated Hood River Valley Park and Recreation Master Plan (2012), not yet adopted by the City of Hood River, includes a needs analysis for provision of parks and open space based upon local demographic trends, a bilingual mail-in household survey, a community workshop, a Latino focus group and stakeholder surveys. The Park Master Plan includes goals for new or enhanced parks and recreation facilities within a 10-year time frame.

Playfields are available on the grounds of the school located adjacent to the eastern boundary of proposed Parcel 1. Bowe Addition Park is located approximately 1,500 feet south of the proposed new parcels. Adams View Park is located approximately 2,500 feet northwest of the proposed new parcels, and Mann Park is located approximately 2,800 feet northeast of the proposed new parcels. Development of a park or open space on the subject site is not recommended at this time.

**Goal 9: Economy of State**

This Goal requires the City to ensure that there is adequate land with public services provided to meet the needs for economic growth and development. The property is zoned for residential use. As such, this goal is not applicable.



**Goal 10: Housing**

The subject property was included within the buildable lands inventory for the City/UGA, and will remain zoned for housing.

**Goal 11: Public Facilities**

The proposal's effect on public facilities is addressed above in HRMC 17.15.060(4).

**Goal 12: Transportation**

Following annexation, any subsequent development will be required to comply with the City's Transportation System Plan.

**Goal 13: Energy Conservation**

Annexation and development of lands located close to existing services generally promotes energy conservation. Increased residential densities near collector streets such as May Street may facilitate additional transportation alternatives in the future such as mass transit.

**Goal 14: Urbanization**

The subject property is located within the Urban Growth Area, as such, and annexation of property is consistent with the City's Comprehensive Plan.

17.15.070 Evaluation Criteria – 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:

1. The additional revenues, if any, available to the City as a result of the annexation;
2. Whether any unusual or excessive costs will be incurred as a result of the annexation; and
3. The impact on the City's tax base, if any, as a result of the annexation.

**FINDINGS:** The findings above in HRMC 17.15.060(5) address fiscal impacts. Costs associated with reimbursing special districts will be paid by the applicants. As such no unusual or excessive cost will be incurred by the applicants as a result of the annexation. The impact on the City's tax base as a result of annexation is expected to be favorable. As such the proposal is consistent with these evaluation criteria.

17.15.080 Evaluation Criteria – Urban Service 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.

**FINDINGS:** The findings above in HRMC 17.15.060(4) address these criteria. In association with the proposed minor partition the developer will be required to construct street and utility improvements to serve the new parcels in conformance with City standards. Costs associated with provision of municipal services are expected to be paid by the property owners through a future development process, as well as property taxes and fees on services. As such the proposal is consistent with these evaluation criteria.

**B. OREGON REVISED STATUTES - ANNEXATION**

ORS 222.111 Authority and procedure for annexation. (1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies. (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed. (3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year. (4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465. (5) The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.915 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose. (6) The proposal for annexation may be voted upon by the electors of the city and of the territory simultaneously or at different times not more than 12 months apart. (7) Two or more proposals for annexation of territory may be voted upon simultaneously; however, in the city each proposal shall be stated separately on the ballot and voted on separately, and in the territory proposed for annexation no proposal for annexing other territory shall appear on the ballot.

**FINDINGS:** The proposed annexation is for property that is contiguous to the City Limits boundary. The owners of the property are the petitioners for the annexation. The rate of taxation will be consistent with these requirements; taxation at a ratio is not anticipated.

The territory to be annexed is a part of districts named in ORS 222.510 including the West Side Rural Fire Protection District, Ice Fountain Water District, and Farmers Irrigation District. The subject property will be withdrawn from the West Side Fire District as of the effective date of the annexation. Because the Ice Fountain Water District (IFWD) is a district named in ORS 222.465 (i.e. a domestic water supply district), and because the ordinance that will result in the withdrawal of the property from IFWD will be enacted or approved between March 31, 2016 and April 1, 2017, the effective date of the withdrawal of territory shall be July 1, 2017 as provided in ORS 222.465.

As addressed below, the City is not obligated to submit the annexation request to the electors. As such the proposal is consistent with these requirements.

ORS 222.120 - Procedure without election by city electors; hearing; ordinance subject to referendum. (1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection. (2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation. (3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period. (4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question: (a) Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation; (b) Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or (c) Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915. (5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465. (6) The ordinance referred to in subsection (4) of this section is subject to referendum. (7) For the purpose of this section, ORS 222.125 and 222.170, "owner" or "landowner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

**FINDINGS:** The City Charter does not require the City Council to submit a proposal for annexation to the voters. This annexation is not being submitted to the voters; instead, public hearings on the annexation are being held in accordance with the requirements of this statute. Notice of the public hearings is being published in accordance with ORS 222.120, including once each week in the Hood River News for two successive weeks prior to the date of the City Council hearing, as well as posting of notices of the hearing in four public places in the city for the same period of time.

This annexation request includes withdrawal of territory from districts named in ORS 222.465 (Ice Fountain Water District) and ORS 222.510 (West Side Rural Fire Protection District). Pursuant to ORS 222.111(4), the effective date of withdrawal from West Side Fire can be the effective date of the annexation. Pursuant to ORS 222.465, if the ordinance, annexation or incorporation that results in the withdrawal is enacted or approved after March 31 in any year, the effective date of the withdrawal of territory shall be July 1 in the following year; if the ordinance, annexation or incorporation that results in the withdrawal is enacted or approved before April 1 in any year, the effective date of the withdrawal of territory shall be July 1 in the same year. In this case, the ordinance withdrawing these Districts from the annexed territory is to be enacted after April 1, 2016. Therefore the effective date of the withdrawal of the territory from Ice Fountain

Water District is to be July 1, 2017. As such **a condition of approval is recommended that the effective date of withdrawal from the West Side Rural Fire Protection District shall be the effective date of the annexation, and the effective date of withdrawal from the Ice Fountain Water District shall be July 1, 2017.**

ORS 222.125 Annexation by consent of all owners of land and majority of electors. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

**FINDINGS:** Written consent to the annexation must be provided by the owner and not less than 50% of the residents who are registered to vote at this address. Records of the Hood River County Elections office indicate that there are no voters registered at the subject properties. Both existing property owners signed the application form requesting city sewer and water services (Attachment "A.1"). As such the proposal is consistent with these requirements.

ORS 222.180 Effective date of annexation. (1) The annexation shall be complete from the date of filing with the Secretary of State of the annexation records as provided in ORS 222.177 and 222.900. Thereafter the annexed territory shall be and remain a part of the city to which it is annexed. The date of such filing shall be the effective date of annexation.

**FINDINGS:** Public hearings for this annexation will take place before the City Planning Commission and City Council. If approved the City Council will read the ordinance approving the annexation and withdrawing the territory from West Side Rural Fire Protection District and Ice Fountain Water District for the first time by title only (and second time if a full Council is present). After the second reading the ordinance will be transmitted to the Secretary of State for filing. Pursuant to ORS 222.180 the effective date of the annexation is the date it is filed with the Secretary of State.

