

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: Jeff Newman Phone: (541)561-6363

Mailing Address: 29411 Feedville Road; Hermiston, OR 97838

Contact Person: David G Lorenzen Phone: (541)567-2345

Mailing Address: 945 W Orchard Ave.; Hermiston, OR 97838

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

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2815 Tax Lot No: _____

Subdivision (If Applicable): Parcel 1 Partion Plat Currently being completed

Street Address: _____

Current Comprehensive Plan Designation: UGB - (L) Proposed Zoning Designation: R-1

Land Area (In Acres): 13.8 Acres

Existing Use of Property:

Number of Single-Family Units: 0 Number of Multi-Family Units: 0

Number of Commercial Units: 0 Number of Industrial Units: 0

Public Facilities or Other Uses: 0

Population: Owners: 0 Tenants: 0 Voters: 0

Please Include the Names and Ages of All Residents:

None

Surrounding Use of Property:

North: R1 - Residential

South: In UGB - L Currently being farmed

East: R1 - Residential

West: R1 - Residential

Current Year Taxes: _____

Previous Year Taxes: _____

Total Assessed Valuation: _____

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

The parcel is rectangular shape, 13.8 Acres of a portion of circular irrigated alfalfa field. It is relative level with an 1.0-1.2 percent sloping from the SE to the NW. The parcel is bounded on the E. by the Maxwell Canal, the N. and W. by Desert Sky Estate subdivision. and the S. by the circular irrigated alfalfa field. This parcel is Not in a flood plan area. The parcel is in the Hermiston Irrigation District.

Please explain why the annexation has been proposed:

The parcel is within the Urban growth boundary with R1 residential development on the West, North and East sides of the property. The proposed development is in compliance with the Comprehensive plan. The owner desires to develop this property as a R1 residential subdivision.

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.:

The 13.8 Acres will be developed in Three phases into 31 Lots total, ranging from 0.5 to .03 Acres in size in accordance with Chapter 154 Subdivision development code for the City of Hermiston.

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

The proposed development conforms with the R1 Zoning map and regulation in Chapter 157 Zoning code for the City of Hermiston.

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

Existing 8 inch Water line at the Southerly end of SW 3rd Street in Desert Sky Estates Phase 4 will be extended into the proposed subdivision.

Location and size of the nearest sewer line:

Existing 8 inch Sewer line at the Southerly end of SW 3rd Street in Desert Sky Estates, Phase 4 will be extended into the proposed subdivision.

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

Storm water will be retained on site either in swales or infiltration trenches. Gas lines from Desert Sky Estates will be extended into the proposed subdivision. Water rights and irrigations would be extended for the larger lots in the proposed subdivision. +

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

It is anticipated that the City of Hermiston has adequate sewer and water capacity to provide service at the time utilities are extended by the developer.

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

Cost estimates will be provided with design and phasing of public improvements. All construction cost will be done at the developer's expense.

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

Hermiston Irrigation district to provide irrigation water for the larger lots.

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

Access to the proposed subdivision will be from SW 3rd Street in Desert Sky Estates subdivision.

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

All road will be constructed to City of Hermiston Local City Street Standards.

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

SW 3rd Street From Desert Sky Estates will be extended South through the proposed subdivision. Internal local Cul-de-Sac street will provided access to internal lots. Future development beyond this proposed subdivision will extend SW 3rd Street South to Gettman Road and/or an East/West road over to S 1st Street.

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: Umatill Cty. Fire Dist

Irrigation District: Hermiston Irrigation District

School District: Hermiston School Dist

Drainage District: _____

Library District: Umatilla Library Dist

Parks and Recreation District: _____

Special Road District: _____

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


Irrigation water from Hermiston Irrigation District.

