



## ANNEXATION APPLICATION

NAME OF APPLICANT: Bob Bobosky, Wolverine Financial, LLC.  
ADDRESS: 6270 SW CANYON DRIVE, PORTLAND, OR 97225  
PHONE NO: 503-292-8261 EMAIL ADDRESS rbobosky@comcast.net  
SIGNATURE: Robert Bobosky, Member  
DATE: \_\_\_\_\_ DO YOU OWN THE PROPERTY? YES  NO

NAME OF OWNER\*: (if different than applicant) \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE NO: \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

\* "Owner" means any person shown as the owner of land on the last available assessment roll; however, where such person no longer holds the title to the property, then the term means any person entitled to be shown as owner of the land on the next assessment roll; or, where land is subject to a written agreement of sale, the term means any person shown in the agreement as purchaser to the exclusion of the seller; and the term includes any public agency owning land.

Municipal Ordinance No. 102500 (attached) establishes policies and procedures for annexing land into the City of Banks. In order to be eligible for annexation, the proposed annexation area must be contiguous to the existing city limits and located within the Banks Urban Growth Boundary. You should also know that the City Charter requires a referendum to approve the annexation. A summary of the City's annexation process is attached.

In addition, City Resolution #2006-22 (attached) requires an application fee deposit for major and minor annexations. Major annexations, which are defined as annexations of two acres or larger in area, requires an advance deposit against anticipated staff cost of \$2,500 of which \$500 is non-refundable. Minor annexations, which are defined as annexations of land less than two acres in area, requires an advance deposit against anticipated staff cost of \$1,000 of which \$500 is non-refundable.



ANNEXATION APPLICATION

NAME OF APPLICANT: MIKE CROPP, LONE OAK LAND + INVESTMENT CO.  
ADDRESS: 31345 NW NORTH AVENUE, NORTH PLAINS, OR 97133  
PHONE NO: 503-647-6596 EMAIL ADDRESS loneoakland@msn.com  
SIGNATURE: Mike Cropp  
DATE: 4-26-16 DO YOU OWN THE PROPERTY? YES X NO     

NAME OF OWNER\*: (if different than applicant) LONE OAK LAND + INVESTMENT LLC  
ADDRESS: SAME  
PHONE NO:      EMAIL ADDRESS       
SIGNATURE: Mike Cropp  
DATE: 4-26-16

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# Annexation Application Checklist



1.  **Signed Land Use Application Form**
2.  **Narrative**  
A complete and detailed narrative description of the proposed development and the existing site conditions, existing buildings, public facilities and services, presence of natural features, a discussion of the approval criteria for all permits required and how the criteria are or can be met, and any other information indicated by staff at the pre-application conference.
3.  **Code Criteria**  
A narrative explaining all aspects of the proposal in detail and addressing each of the criteria listed in Chapter 30 and any other applicable section of the Banks Municipal Code.
4.  **Written Consent**  
Written consent to the annexation signed by the requisite number of affected property owners, electors, or both within the area to be annexed, as provided by state law.
5.  **Legal Description**  
A metes and bounds legal description or acceptable alternative legal description of the territory to be annexed as certified by the Washington County Assessor's office.
6.  **Future Development Information**  
General land use plan indicating types and intensities of proposed development, transportation corridors, watercourses, significant natural features, open space, freeways and adjoining development;  
  
A detailed statement of overall development concept and methods by which physical and related social environment of the site, surrounding area, and community will be enhanced;  
  
A detailed statement of additional facilities required to meet any increased demand and a plan for the phasing in of any such facilities in accordance with the projected demand;  
A detailed statement outlining method and source of financing required will be made available in a timely manner to the hearing body to show how the applicant plans to provide any required additional facilities;

A detailed statement of availability, capacity, and status of existing water, sewer, drainage, transportation, park and school facilities;

Comprehensive narrative of potential negative physical, aesthetic, and related social effects of the proposed development on the community as a whole and on the smaller sub community or neighborhood that it will become a part of; and proposed actions to mitigate the effects; and

Narrative demonstrating need for the urban development proposed for the annexation area; need should be demonstrated based upon a factual analysis of the following factors:

- (1) Availability within the current city limits of undeveloped land designated for proposed urban development;
- (2) Analysis of immediate, short-term (1 to 5 years) demand for proposed urban development; and
- (3) Probable phasing of proposed urban development consistent with projected demand for the period that the annexation area is expected to be developed.

7.  **Quarter Maps**  
The County Assessor's quarter section map(s) showing the proposed annexed area and adjacent city territory.
8.  **A Current Preliminary Title Report for the Subject Property**
9.  **Mailing Labels for Owners within 300 Feet for the Subject Site**  
The names and addresses of property owners within 300 feet of the subject site indicated on the most recent property tax rolls. This information can be provided by a title company.
10.  **Copies**  
Two (2) copies of all information, reports and drawings (full sized and 8.5" by 11") pertaining to this application.
11.  **Electronic Version of All Application Materials**
12.  **All Required Application Fees** \$ 2500 deposit