222.183 Notice of annexation when effective date delayed for more than one year. (1) If the effective date of an annexation is more than one year after the date of a proclamation of annexation, the city, through its recorder or other city officer or agency performing the duties of recorder under this section, shall send notice to the county clerk of each county within which the city is located. The notice shall be sent not sooner than 120 days and not later than 90 days prior to the effective date of the annexation. (2) The notice described in subsection (1) of this section shall be in addition to any other notice or filing required under ORS 222.010 to 222.750.

**FINDINGS:** As addressed above the effective date of annexation will be the date the annexation is filed with the Secretary of State. The annexation will be filed with the Secretary of State less than one year from the date of proclamation of annexation.

## **C. HRMC 17.03.020 – URBAN STANDARD DENSITY RESIDENTIAL (R-2) ZONE**

### **A. Permitted Uses.**

1. Single-family dwellings and accessory structures
2. Duplexes

3. Home occupations
4. Manufactured homes
5. Bed and breakfast facilities
6. Mobile home parks
7. Family day care
8. Residential care facilities
9. Group residential, if less than fifteen (15) persons
10. Transportation facilities pursuant to 17.20.050(A)
11. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
12. Accessory dwelling units

**B. Conditional Uses:**

**C. Site Development Standards.** The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:

1. Per dwelling unit or duplex, a minimum of 5,000 square feet.
2. Per townhouse building, a minimum of 2,100 square feet.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
5. Lot Coverage: Pursuant to 17.04.120

**D. Setback Requirements.** The minimum setback requirements shall be as follows:

1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/ rear yard.
  - a. No structure shall be placed closer than five (5) feet from the side property line.
  - b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
  - c. No structure shall be placed closer than ten (10) feet from the rear property line.
  - d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

**E. Maximum Building Height.** Thirty-five (35) feet for all uses except residential uses; twenty-eight (28) feet for all residential uses.

**F. Parking Regulations.**

1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required front yard setback area.
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
  - a. New construction
  - b. Change of use
  - c. New or expanded parking area

4. Bicycle parking as required by 17.20.040.

G. **Signs:** All signs shall be in conformance with the sign regulations in this title.

**FINDINGS:** The subject property is zoned Urban Standard Density Residential (Urban Growth Area, U-R-2) and the portion to be annexed will be zoned Urban Standard Density Residential (R-2).

The applicants anticipate development of a single-family dwelling on each of the two proposed parcels will be established by a minor partition following annexation. Any use of the annexed property will be reviewed for consistency with the requirements of the R-2 Zone prior to issuance of building permits.

#### **D. HRMC 16.08 – GENERAL PROCEDURAL REQUIREMENTS FOR ALL LAND DIVISIONS**

##### **16.08.010 Approval Process for Subdivisions and Partitions**

- A. **Subdivision and Partition Approval through Three-Step Process.** Applications for subdivision or partition approval shall be processed through a three-step process.
1. **Pre-Application Conference:** A pre-application conference with City staff is required for all partitions and subdivisions prior to submittal of the preliminary plat application unless waived by the Planning Director. The applicant shall provide information and materials of a sufficient level of detail to clearly explain the proposed land division.
  2. **Preliminary Plat:** The preliminary plat shall be approved before the final plat can be submitted for approval consideration.
    - a. Partitions. Review of a preliminary plat for a partition shall be processed by means of an Administrative action, as governed by Title 17 Administrative Actions in the Review Procedures chapter (Section 17.09.030).
    - b. Subdivisions. Review of a preliminary plat for a subdivision shall be processed by means of a Quasi-Judicial action, as governed by Title 17 Quasi-Judicial Actions in the Review Procedures chapter (Section 17.09.040). All preliminary plats shall be reviewed using approval criteria for preliminary plats contained in this Title. An application for subdivision may be reviewed concurrently with an application for a Planned Development under Title 17.
  3. **Review of Final Plat:** The final plat shall include all conditions of approval of the preliminary plat. Review of a final plat for a subdivision or partition shall be processed by means of a Ministerial procedure under Title 17 Ministerial Actions in the Review Procedures chapter (Section 17.09.020), using the approval criteria for final plats in this title. Filing and recording of the final plat shall be in compliance with the requirements of 16.08.050.

**FINDINGS:** The applicants submitted a Minor Partition application to be reviewed currently with the Annexation application. The applicants' Preliminary Partition Plat (Attachment "A.4") depicts two parcels in the area to be annexed, and a third parcel of approximately 3.66 acres that will not be annexed. Because three parcels are proposed the application is considered a Minor Partition.

The planning commission recommended separating the Minor Partition application from the Annexation application. As such, a separate set of findings and conditions of approval will



be prepared for the Minor Partition. Approval of the Minor Partition is contingent upon approval of the Annexation.

**III. CONCLUSION:** The proposed Annexation was initiated by the property owners in order to obtain sanitary sewer and water services and facilitate a Minor Partition to establish three parcels, two of which are to be annexed. A third parcel, totaling approximately 3.66 acres, will remain in Hood River County's jurisdiction. A separate set of findings and conditions of approval will be prepared for the Minor Partition.

The portion of the subject property to be annexed will be withdrawn from the Ice Fountain Water District and the West Side Rural Fire Protection District in association with annexation, and the owners will be responsible for compensating West Side Rural Fire Protection District for lost revenue as addressed in this decision.

**IV. CONDITIONS OF APPROVAL:** Based on the foregoing findings and except as conditioned below, this application is approved in general conformance with the applicants' proposal, the preliminary site plan and related plans and all representations and statements made by the applicants or any authorized representatives. This approval is granted subject to the requirements that the applicants, owners or subsequent developer (the "developer") shall comply with all applicable code provisions, laws and standards and the following conditions. These conditions shall be interpreted and implemented consistently with the foregoing findings:

1. Annexation and withdrawal from West Side Rural Fire Protection District and Ice Fountain Water District is required. All annexation and withdrawal fees are the responsibility of the applicants.
2. The effective date for the annexation shall be the date it is filed with the Secretary of State, except for purposes of ORS 308.225. The effective date of withdrawal from the West Side Rural Fire Protection District shall be the effective date of the annexation, and the effective date of withdrawal from the Ice Fountain Water District shall be July 1, 2017.
3. The property owners and their heirs, successors and assigns shall compensate the City of Hood River for the costs associated with the withdrawal of the subject property from the West Side Rural Fire Protection District (WSFD) pursuant to the intergovernmental agreement between WSFD and the City. The City will send a bill to the applicants and payment shall be made to the City of Hood River by the due date specified by the bill.

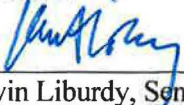
**V. DECISION:** Commissioner Pavlenko moved and Commissioner Smith seconded a motion to forward a recommendation of approval of the annexation to the City Council based upon the above Findings of Fact and subject to the Conditions of Approval of this Final Order. The motion passed with a 4-0 vote.

