

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: Eastern Oregon Development, LLC Phone: 541-969-6634

Mailing Address: 42980 Haney Lane, Pendleton, OR 97801

Contact Person: Steve Richards Phone: 541-969-6634

Mailing Address: Same as above

Name of Owner (If Different): Raquel Medelez Phone: 541-720-8235

Mailing Address: 1186 Punkin Center Rd., Hermiston, OR 97838

Legal Description: Assessor's Map No: 4N2802CD Tax Lot No: 500

Subdivision (If Applicable): N/A

Street Address: 455 E. Elm Street, Hermiston, OR 97838

Current Comprehensive Plan Designation: R-3 (M) Proposed Zoning Designation: (C) C-2 NCO

Land Area (In Acres): 11.50 Acres

Existing Use of Property:

Number of Single-Family Units: 1 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:

The existing single family residence on site is vacant.

Surrounding Use of Property:

North: Multi-family apartments and single family residential subdivision

South: Mobile home park, single-family dwelling, Hermiston water department and a vacant lot

East: Industrial land outside city limits

West: 2 residential houses at SW corner / Surveying office at NW corner / Wal-Mart 1 block to W

Current Year Taxes: \$3,758.02

Previous Year Taxes: \$3,406.31

Total Assessed Valuation: \$261,850

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

The site consists of 11.50 acres of relatively flat ground. Improvements include a ranch style single family residence built in 1949, and a handful of old outbuildings. All structures are located near the southwest corner of the property. The homesite comprises approximately 0.50 acres. The balance of the site is irrigated pasture for grazing. A Hermiston Irrigation District drainage easement extends along the north border of the site. The property is not located within a flood zone.

Please explain why the annexation has been proposed:

To allow for the development of a self-storage facility that would utilize city water and sewer services.

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 applicant is seeking to develop a self-storage facility with an on-site office and manager apartment. The proposed facility would include traditional self-storage, large fully enclosed units for RV's and boats, covered parking spaces (canopies), and uncovered parking stalls. Phase I of the facility would include an office and upstairs apartment measuring roughly 1,000 sq.ft. each, approximately 66,000 sq.ft. of enclosed storage (500 units m/l), and approximately 12,000 sq.ft. of covered parking for RV's and boats (25 spaces m/l). If developed, Phase II would include another 50,000 sq.ft. or so of enclosed storage (350 units m/l), as well as another 12,000 sq.ft. of covered parking (20 spaces m/l). City services would be extended to the site to accommodate the improvements.

A partition is also being submitted to the county to create a separate two plus acre site along the east side of the property for future speculative development.

Does the proposed development conform to the uses allowed under the proposed zoning designation?
The proposed development is a conditional use in the proposed designation.

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

According to a representative of the city water department, the nearest water line is located at the intersection of East Elm Street and Northeast 4th Street. This is a 12" line.

Location and size of the nearest sewer line:

According to a representative of the city sewer department, the nearest sewer line is located at the intersection of East Elm Street and Northeast 4th Street. It is 36" in diameter.

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

Per a representative of the city, the nearest storm drains are located at the intersection of East Elm Street and Northeast 4th Street. Per a representative of Cascade Natural Gas, a natural gas line is located in Elm Street along the south border of the site. The Hermiston Irrigation District has water

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

Pending approval of the project, it will be the responsibility of the developer to extend the water and sewer lines east to the site from their current location.

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

A very rough estimate for extending the city water and sewer lines to the proposed office is \$35,000.

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

N/A

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

Access is provided by East Elm Street, which extends along the entire south border of the site.

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

Elm Street is a state highway which is paved. It is anticipated that street improvements will be a requirement of the project, including possible widening, turn lane, sidewalks, curbs and gutters.

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

No public roads will be developed within the boundaries of the property.

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 County

Irrigation District: Hermiston Irrigation District

School District: Hermiston S.D.

Drainage District: Hermiston Irrigation District

Library District: Hermiston

Parks and Recreation District: City of Hermiston

Special Road District: N/A

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

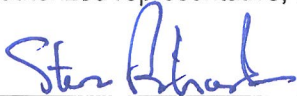
The nearest water and sewer lines are located at the intersection of East Elm Street and Northeast 4th Street.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

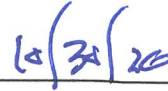
1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed 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/ Xowner(s) authorized representative.
(If authorized representative, attach letter signed by owner or owners.)



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: 11-3-2020

Received By: Wgpl

Meeting Date: 12-09-2020

Fee: \$700.00

Date Paid: 10-30-2020

Receipt No: 1-148934