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

7-1-30
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: 7/7/2020

Received By: WCP

Meeting Date: _____

Fee: \$700.00

Date Paid: 7-6-2020

Receipt No: 146197

57
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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

2014-6220460 1 of 2

GRANTEE'S NAME AND ADDRESS:
JEFFREY L. NEWMAN
29411 FEEDVILLE ROAD
HERMISTON, OR 97838

Umatilla County
Received:10/29/2014

1021278

WARRANTY DEED -- STATUTORY FORM

(INDIVIDUAL or CORPORATION)

WILLIAM DALE KAMERRER, Trustee of the KAMERRER FAMILY TRUST, Trustee
Grantor, conveys and warrants to: **JEFFREY L. NEWMAN, Grantee**, the following
described real property free of encumbrances except as specifically set forth herein:

TRACT 1

Parcel 2, PARTITION PLAT NO. 2000-25 (Instrument No. 2000-3700821, Office of Umatilla County Records) located in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 15, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

Encumbrances: NONE

SUBJECT TO PERMITTED EXCEPTIONS ON ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$550,000.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value is the whole/part of the consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 27th day of October, 2014.

GRANTOR(S):

William Dale Kamerrer

WILLIAM DALE KAMERRER, Trustee of the KAMERRER FAMILY TRUST

State of Washington
County of Thurston

On this 27 day of October, 2014, before me Kimberly B. Dicus, a notary public in and for said State, personally appeared WILLIAM DALE KAMERRER being by me first duly sworn, declared that **HE IS** the Trustee of the **KAMERRER FAMILY TRUST** that **HE** signed the foregoing document as the Trustee and that statements therein contained are true.

Kimberly B. Dicus
Notary Public
Residing at:
Commission Expires:



GRANTOR'S NAME AND ADDRESS:
WILLIAM DALE KAMERRER, Trustee of the
KAMERRER FAMILY TRUST
4205 AMBER CT. SE
OLYMPIA, WA 98501

PIONEER TITLE CO. 92884-1
126 SE COURT, PEND. OR 97801

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EXHIBIT "A"

2014-6220460 2 of 2

Subject to the following exceptions:

1. As disclosed by the tax rolls the premises herein described have been zoned or classified for special use. At any time that said land is disqualified for such use said property will be subject to additional taxes and interest.
2. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
3. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
4. Easement, including the terms and provisions thereof,
Grantee : Umatilla Electric Cooperative Association
Recorded : January 20, 1944, Book 170, Page 492, Deed Records.
5. Conditions and restrictions, including the terms and provisions thereof, contained in Declaration,
Recorded : October 23, 1970, Book 309, Page 492, Deed Records.
6. Agreement and covenant, including the terms and provisions thereof,
First Party : Kenneth W. Kamerrer, etux
Second Party : Joseph E. Burns, etal
Recorded : November 22, 1993, Microfilm Reel 244, Page 899 and
Amended : March 7, 2013, Instrument No. 2013-6020436, Office of Umatilla County Records.
7. Easements as shown on Partition Plat No. 1992-08,
Recorded : April 14, 1992, Instrument No. 1992-171957, Office of Umatilla County Records.
8. Easements as shown on Partition Plat No. 2000-25,
Recorded : June 5, 2000, Instrument No. 2000-3700821, Office of Umatilla County Records.

State of Oregon
County of Umatilla

Instrument received
and recorded on
10/29/2014 11:02:51 AM

in the record of instrument
code type DE

Instrument number 2014-6220460
Fee \$59.00



Office of County Records

Steve Churchill

Records Officer
1021278 P2

ITEM 3 ADDITIONAL INFORMATION

PARCEL 1 OF FUTURE PARTITION PLAT

Point of Beginning

Easting: 938839.44'

Northing: 465663.08'

Side 1

Side type: Line

Direction: N89° 58' 29"E

Reverse direction: No

Distance: 432.80'

Easting: 939272.24'

Northing: 465663.27'

Side 2

Side type: Line

Direction: S67° 26' 11"E

Reverse direction: No

Distance: 436.10'

Easting: 939674.96'

Northing: 465495.94'

Side 3

Side type: Line

Direction: S51° 13' 47"E

Reverse direction: No

Distance: 115.02'

Easting: 939764.64'

Northing: 465423.91'

Side 4

Side type: Line

Direction: S36° 10' 54"W

Reverse direction: No

Distance: 59.06'

Easting: 939729.77'

Northing: 465376.24'