**APPROVED BY THE CITY OF HOOD RIVER PLANNING COMMISSION** the 29 day of SEPTEMBER, 2016.



Nikki Hollatz, Chair

ATTEST:



Kevin Liburdy, Senior Planner



## **ADDITIONAL APPLICATION INFORMATION**

Please submit the following information with your completed application form:

1. Assessor's map (tax lot map) showing the location of your parcel.
2. For contiguous parcels, a copy of the most recent deed to your property with a complete legal description.
3. Addresses of all dwellings and/or businesses located on the parcel.
4. Names, addresses, and ages of all residents on the parcel and verification whether they are registered voters.
5. Written consent to the annexation must be provided by the owner and not less than 50% of the residents who are registered to vote at each address.
6. Written statement in support of annexation addressing the applicable annexation criteria of the Hood River zoning ordinance.

## **REQUEST**


**Sewer Service**   X  

**Water Service**   X  

In connection with this request to hook up to and receive water and/or sewer service from the City of Hood River, I/we hereby petition the Honorable Mayor and City Council of Hood River for annexation of the above-described property. I/we further desire that by this petition, the above-described property be annexed to and included within the corporate limits of the city of Hood river, Oregon, a municipal corporation, and I/we do hereby consent to such annexation without the necessity of any election being called within the area above described or a public hearing being held pursuant to ORS 222.125, and I/we do hereby consent to the City of Hood River taking such steps a necessary to determine whether or not the above-described property shall be annexed.

If the City determines that the above-described property is to be annexed, at least 51% of the electors residing on the property will be required to sign a Consent-to-Annexation agreement in order to complete the annexation process.

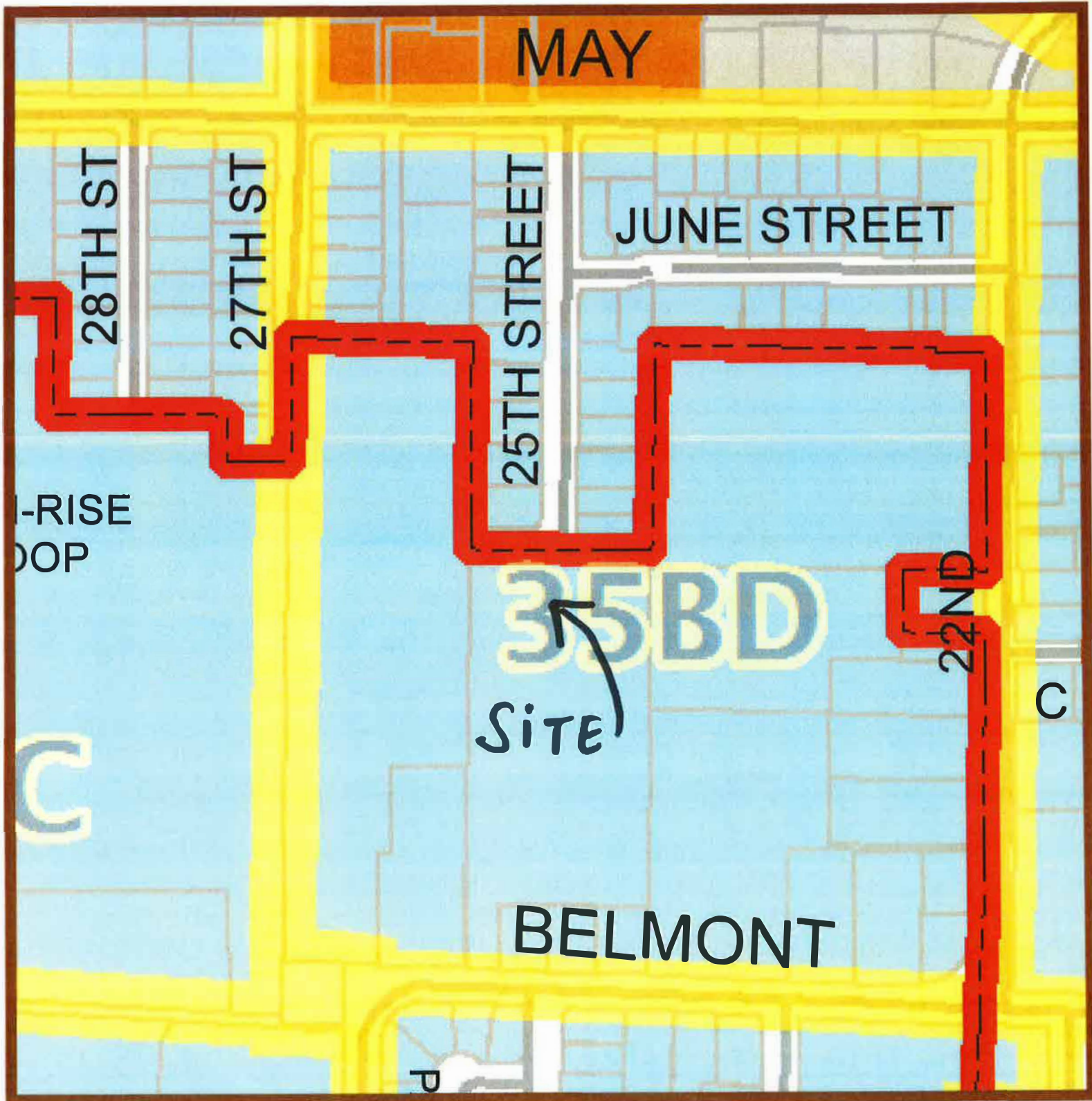
If the City determines that the above-described property will not be annexed at this time, the property owner(s) will be required to execute and record a Consent-to-Annexation agreement prior to connection to city water and/or sewer.

  
Signature

# Hanners Annexation & Minor Partition - 3N10E35BD Tax Lot 900







# HOOD RIVER






## CITY LIMITS and URBAN GROWTH BOUNDARY ZONING MAP

### Legend




#### Zoning:

-  R-1 Urban Low Density Residential
-  R-2 Urban Standard Density Residential
-  R-3 Urban High Density Residential
-  C-1 Office Residential
-  C-2 General Commercial
-  I Industrial
-  LI Light Industrial
-  OS Open Space/Public Facility
-  RC Columbia River Recreational/Commercial

#### Overlay Zones

-  IAMP-ACCESS MGMT. BLOCKS
-  INTERCHANGE AREA MGMT PLAN ZONE
-  Waterfront Zone
-  Floodplain
-  Geologic Hazard

#### Boundaries:

-  City Limits
-  Urban Growth Boundary
-  Assessor Map Index



1 inch equals 0.25 miles

**Zone boundaries are approximate only. Final boundary decisions are subject to determination by the appropriate Planning Department having jurisdiction.**

**Within City Limits:**  
City of Hood River  
Planning Department  
301 Oak Street  
Hood River, OR 97031

(541) 387-5210



**Outside City Limits:**  
County of Hood River  
Planning Department  
601 State Street  
Hood River, OR 97031

(541) 387-6840



**DISCLAIMER:** This map product was prepared by Hood River County and is for informational purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

August 201

## TERRA SURVEYING

### APPLICATION PARTITION PLAT for RICH AND LINDA HANNERS

**LOCATION OF SURVEY:**  
PARCEL OF LAND LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON

**SCALE:** 1" = 50'  
**BASIS OF BEARING:**  
HOOD RIVER COUNTY SURVEY No. 2015-032

**NARRATIVE:**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX LOT 900 INTO 3 PARCELS. THE BOUNDARY WAS RESOLVED BY FINDING ORIGINAL PLAT DOCUMENTATION AND COMPARING MEASUREMENTS TO THE NORTHWEST CORNER OF LOT 11 OF APA. SEE THE FACE OF THE PLAT FOR FURTHER DETAILS.

