

CITY OF HERMISTON
APPLICATION FOR ANNEXATION

Pursuant to the provisions of ORS Chapter 222 and Chapter 150 of the Hermiston Code of Ordinances, application is hereby made to annex the following described property:

Name of Applicant: Lloyd & Lois Piercy Phone: 541-376-0421

Mailing Address: PO Box 249, Echo, OR 97826-0249

Contact Person: Jackie Sielaff Phone: 541-720-9638

Mailing Address: 82552 D Street, Hermiston, OR 97838 jackie@vondinc.com

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2812B000300 Tax Lot No: 300

Subdivision (If Applicable): _____

Street Address: Elm Street & Diagonal Road

Current Comprehensive Plan Designation: Future C Proposed Zoning Designation: NC/R3/C

Land Area (In Acres): 36.3

Existing Use of Property:

Number of Single-Family Units: NA Number of Multi-Family Units: NA

Number of Commercial Units: NA Number of Industrial Units: NA

Public Facilities or Other Uses: NA

Population: Owners: NA Tenants: NA Voters: NA

Please Include the Names and Ages of All Residents:

NA

Surrounding Use of Property:

North: Future Residential

South: Low Density Residential

East: Future Residential

West: Low Density Commercial & Commercial

Current Year Taxes: \$1,937.77

Previous Year Taxes: \$1,894.09

Total Assessed Valuation: \$120,680.00

Please provide a general description of the property including topography, vegetation, drainage basins, flood plain areas, etc.:

Vacant Land with mostly sagebrush and some trees. Minor slopes, Pacific Power is across 10th Street with lines along 10th street and into the easement. Hermiston Irrigation's Hermiston Ditch runs in the easement along 10th Street.

Please explain why the annexation has been proposed:

Plans to create a subdivision and annexation will provide City services to the new residential area.

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc.:

See attached.

Does the proposed development conform to the uses allowed under the proposed zoning designation?
Yes

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

A 12" Water Main is located at 10th Street and Diagonal Road.

Location and size of the nearest sewer line:

There is an 18" Sewer Line in NE 10th Street

Proximity of other facilities (storm drains, gas lines, irrigation lines, etc.):

Cascade Natural Gas - North side of Elm Street and also a portion of 10th St.

The time at which services can be reasonably provided by the city or other district:

Upon completion of the subdivision approval that is anticipated by late Spring of 2020, there will be a need for construction utility services. Upon the completion of the Civil work, the construction of homes will start, which we anticipate fall of 2020.

The estimated cost of extending such facilities and/or services and the method of financing:

\$30k to \$50k self financed by owners and Development Loans.

Availability of the desired service from any other unit of local government (Please indicated which government):

Please indicate the roads that adjoin the parcel or will provide service to the parcel:

Service to the Development will be provided from State highway 207, and also on Diagonal Road.

Please indicate the condition of the roads and any improvements that are projected:

Highway 207 is a major collector and has a center lane for access to the Development. Diagonal Road is a paved road that will have a designated turn lane for the Development.

10th Street is a county street and due to the proximity of the power lines we propose to develop a walking path with benches and grass on the east side of the Hermiston Ditch and deed it to the City.

Please indicate if any new roads will be created or extended through the property:

There are 4-5 new streets anticipated within the Development.

If the property is presently included within the boundaries of any of the following types of governmental units, please indicate by stating the name or names of the governmental units involved.

Rural Fire District: Umatilla Co Fire Dist #

Irrigation District: Hermiston Irrigation Dist

School District: School Dist #8

Drainage District: Hermiston Irrigation Dist

Library District: Umatilla Special Library

Parks and Recreation District: Hermiston

Special Road District: Umatilla County

Please indicate which services are presently being received in the territory (For example, are residents receiving municipal water or sewer services?):

N/A - Undeveloped

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for annexation. A metes and bounds legal description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the city council, planning commission and annexation advisory committee request the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the city council, planning commission and annexation advisory committee retain the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

I am the X owner/ owner(s) authorized representative.
(If authorized representative, attach letter signed by owner or owners.)

Signature of Applicant

Date

8-19-2019

OUT OF POCKET EXPENSES FOR PUBLICATION COSTS WILL BE BILLED LATER

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 567-5521. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 8/20/19

Received By: Hupl

Meeting Date: Nov 13 2019

Fee: \$700.00

Date Paid: 8/20/19

Receipt No: 1137195

Annexation Application
Piercy
Map #4N2812B000300

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc...

We are planning a diverse community that will hold an area for Commercial services, neighborhood commercial, single-family homes and an age restricted area.

The R3 will consist of approximately 6 acres for age restricted single level duplexes and triplexes. It is anticipated that the duplexes will be two 2BR homes and the triplexes will have two 2BR and one 1BR homes for much needed independent living for Hermiston's over 55 citizens. We anticipate approximately 45 age restricted units. The age restricted duplexes and triplexes will be identical to each other on the exterior, with identical floor plans and will accommodate accessibility for Hermiston citizens who are over 55 years of age. This portion of the property will have a managed HOA to coordinate landscape maintenance, irrigation, exterior window washing and snow removal.

Approximately 25 remaining acres of the R3 designation is planned for non-age restricted single-family homes which will be constructed on small lots with moderate houses to meet the needs of Hermiston's medium income families. We will have CC&R's to ensure the quality and standard of homes are consistent throughout the neighborhood.

The 3 acres of Neighborhood Commercial may contain townhomes, duplexes or triplexes that could provide living areas plus commercial services within the home to the connecting R3 area. The 2 acres that lie on the east side of Diagonal road, is a viable location for a convenience store or other commercial businesses to provide services to this new development, the sports complex, as well as the surrounding residential areas.

There is City water and sewer readily accessible. The Developer is willing to bear the cost to extend water and sanitary sewer to the property per the Subdivision guidelines following annexation. Storm run-off will be addressed in the design.

The Development will incorporate walking paths and beautification that allow safe walking and access to members of the Hermiston community. There will be a walking path along 10th Street that ties to the existing walking path along Elm St. We will work with the Hermiston Irrigation District and the Bureau of Reclamation, to beautify the drainage ditch along 10th Street.

We would also like to incorporate a City entrance sign at the corner of Elm Street and Diagonal Road with landscaping.