

**CHAPTER 08
ANNEXATION**

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15.08.010 - Introduction. It is the policy of the City of Mosier 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.

15.08.020 – Application and Process. An annexation may be proposed by the City of Mosier, landowners, or a group of residents and shall include the following elements:

- A. Preliminary plans and specification, 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 certification of property ownership, registered voter status, map, and legal description.

15.08.030 – Filing Fees. Fees for filing for annexation requests shall be set by city council resolution.

15.08.040 – City Council Review. Within 30 days of receipt of the completed application, the city planner shall review the application and forward a recommendation with findings to the city council who will conduct a public hearing according to the quasi-judicial hearing procedures of the Mosier Zoning Ordinance.

15.08.050 – 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 a logical 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 Mosier 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.

G. The annexation conforms with the Comprehensive Plan.

15.08.060 – 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 Mosier, 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). This criterion does not apply where 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.

I. The annexation conforms with the Comprehensive Plan.

15.08.070 – Factors to be Considered 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 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.

15.08.080 – Factors to be Considered when Determining 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.

15.08.090 – Staff Analysis. In order to assure that 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.