**REFERENCES:**  
SURVEYS FILED IN HOOD RIVER COUNTY SURVEYORS OFFICE:  
C.S. No. 79068, SURVEY FOR DIXON BY BRANTON (L.S. 3893) FILED ON SEPT 4, 1979.  
C.S. No. 81110, SUBDIVISION PLAT OF DIXON HEIGHTS ADDITION, FILED ON DEC 30, 1981.  
C.S. No. 84071, SURVEY FOR CAMPBELL BY KLEN (L.S. 932) FILED ON OCT 31, 1984.  
C.S. No. 88040, SURVEY FOR EAGLE HOMES BY ORON (L.S. 1028) FILED ON SEPT 13, 1988.  
C.S. No. 90083, SURVEY FOR ANYAMA BY ORON (L.S. 1028) FILED ON OCT 1990.  
C.S. No. 2015-032, SUBDIVISION PLAT OF ZAHRA LANE PUD BY TERRA (L.S. 72306) FILED JULY 21, 2015.

**LEGEND:**  
● SET 5/8" IRON ROD WITH CAP, L.S. 72306  
SET ON DECEMBER 1990  
○ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 2393  
SET ON C.S.  
⊙ FOUND 1/2" IRON ROD WITH PLASTIC CAP, L.S. 1028  
SET ON C.S.  
□ CALCULATED BOUNDARY CORNER  
( ) DEED OR SURVEY DIMENSION

**HOOD RIVER COUNTY  
SURVEYOR'S OFFICE**  
  
 CS# \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_  
 BY: \_\_\_\_\_

**OWNER/DEVELOPER:**  
RICH HANNERS  
P.O. BOX 879  
HOOD RIVER, OR. 97031

**SURVEYOR'S CERTIFICATE**  
I, ERIC M. CARLSON,  
being first and duly sworn, depose and say that  
I have correctly surveyed and marked with  
proper measurements the lands represented on this  
Partition Plat. The boundaries being described on  
the face of the plat are as follows:  
All of the East half of Lot Number 11 of Adams  
PUD, being a subdivision of a  
portion of the Williams Addition Division Land  
Order No. 38 to Township 3 North, Range 10  
East of the Willamette Meridian in Hood River  
County and State of Oregon, EXC37796.  
THENCE from the North 237 acres surveyed to 255  
Acres and the same, bounded and sold, by deed  
dated July 7, 1930 and recorded in Volume 22  
of page 371, Book Records of Hood River  
County, ALSO EXC37796 the following:  
Beginning at the Southeast corner to Lot 11,  
ADAMS PUD, being a subdivision of  
a portion of the Williams Addition Division Land  
Order No. 38 to Township 3 North, Range 10  
East of the Willamette Meridian in Hood River  
County and State of Oregon, thence North  
07°04'00" East along the East line of said Lot 11  
a distance of 140.0 feet; thence North 88°19'39"  
West, parallel to the South line of said Lot 11 a  
distance of 245.0 feet; thence South 07°04'00"  
West parallel to the East line of said Lot 11 a  
distance of 140.0 feet to the South line of said  
Lot 11; thence South 88°19'39" East along the  
South line of said Lot 11 a distance of 245.0  
feet to the place of beginning.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
for application  
  
 OREGON  
 December 31, 2009  
 ERIC M. CARLSON  
 Expires: December, 2017

**DECLARATION**  
We the owner(s) of the land shown herein, hereby  
declare that this division of land has been made with  
our free consent and in accordance with the provisions  
of ORS Chapter 92 and deposits in the public  
records as shown on this plat.

**OWNER:** \_\_\_\_\_  
 State of \_\_\_\_\_  
 County of \_\_\_\_\_  
 This instrument was acknowledged before me as  
 a representative of \_\_\_\_\_  
 on \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Notary Signature:** \_\_\_\_\_  
 Public Notary - OREGON  
 Commission number: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.  
 Hood River County Director of Budget and  
 Finance, Treasurer/ Tax Collector

I hereby certify this partition was  
 ordered and approved as of this \_\_\_\_\_ day  
 of \_\_\_\_\_, 2015.

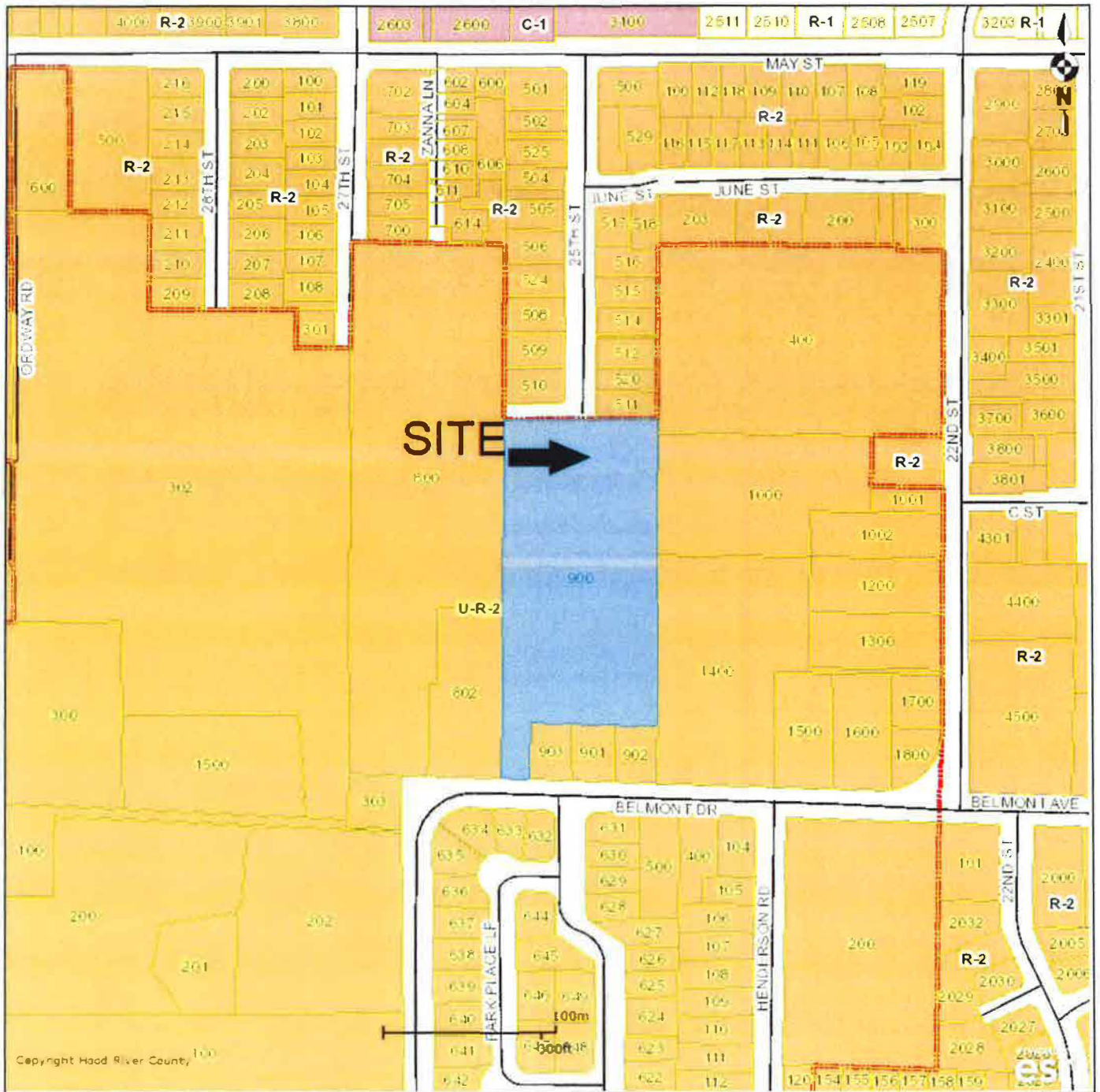
**Hood River County Surveyor**  
 I hereby certify this partition was  
 ordered and approved as of this \_\_\_\_\_ day  
 of \_\_\_\_\_, 2015.

