

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: MonteVista Homes Phone: 541-699-4340

Mailing Address: 62958 NE Layton Ave-Ste#5, Bend, OR 97701

Contact Person: Luke Pickerill Phone: 541--699-4340

Mailing Address: 62958 NE Layton Ave-Ste#5, Bend, OR 97701

Name of Owner (If Different): Thomas Templeton Phone: 503-789-8720

Mailing Address: 18102 SE 11th St., Vancouver, WA 98683

Legal Description: Assessor's Map No: 4N2802BA Tax Lot No: 400

Subdivision (If Applicable): Farm Unit B

Street Address: 400 block Punkin Center (no situs)

Current Comprehensive Plan Designation: M Proposed Zoning Designation: R3

Land Area (In Acres): 20.65

Existing Use of Property:

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

Number of Commercial Units: - Number of Industrial Units: -

Public Facilities or Other Uses: -

Population: Owners: - Tenants: - Voters: -

Please Include the Names and Ages of All Residents:

Vacant

Surrounding Use of Property:

North: Punkin Center Road, Agriculture, County

South: Singe Family Subdivision

East: Residential+Vacant

West: Residential+Vacant

Current Year Taxes: \$748.66

Previous Year Taxes: \$751.47

Total Assessed Valuation: \$192,200

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

The subject property is a relatively flat along Punkin Center Road, gently rolling and falling off in the southwest corner to 4th street. The site is vacant and covered with native grasses and brush. The parcel lies adjacent and south of Punkin Center Road, and has two developed streets stubbed to it from adjacent developments. Bella Lane connects the property to NE 4th street to the southwest, and NE 6th Street

Please explain why the annexation has been proposed:

Development of a residential subdivision, with 1 acre City Park

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.:

100 lot subdivision (Planned Unit Development) in (3) Phases, including 1 acre dedication of City Park

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

The use is permitted as Conditional Use in the R3 Zone. A detailed Code narrative is included with this application for further reference.

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

Punkin Center Road, 6th Street, and Bella Lane- each adjacent to the subject property.

Location and size of the nearest sewer line:

6th Street, and Bella Lane- adjacent and stubbed to the subject property.

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

Other utilities exist in Punkin Center Road, 6th Street, and Bella Lane- each adjacent to the subject property.

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

Service is currently readily available to the subject parcel

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

The project is privately funded. The estimated cost associated with construction of public infrastructure is \$2.3M

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

No other services are proposed or required

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

Punkin Center Road, 6th Street, and Bella Lane- all adjacent to the subject property.

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

Punkin Center Road, a Collector street- Existing 2 lane section, project to provide widening, curb, and sidewalks along frontage of subject property.
6th Street, and Bella Lane- existing local roads, fully improved to City Standards as developed

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

See Tentative Plat- Continuation of 6th and Bella through, proposed grid network with stubs provided to the undeveloped properties East and West.

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: UCFD#1 Irrigation District: Hermiston ID
 School District: Hermiston SD Drainage District: --
 Library District: UCSLD Parks and Recreation District: Hermiston
 Special Road District: ---

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

None

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

DocuSigned by:
THOMAS TEMPLETON 12/21/2019 | 11:07 AM MST
 Signature of Applicant Date

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: 12/31/19 Received By: Wepfer Bean Meeting Date: 2.12.20
 Fee: \$700.00 Date Paid: 12/30/19 Receipt No: XBP CF# 72344642