

# Fern Ridge-Annexation

Proposal: The applicant is proposing to annex 17.91 acres of land into the City of Stayton. The properties are addressed as 13601 Fern Ridge Road and identified as 091W02/Tax Lots 500 and 600.



## Annexation Review criteria

When reviewing a proposed annexation of land, the planning commission will consider the following standards and criteria; the applicant shall bear the burden of proof.

In order to approve an application for annexation, the following affirmative findings concerning the action must be made by the decision authority:

***a. Need exists in the community for the land proposed to be annexed.***

Applicant Findings- Redevelopment of the underdeveloped territory will provide an economic boost to the City in terms of increased property taxes and goods and services needed during the construction phases of development. The additions of residences will provide new customers for businesses in the downtown core of the city.

Therefore, this criterion has been met.

***b. The site is or will be capable of being serviced by adequate City public services including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City.***

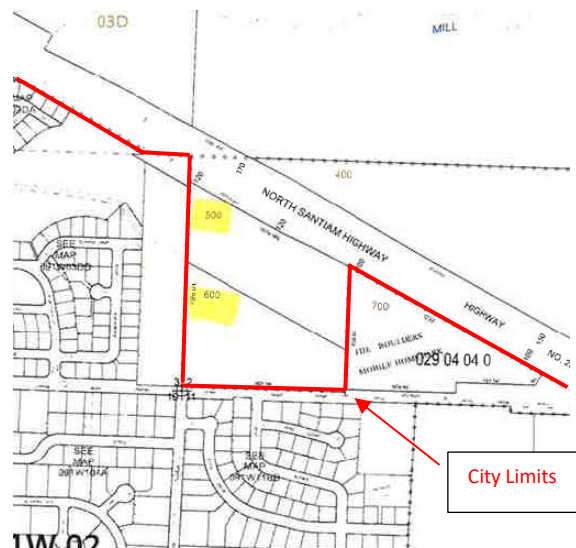
Applicant Findings- The City has adopted codes regulating installation, extension and development of public facilities for streets, water, sewer and storm drainage facilities and public utility easements. Development is subject to applicable City growth management developments standards which determine

major public linking facilities needed to serve the site. The major transportation network is in place. Internal development of public facilities necessary to serve individual lots will occur at the subdivision review stage or development. Upon acceptance by the City Public Works Director, developed facilities will be conveyed to the City for applicable right-of-way dedication or easements.

Upon annexation, fire and public safety services will be provided by the City of Stayton. Extension of water facilities necessary to provide fire service is required to be made to the Public Works Department specifications upon development. The developer is responsible for the cost of extension of improved facilities.

Therefore, this criterion will be met.

**c. The proposed annexation is property contiguous to the existing City limits.**



Applicant Findings: The subject property is surrounded by the City Limits boundary along the east, south, and west property lines as shown above.

Therefore, this criterion will be met.

**d. The proposed annexation is compatible with the character of the surrounding area and complies with the urban growth program and policies of the City of Stayton.**

Applicant Findings: The subject property is surrounded by a mobile home park to the east, vacant land to the northwest and a commercial use to the southwest. The proposed Interchange Development Zone will allow the applicant to develop the site with an RV park that will be consistent with the surrounding uses. All design and code standards will ensure that when the site is developed it is consistent with the character of the neighborhood.

Therefore, this criterion will be met.

- e. The annexation request complies, or can be made to comply, with all applicable provisions of state and local law.**

Applicant Findings: Prior to development of the site, the applicant will be required to comply with all state and local laws. Along with obtain all state and local permits required for development of the site.

Therefore, this criterion will be met.

- f. If a proposed contract annexation, within the terms and conditions of the contract the cost of City facility and service extensions to the annexed area shall be calculated by the Public Works Director.**

Applicant Findings: Prior to the development of the site, the applicant will work with City staff to determine the safest and most adequate access points for the site.

The City of Stayton has adopted codes regulating installation, extension and development of public facilities for streets, water, sewer and storm drainage facilities and public utility easements. The major transportation network is in place. Extension of facilities necessary to serve the subject property will be made to the Public Works Department specifications. The developer is responsible for the cost of extension of these facilities. Upon acceptance by the City of Stayton's Public Works Director, developed facilities will be conveyed to the City for applicable right-of-way dedication or easements. Future development review will identify internal facilities needed to serve individual lots or structures.

Therefore, this criterion will be met.