**Planning File Number** \_\_\_\_\_  
**Hood River County Planning Director**

**TERRA SURVEYING**  
 DATE: JUNE 1, 2016  
 SCALE: 1" = 50'  
 PROJECT: 14081PLAT  
 ASSOCIATES MAP: 39-10E-3580  
 P.O. BOX 817  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 306-4531  
 E-Mail: terra@terra.net  
 www.terrasurveying.com



# Hanners ANX/mP - ~~Location Map~~ 3N10E35BD Tax Lot 900



## Kevin Liburdy

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**From:** Rick Brock <rick@fidhr.org>  
**Sent:** Friday, June 17, 2016 3:52 PM  
**To:** Kevin Liburdy  
**Subject:** Re: Annexation and Minor Partition Applications (City Planning Dept. File No. 2016-24) - Hanners - 3N10E35BD Tax Lot 900

Kevin,  
Tax lot 0900 has 4.10 water right acres. At this time Farmers Irrigation District is continuing to serve water to annexed properties. FID has partition requirements and fees. Contact Rick to complete the necessary paperwork.

Thank you for notification of this matter.

---  
Rick Brock  
Farmers Irrigation District  
Water Rights Specialist  
541-387-5263  
[rick@fidhr.org](mailto:rick@fidhr.org)

On Fri, Jun 17, 2016 at 3:40 PM, Kevin Liburdy <[Kevin@ci.hood-river.or.us](mailto:Kevin@ci.hood-river.or.us)> wrote:

I just received confirmation from Rich Hanners that Parcel 3 (approx. 3.66 acres) is to remain in the jurisdiction of the county and districts. As such, the annexation area totals approximately one half acre (i.e. Parcels 1 and 2, and rights-of-way for streets).

Thanks, Kevin

**From:** Kevin Liburdy  
**Sent:** Friday, June 17, 2016 3:03 PM  
**To:** Jim Trammell; [ifwater@hrecn.net](mailto:ifwater@hrecn.net); [rick@fidhr.org](mailto:rick@fidhr.org)  
**Subject:** Annexation and Minor Partition Applications (City Planning Dept. File No. 2016-24) - Hanners - 3N10E35BD Tax Lot 900

Jim, Mark and Rick,

We received the attached application for annexation and a partition to establish two new parcels and connect them to city sewer and water. The annexed property would be withdrawn from

**ATTACHMENT "C"**  
FILE NO. 2016-24



## Kevin Liburdy

---

**From:** Ice Fountain Water District <ifwater@hrecn.net>  
**Sent:** Monday, June 20, 2016 10:30 AM  
**To:** Kevin Liburdy  
**Subject:** RE: Annexation and Minor Partition Applications (City Planning Dept. File No. 2016-24) - Hanners - 3N10E35BD Tax Lot 900

Good morning Kevin. The above referenced annexation appears to meet all criteria of the IGA with Ice Fountain Water District. There is no infrastructure or water services to these parcels from Ice Fountain Water District, so there would be no payback to Ice Fountain. Thanks and have a good day.

Mark Beam  
District Manager  
Ice Fountain Water District  
541-386-4299

-----Original Message-----

From: Kevin Liburdy [mailto:Kevin@ci.hood-river.or.us]  
Sent: Friday, June 17, 2016 3:41 PM  
To: Jim Trammell <wsfd502@gorge.net>; ifwater@hrecn.net; rick@fidhr.org  
Subject: RE: Annexation and Minor Partition Applications (City Planning Dept. File No. 2016-24) - Hanners - 3N10E35BD Tax Lot 900

I just received confirmation from Rich Hanners that Parcel 3 (approx. 3.66 acres) is to remain in the jurisdiction of the county and districts. As such, the annexation area totals approximately one half acre (i.e. Parcels 1 and 2, and rights-of-way for streets).

Thanks, Kevin

From: Kevin Liburdy  
Sent: Friday, June 17, 2016 3:03 PM  
To: Jim Trammell; ifwater@hrecn.net; rick@fidhr.org  
Subject: Annexation and Minor Partition Applications (City Planning Dept. File No. 2016-24) - Hanners - 3N10E35BD Tax Lot 900

Jim, Mark and Rick,

We received the attached application for annexation and a partition to establish two new parcels and connect them to city sewer and water. The annexed property would be withdrawn from WSFD and IFWD.

Although it's not clear from the annexation application form, it is my understanding that Parcel 3 (totaling approximately 3.66 acres) is to remain in Hood River County and in the districts. I left a voicemail with the applicants asking for verification and I will follow up with you after they confirm.

The map below depicts the subject property and city limits boundary.

## Kevin Liburdy

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**From:** Ice Fountain Water District <ifwater@hrecn.net>  
**Sent:** Wednesday, August 31, 2016 8:12 AM  
**To:** Kevin Liburdy  
**Subject:** RE: Request for Comments - Hanners Annexation and Minor Partition (File No. 2016-24)  
- 3N10E35BD Tax Lot 900

Good morning Kevin. Regarding the Hanners annexation (File No. 2016-24), it appears that this annexation meets all criteria determined by the IGA.

Ice Fountain Water District has no services or infrastructure on these parcels therefore there will be no payback to Ice Fountain Water District.

Thank you.