Side 5

Side type: Line

Direction: S28° 07' 48"W

Reverse direction: No

Distance: 487.67'

Easting: 939499.85'

Northing: 464946.18'

Side 6

Side type: Line

Direction: S09° 09' 31"W

Reverse direction: No

Distance: 82.02'

Easting: 939486.79'

Northing: 464865.20'

Side 7

Side type: Line

Direction: S11° 16' 36"E

Reverse direction: No

Distance: 52.71'

Easting: 939497.10'

Northing: 464813.51'

Side 8

Side type: Line

Direction: N89° 57' 12"W

Reverse direction: No

Distance: 658.35'

Easting: 938838.75'

Northing: 464814.05'

Side 9

Side type: Line

Direction: N00° 02' 48"E

Reverse direction: No

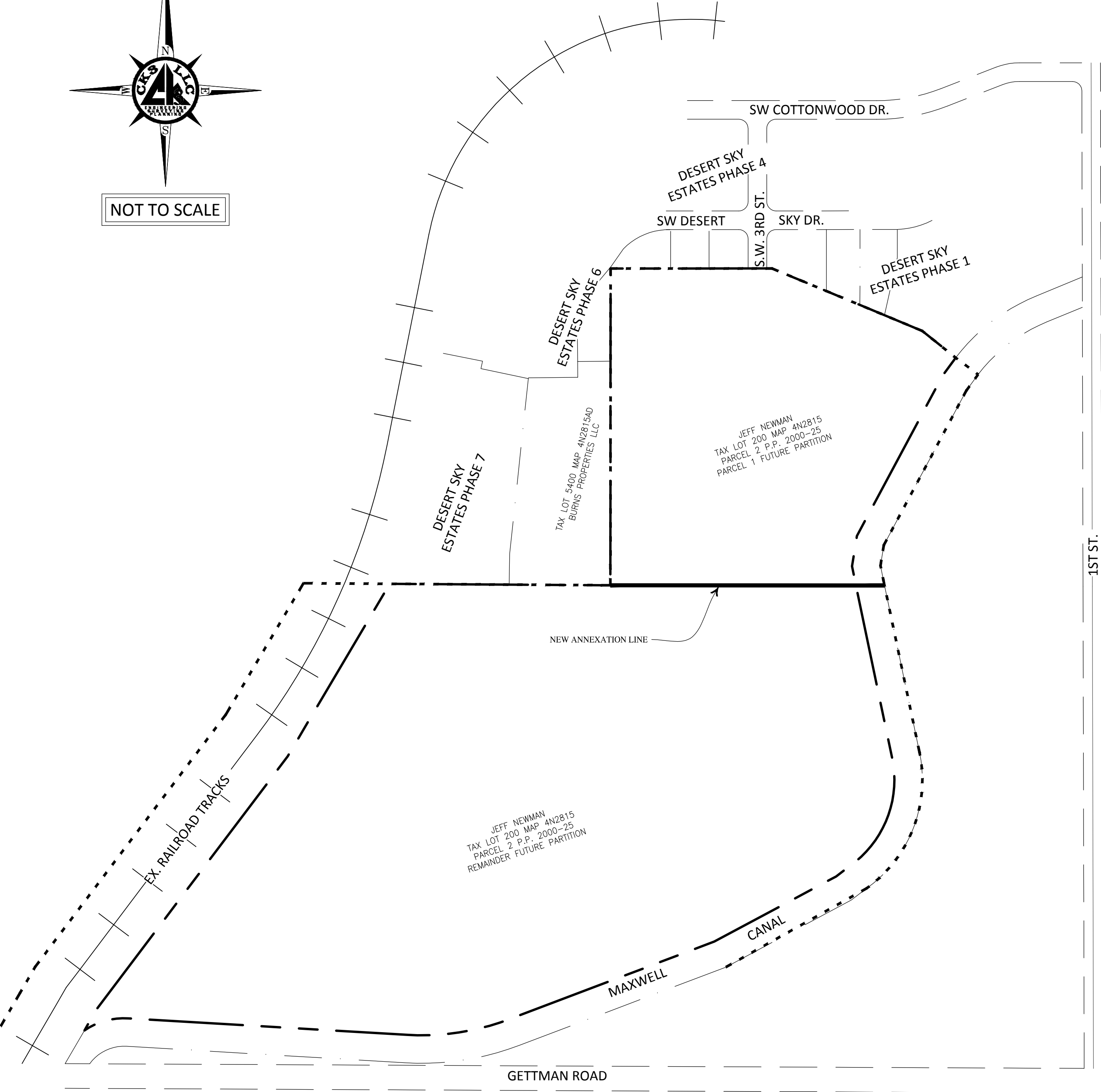
Distance: 849.04'