Mark Beam  
District Manager  
Ice Fountain Water District  
541-386-4299

-----Original Message-----

From: Kevin Liburdy [mailto:Kevin@ci.hood-river.or.us]  
Sent: Tuesday, August 30, 2016 4:50 PM  
To: Nikki Gross <N.Gross@ci.hood-river.or.us>; Jesse Birge <Jesse@ci.hood-river.or.us>; Marlo Messmer <marlo@ci.hood-river.or.us>; Gary Lindemyer <glind@ci.hood-river.or.us>; Kip Miller <kip@hoodriverfire.com>; Devon Wells <Devon@hoodriverfire.com>; Neal Holste <Neal\_Holste@ci.hood-river.or.us>; Will Norris <w.norris@cityofhoodriver.com>; Hood River County Surveyor <surveyor@co.hood-river.or.us>; Duane Ely <duane.ely@co.hood-river.or.us>; brian.beebe@co.hood-river.or.us; Marie Uhlir <marie.uhlir@co.hood-river.or.us>; Eric Walker <eric.walker@co.hood-river.or.us>; Don Wiley <Don.Wiley@co.hood-river.or.us>; Erica Stolhand <erica.stolhand@co.hood-river.or.us>; Mike Schrankel <mike.schrankel@co.hood-river.or.us>; rick@fidhr.org; ifwater@hrecn.net; Jim Trammell <wsfd502@gorge.net>  
Subject: Request for Comments - Hanners Annexation and Minor Partition (File No. 2016-24) - 3N10E35BD Tax Lot 900

Please find attached a request for comments for the above-referenced application.

After reviewing the application at a public hearing, the city planning commission will make a recommendation to the city council regarding the Annexation application, and the planning commission will make a decision on the Minor Partition. Approval of the Minor Partition is subject to approval of the Annexation by the city council.

Thanks,

Kevin Liburdy  
Senior Planner  
City of Hood River  
541-387-5224  
211 2nd Street

## Kevin Liburdy

---

**From:** Rick Brock <[rick@fidhr.org](mailto:rick@fidhr.org)>  
**Sent:** Wednesday, August 31, 2016 1:37 PM  
**To:** Kevin Liburdy  
**Subject:** Hanners 2016 - 24

Kevin,

Farmers Irrigation District has reviewed the Minor partition for Rich Hanners. FID will require that all paperwork including a partition application be completed prior to approval, some fees may apply. Contact Rick Brock for an appointment. At this time FID will continue to deliver irrigation water to annexed properties.

Thank you,

---  
Rick Brock  
Farmers Irrigation District  
Water Rights Specialist  
541-387-5263  
[rick@fidhr.org](mailto:rick@fidhr.org)

BRIAN D. BEEBE  
DIRECTOR

KIMBERLY KEAN  
CHIEF DEPUTY ASSESSMENT  
ELECTIONS SUPERVISOR

DUANE ELY  
CHIEF APPRAISER



DEPARTMENT OF RECORDS & ASSESSMENT

HOOD RIVER COUNTY  
601 STATE STREET  
HOOD RIVER, OREGON 97031-1871

(541) 386-1442 – RECORDS & ELECTIONS  
(541) 386-4522 – ASSESSMENT  
(541) 387-6864 – FAX NUMBER

September 1, 2016

To: Planning Department

From: Assessment Department

Re: Hanners Annexation and Minor Partition #2016-24 (3N 10 35BD 900)

Annexation – No comment.

Minor Partition - The applicant is advised to contact the Assessor's Office to determine assessed value changes which may result because of the proposed action.

**Further, it is advised that applicant reviews ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded.**

Brian D. Beebe, Director  
Department of Records and Assessments  
Hood River County Courthouse  
Hood River, OR 97031

by: Duane A. Ely, Chief Appraiser

## **Kevin Liburdy**

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**From:** Jim Trammell <wsfd502@gorge.net>  
**Sent:** Tuesday, September 06, 2016 9:22 AM  
**To:** Kevin Liburdy  
**Subject:** RE: Request for Comments - Hanners Annexation and Minor Partition (File No. 2016-24)  
- 3N10E35BD Tax Lot 900

West Side has no comment on this application other than will the applicant or City pay the annexation fees and will it be in one payment or over 5 years, (needed for budget information

Thanks

JT

Jim Trammell  
Fire Marshal/Fire Administrator  
Westside RFPD  
1185 Tucker Road  
Hood River, OR 97031  
W 541 386 1550  
F 541 386 7228  
[wsfd502@gorge.net](mailto:wsfd502@gorge.net)  
[www.westsidefire.com](http://www.westsidefire.com)

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**From:** Kevin Liburdy [<mailto:Kevin@ci.hood-river.or.us>]  
**Sent:** Tuesday, August 30, 2016 4:50 PM  
**To:** Nikki Gross; Jesse Birge; Marlo Messmer; Gary Lindemyer; Kip Miller; Devon Wells; Neal Holste; Will Norris; Hood River County Surveyor; Duane Ely; [brian.beebe@co.hood-river.or.us](mailto:brian.beebe@co.hood-river.or.us); Marie Uhler; Eric Walker; Don Wiley; Erica Stolhand; Mike Schrankel; [rick@fidhr.org](mailto:rick@fidhr.org); [ifwater@hrecn.net](mailto:ifwater@hrecn.net); Jim Trammell  
**Subject:** Request for Comments - Hanners Annexation and Minor Partition (File No. 2016-24) - 3N10E35BD Tax Lot 900

Please find attached a request for comments for the above-referenced application.

After reviewing the application at a public hearing, the city planning commission will make a recommendation to the city council regarding the Annexation application, and the planning commission will make a decision on the Minor Partition. Approval of the Minor Partition is subject to approval of the Annexation by the city council.

Thanks,

Kevin Liburdy  
Senior Planner  
City of Hood River  
541-387-5224  
211 2nd Street  
Hood River, OR 97031

**ATTACHMENT "H"**  
FILE NO. 2016-24

CITY OF HOOD RIVER  
PUBLIC WORKS / ENGINEERING DEPARTMENT

Date: September 9, 2016

Engineering Department comments for: 3N 10E 35BD # 900 Hanners Minor Partition / Annexation

These comments are based on the City's review of preliminary plans for a 3 parcel Minor Partition and Annexation submitted by Rich and Linda Hanners. They are intended to identify improvements that may be needed to provide adequate public facilities to the property for the proposed use. The applicant is encouraged to consider alternative means of providing adequate public facilities or to show how the requirement to provide adequate public facilities can be met. The reviewing body (Planning Commission or Planning Director) will establish conditions of approval to insure that adequate public facilities are provided.

The developer is responsible for providing adequate public facilities. If an application for the proposed use is submitted, the application cannot be approved unless the reviewing body determines that adequate public facilities are provided.

**General**

These comments cover requirements under Titles 16 and 17 of the Hood River Municipal Code for providing adequate public facilities and do not include engineering specifications or other more specific requirements of the City. Other engineering and code specifications may be applicable at the time of engineered plan review or building permit application.

**Prior to final plat all utilities shall be placed underground including power, phone, cable television and other telecommunications lines.**

All City water, sanitary, and or storm sewer pipes and appurtenances located outside of a dedicated public right of way must be located within a recorded easement on a form provided by the City. All easements must meet the requirements of the City Engineering Standards.

The Oregon Department of Environmental Quality requires a National Pollutant Discharge Elimination System (NPDES) 1200 – C permit for all projects that disturb one acre or more. Contact the Bend regional DEQ office at 541-388-6146 for permit application forms and more information.

Design and construction of public facilities must meet the requirements of the City of Hood River Engineering Standards. A copy of the Engineering Standards is available at the City Public Works office or on line at [www.ci.hood-river.or.us](http://www.ci.hood-river.or.us).

**Prior to any site work a Construction Site Permit is required.**

**Prior to the engineered design of any public facilities a pre – submittal meeting is required.**

All fees, bonds, and insurance must be provided as per the City of Hood River Engineering Standards.

## **Water**

City water is available for extension within the 25<sup>th</sup> Street right of way.

All piping must be looped, with valves on all legs of system at intersections.

Pipe sizes must be consistent with the City's Water Master Plan.

See City of Hood River Engineering Standards Section 4.6 Potable Water Systems for design and submittal criteria.

**Prior to final plat extension of the City water system to the south and west property lines of parcel 2 shall be completed and approved by the City Engineering Department.**

## **Sanitary Sewer**

The City system is available for extension within the 25<sup>th</sup> Street right of way.

Sizing of all pipes must meet the City's Sanitary Sewer Capital Facilities Plan (CFP)

See City of Hood River Engineering Standards Section 4.7 Sanitary Sewer Systems for design and submittal criteria.

**Prior to final plat extension of the City sanitary sewer system to the south and west property lines of parcel 2 shall be completed and approved by the City Engineering Department.**

## **Streets**

The Future Street Plan provided exceeds the City Transportation System Plan (TSP) maximum length for a Cul – De – Sac. Any future development will be required to provide an acceptable street connectivity plan that meets the City TSP.

See City of Hood River Engineering Standards Section 4.4 Roadways for design and submittal criteria.

**Prior to final plat 25<sup>th</sup> Street shall be extended to the south property line of parcel 2 and improved to the Local Option A standard.**

**Prior to final plat Taylor Street shall be extended to the west property line of parcel 2 and half street plus 10' improvements completed to the Local Option A standard.**

## **Storm Sewer**

The City system is available for extension within the 25<sup>th</sup> Street right of way.

Any future development will be required to provide a Storm Water Management Plan as per City Engineering Standards.

Sizing of all pipes must meet the City's Stormwater Utility Capital Facilities Plan (CFP)



See City of Hood River Engineering Standards Section 4.5 Stormwater Management for design and submittal criteria.

**Prior to final plat extension of the City storm sewer system to the south and west property lines of parcel 2 shall be completed and approved by the City Engineering Department.**

## Westside Rural Fire Protection District Compensation

Hanners – 3N10E35BD#900

2016 Assessed Value = \$13,358 for the 4+ acre parcel

Year 1	\$13.36 x 1.281*	\$17.11
Year 2	\$17.11 plus 5.8%	\$18.10
Year 3	\$18.10 plus 5.8%	\$19.15
Year 4	\$19.15 plus 5.8%	\$20.27
Year 5	\$20.27 plus 5.8%	\$21.44

Total \$96.08 for the 4+ acre parcel

\$12.01 for the 0.5 +/- acre of the site to be annexed

\* reflects \$0.50/\$1,000 local option levy implemented on July 1, 2015 lasting to June 30, 2020

## **Kevin Liburdy**

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**From:** Brumley, Tonya <tlb@nwnatural.com>  
**Sent:** Monday, September 19, 2016 11:33 AM  
**To:** Kevin Liburdy  
**Subject:** File # 2016-24 Rich & Linda Hanners

Hi Kevin-

I am writing as an "FYI" for any interested parties as I see the respond date was 9/9. NW Natural facilities are in 25<sup>th</sup> St, ending near the NE property of 2504 Taylor St and SE corner of 1029 25<sup>th</sup> St. Gas main does not appear to continue to the southern dead end portion of 25<sup>th</sup> St.

Thank you,

Tonya

### **Tonya Brumley**

Community Affairs Manager & Acquisitions- Columbia Gorge Region

**NW Natural** 1125 Bargeway Rd The Dalles OR 97058

Direct: 541-296-2229 x 8610 or 800-422-4012 x 8610

Fax: 503-721-2500 Cell: 541-993-8889

Email: [tlb@nwnatural.com](mailto:tlb@nwnatural.com)



**Exhibit 'A'**  
**TERRA SURVEYING**  
**P.O. Box 617**  
**Hood River, OR 97031**  
**PHONE & FAX (541) 386-4531**  
**E-Mail: [terra@gorge.net](mailto:terra@gorge.net)**

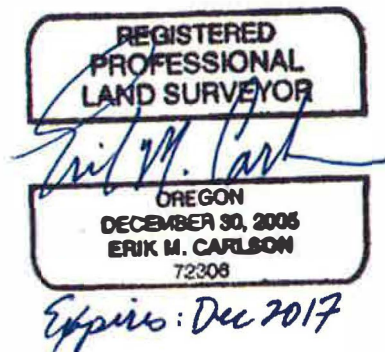
**LEGAL DESCRIPTION**  
**FOR**  
**ANNEXATION**  
**OF A PORTION OF TAX LOT 900**

The following tract of land to be annexed is located in the southeast quarter of the northwest quarter of Section 35, Township 3 North, Range 10 East, Willamette Meridian, County of Hood River and State of Oregon, is more particularly described as follows.

Commencing at a 5/8" iron rod with plastic cap monumenting the northwest corner of Lot 1 of the Dixon Heights Addition to the City of Hood River as filed in Hood River County surveyors office on December 30, 1983. Thence South 01°07'38" West a distance of 109.67 feet to a 5/8" iron rod, L.S.1815, as shown on County Survey No. 89074; thence South 00°55'10" West a distance of 221.80 feet to a 5/8" iron rod, L.S.1799 monumenting the southeast corner of "Zanna Lane P.U.D" subdivision plat; thence South 01°05'43" West a distance of 176.79 feet to a 5/8" iron rod monumenting the Southwest corner of Lot 8 of said Dixon Heights Addition, the basis of bearing is now established. Thence South 01°02'49" West a distance of 170.13 feet to the southwest corner of platted Taylor Street and POINT OF BEGINNING of this tract.

Thence South 89°01'39" East along the south line of said plat a distance of 297.64 feet to the southeast corner of Lot 11 of said Dixon Heights plat, being on the east line of east half of Lot 11 of the Plat of Adams Paradise Acreage; thence South 01°06'13" West along said east line a distance of 50.00 feet to a point; thence North 89°01'39" West a distance of 120.77 feet to a point; thence South 01°02'32" West a distance of 25.00 feet to a point; thence North 89°01'39" West a distance of 60.00 feet to a point; thence North 89°01'39" West a distance of 116.79 feet to a point on the west line of said east half of Adams Paradise Acreage; thence North 00°58'44" East along said west line a distance of 75.00 feet to the point of beginning

September 30, 2016  
Contains 19,300 Sq. Ft.  
EMC



# TERRA SURVEYING

## APPLICATION PARTITION PLAT for RICH AND LINDA HANNERS

LOCATION OF SURVEY:  
PARCEL OF LAND LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN,  
HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS#

DATE FILED:

BY:

File Number  
Testament received on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, AL.