Easting: 938839.44'

Northing: 465663.09'

JEFF NEWMAN

ADDITIONAL INFORMATION #2



LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	TAX LOT LINES
	SECTIONAL LINE (SEC.)
	EXISTING CITY LIMITS
	ANNEXATION LINE

RESIDENTIAL SUBDIVISION SOUTH OF THE EXISTING
DESERT SKY ESTATES PHASE 4 SUBDIVISION
CONSISTING OF 31 RESIDENTIAL LOTS

LEGEND

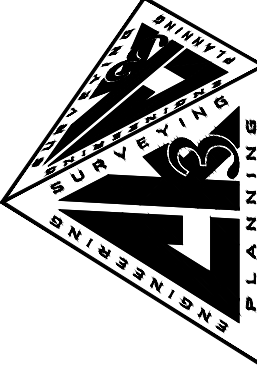
PROPOSED LOT LINES	_____
PROPOSED RIGHT OF WAY LINES	_____
EX. EASEMENT	_____

OREGON LAW REQUIRES YOU TO FOLLOW RULES
ADOPTED BY THE OREGON
UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH
IN OAR 952-001-0010 THRU
952-001-0090. YOU MAY
OBTAIN COPIES OF THE
RULES BY CALLING THE
OREGON UTILITY
NOTIFICATION CENTER
(503-232-1987).



**NOTICE TO
CONTRACTOR**

CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL
ENGINEERING, SURVEYING & PLANNING
 368 S.W. 5th Avenue
 Ontario, OR 97914
 PH: (541) 889-5411
 FAX: (541) 889-2074
 945 W. Orchard Ave.
 Hermiston, OR 97838
 PH: (541) 567-2345
 PH: (541) 567-2345
 FAX: (541) 567-2305
 WEB: ck3llc.net



ADDITIONAL INFORMATION #2

RESIDENTIAL LOTS

JEFF NEWMAN
29411 FEEDVILLE ROAD

HERMISTON, OREGON 97838

EX-3

SHEET NO. 1 OF 1
DWG NO. C020005.dwg
JOB NO. C020005

Reviewed By:	DGL
Drawn By:	RWF
Approved By:	DGL
Print Date:	JUNE 30, 2020
DWG. Scale:	AS SHOWN
Book & Page:	N/A

[illegible]

DATE SEALED: _____

REGISTERED PROFESSIONAL
ENGINEER
08487PE
OREGON
AUGUST 22, 1975
DAVID G. LORENZEN
EXPIRES 12/31/2020

CKS, LLC
**CIVIL-STRUCTURAL-ELECTRICAL-
 MECHANICAL-SURVEYING & PLANNING**
 W. 5th Avenue 945 W. Orchard Ave.
 Hermiston, OR 97138 Hermiston, OR 97138
 (541) 889-5411 PH: (541) 567-2345
 (541) 889-2074 FAX: (541) 567-2305
 WEB: cks3llc.net

CITY OF HERMISTON
180 NE 2ND STREET
HERMISTON OR 97838-1860 (541) 567-5521

Receipt No: 1.146197 Jul 6, 2020

JEFF NEWMAN

Previous Balance: .00
BUILDING DEPARTMENT
ANNEX, MINPART AND SUDVIV 2,140.00
APPS
03-3019-100
LAND USE REVIEW FEES

Total: 2,140.00

Check
Check No: 1162 2,140.00
Total Applied: 2,140.00

Change Tendered: .00

07/06/2020 2:34 PM