Hood River County Director of Records  
and Assessments.

### OWNER/DEVELOPER:

RICH HANNERS  
P.O. BOX 678  
HOOD RIVER, OR. 97031

### SURVEYOR'S CERTIFICATE

I, Erik M. Carlson,  
being first and duly sworn, depose and say that  
I have correctly surveyed and marked with  
proper monuments the lands represented on this  
Partition Plat. The boundaries being described as  
follows:  
All of the East half of Lot Number 11 of ADAMS  
PARADISE ACRES, being a subdivision of a  
portion of the William Jenkins Donation Land  
Claim No. 38 in Township 3 North, Range 10  
East of the Willamette Meridian in Hood River  
County and State of Oregon, EXCEPTING  
THEREFROM the North 2.37 acres conveyed to J.G.  
Dixon and Alta Dixon, husband and wife, by deed  
dated July 2, 1930 and recorded in Volume 22  
of page 371, Deed Records of Hood River  
County, ALSO EXCEPTING THEREFROM the following:  
Beginning at the Southeast corner of Lot 11,  
ADAMS PARADISE ACRES, being a subdivision of  
a portion of the William Jenkins Donation Land  
Claim No. 38 in Township 3 North, Range 10  
East of the Willamette Meridian in Hood River  
County and State of Oregon; thence North  
00°04'08" East along the East line of said Lot 11  
a distance of 140.0 feet; thence North 88°19'39"  
West, parallel to the South line of said Lot 11 a  
distance of 245.0 feet; thence South 00°04'08"  
West parallel to the East line of said Lot 11 a  
distance of 140.0 feet to the South line of said  
Lot 11; thence South 88°19'39" East along the  
South line of said Lot 11 a distance of 245.0  
feet to the place of beginning.

### REGISTERED PROFESSIONAL LAND SURVEYOR

for application

OREGON  
December 30, 2005  
ERIK M. CARLSON  
25300  
Expires: December, 2017

### DECLARATION

We the owner(s) of the land shown herein, hereby  
declare that this division of land has been made with  
our free consent and in accordance with the provisions  
of ORS Chapter 92 and dedicate to the public  
roadways as shown on this plat.

OWNER DATE

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } s.s.

This instrument was acknowledged before me on \_\_\_\_\_ (date)  
as a representative of \_\_\_\_\_

Notary Signature

Public Notary-OREGON

Commission number: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.

Hood River County Director of Budget and  
Finance, Treasurer/ Tax Collector

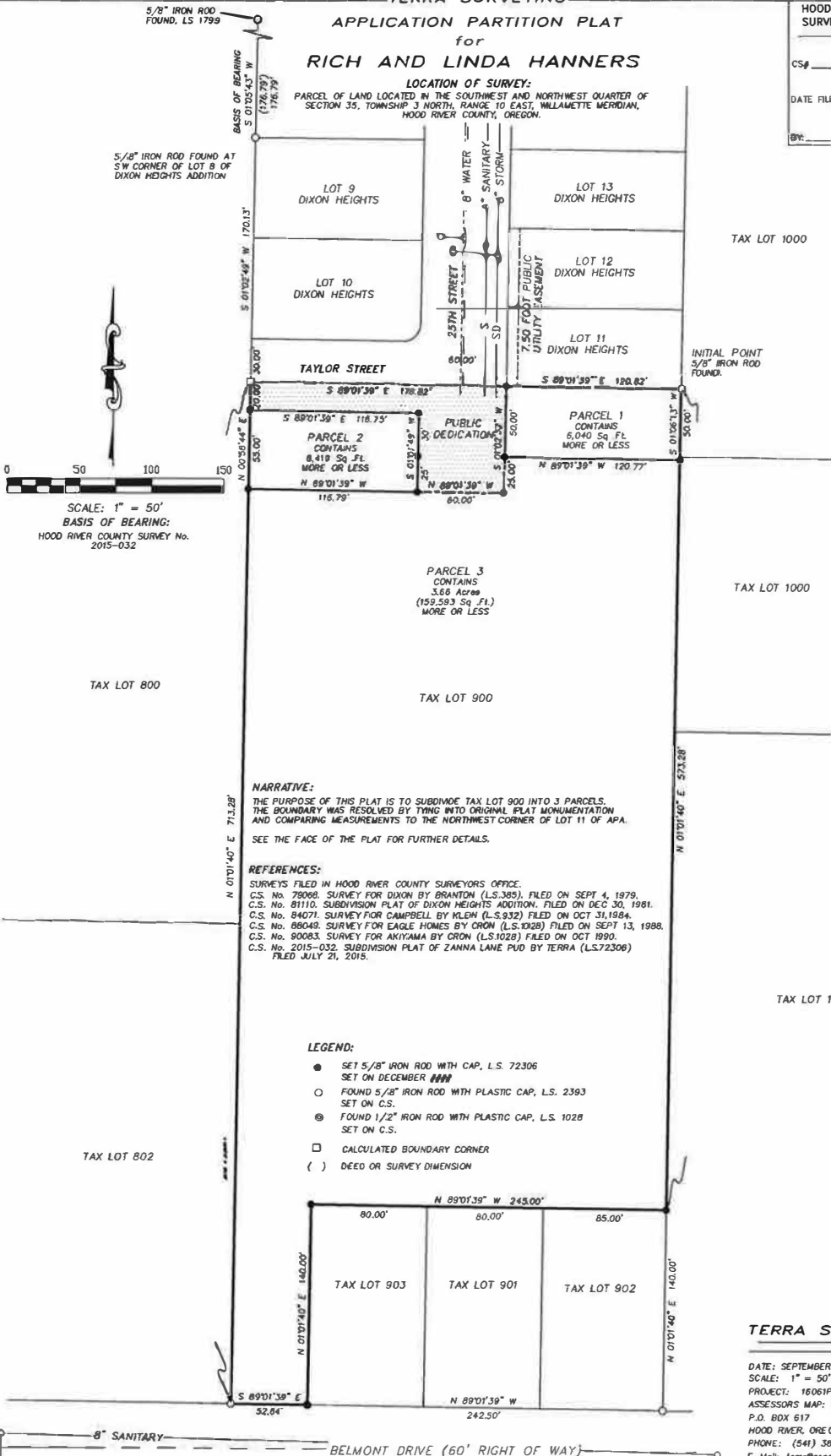
I hereby certify this partition was ex-  
amined and approved as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

Planning File Number

Hood River County Planning Director



### TERRA SURVEYING

DATE: SEPTEMBER 30, 2016  
SCALE: 1" = 50'  
PROJECT: 16061PLAT  
ASSESSOR'S MAP: 3N-10E-35SD  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com