

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: Horizon Project Inc. (Contact is Terri Silvis) Phone: 541-938-5658

Mailing Address: 608 N. Russell Street, Milton-Freewater OR 97862

Contact Person: Tom Stokes -- Keller Williams Walla Walla Phone: 509-301-7988

Mailing Address: 8 West Main Street Walla Walla, WA 99362

Name of Owner (If Different): Southgate Casper LLC Phone: _____

Mailing Address: P.O. Box 585, Port Townsend, WA 98368-0585

Legal Description: Assessor's Map No: 4N2802BC Tax Lot No: 1400

Subdivision (If Applicable): N/A

Street Address: No Situs Address, E Theater Ln, Hermiston, OR

Current Comprehensive Plan Designation: Commercial Proposed Zoning Designation: C2

Land Area (In Acres): 1.00 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:

This is a vacant parcel of land.

Surrounding Use of Property:

North: Residential/Agricultural

South: Residential/Agricultural & Commercial

East: Residential/Agricultural

West: Commercial

Current Year Taxes: Unknown

Previous Year Taxes: \$222.62

Total Assessed Valuation: \$14,800

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

Property is undeveloped and fallow. Topography is generally level, with an overall slope from south to north. Vegetation is grasses and low native shrubs. Property is not in a flood plain or drainage basin.

Please explain why the annexation has been proposed:

Annexation is proposed to allow for development of the property under City development code.

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.:

Anticipated development of the site will be multi-family residential. The intended project will include 24 units of multi-family housing and two group homes that will serve adults with intellectual and developmental disabilities. The apartments will be a mix of 1-BR and 2-BR sizes, located in two-story buildings. The group homes will serve three adults each. Required parking will be provided in surface parking lots on site. A central courtyard will provide outdoor space and amenities to all residents. There will also be a management office and community laundry facilities.

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

The proposed zoning designation will be C-2. The residential use will be allowed under provisions of Senate Bill 8, which allows the development of affordable housing in commercial zones.

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

A City water line exists along the northern and eastern boundaries of the site. The line is a 12 inch ductile iron pipe.

Location and size of the nearest sewer line:

An 8 inch City sanitary sewer line exists in Theater Lane adjacent to the property

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

Storm water will be managed and disposed of on site. There will be no connection to a public storm system. Gas will not be used at the site.

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

Currently available.

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

Currently available to the site.

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 to the site will be from Theater Ln. from the south and Tracey Ln. from the west.

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

An access drive will be constructed from Theater Ln., which is currently improved. Tracey Ln. is currently improved to the western boundary of the site.

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

Private access drives will be constructed on site for vehicle circulation.

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 Irrigation District
School District: HSD #8R Drainage District: _____
Library District: Umatilla County Parks and Recreation District: Hermiston Parks
Special Road District: _____

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

The site has access to public utilities including water, sewer, power, garbage.

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.)

Lions Maddock Manager Southgate (Casper) LLC 11-29-21
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: 12-6-21 Received By: HKP Meeting Date: cc-mh Jan 10
Fee: \$700.00 Date Paid: 12-6-2021 Receipt No: cc-Feb 9 cc-Feb 28
1557069

SCOTT G. WEBER, CLERK
CLARK COUNTY

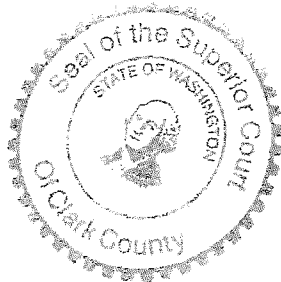
COSGRAVE VERGEER KESTER LLP
Attorneys at Law
888 SW Fifth Avenue, Ste. 500
Portland, Oregon 97204
(503) 323-9000

1 STATE OF WASHINGTON)
2 County of Clark) ss.

3 **Scott G. Weber**

4 I, _____, County Clerk and Clerk of the above-entitled Court, do
5 hereby certify that the foregoing Letters Testamentary have been by me duly recorded as
6 required by law, and that the above LETTERS TESTAMENTARY is a true and correct copy of
7 the original on file and recorded in this office, AND THAT THE SAME ARE STILL IN FULL
8 FORCE AND EFFECT.

9 IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above-
10 entitled Court this 9th day of January, 2019.

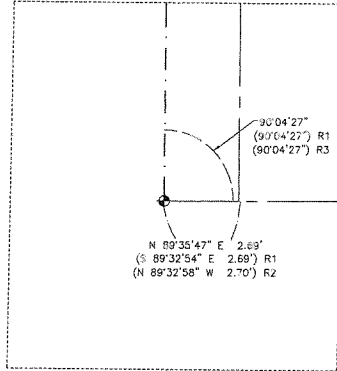


11
12 **Scott G. Weber**

13 Clerk of said Superior Court

14 Patricia Cross
15 Deputy
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DETAIL 1
SCALE: 1" = 3'



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF HORIZON PROJECT TO RETRACE AND MARK THE BOUNDARIES OF THE PROPERTY DESCRIBED AS

TRACT 1:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 53 FEET TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY; THENCE NORTH 02°1' EAST ALONG THE SAID RIGHT OF WAY A DISTANCE OF 180 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 179 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 189 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 232 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 232 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 232 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON; EXCEPTING AND RESERVING THEREFROM AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE EAST 50 FEET OF THE ABOVE DESCRIBED LANDS; EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TRACT 2:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 53 FEET TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY; THENCE NORTH 02°1' EAST ALONG SAID RIGHT OF WAY 20 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693; THENCE EAST 411 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693 TO THE TRUE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 02°1' EAST 160 FEET TO A 1/2" REBAR; THENCE WEST, PARALLEL TO THE NORTH RIGHT

OF WAY LINE OF SAID COUNTY ROAD NUMBER 693, 50 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO W.E. ROSS AND LAVADA J. ROSS, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 289, PAGE 146, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE SOUTH ALONG SAID EAST LINE OF SAID ROSS TRACT AND A SOUTHERLY EXTENSION THEREOF 165 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693 WHICH POINT IS ALSO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY CLAYD'S NULL TO WILLIAM E. ROSS AND LAVADA J. ROSS BY DEED RECORDED IN BOOK 256, PAGE 189, DEED RECORDS; THENCE EAST 50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 693 TO THE TRUE PLACE OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN COUNTY OF UMATILLA, STATE OF OREGON; EXCEPTING ANY AND ALL WATER RIGHTS OF WAY, ROADS AND HIGHWAYS.

TRACT 1 WAS SURVEYED IN 1972 BY AMBROSE SHEA AS SHOWN ON COUNTY SURVEY NO. H-81-AX. THE ADJACENT PROPERTIES TO THE WEST WERE SURVEYED IN 2008 BY SURVEY ONE LLC AS SHOWN ON COUNTY SURVEY NO. 08-03-C. ONE OF THE PROPERTIES TO THE SOUTH WAS SURVEYED IN 2020 BY CK3, LLC AS SHOWN ON COUNTY SURVEY NO. 20-060-B. I HAVE HELD THE CENTER LINE OF THEATER LANE AS BEING A LINE RUNNING FROM THE WEST 1/4 CORNER OF SECTION 2 ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION AS DEFINED BY THE RAILROAD SPIKE MARKING THE INTERSECTION OF SAID EAST AND WEST CENTER LINE WITH THE CENTER LINE OF WEST 4TH STREET AS SHOWN ON COUNTY SURVEY NO. 08-093-C. THIS RAILROAD SPIKE HAS BEEN REMOVED BY RECENT CONSTRUCTION ACTIVITIES. THE LOCATION WAS COMPUTED BY TURNING THE RECORD ANGLE AS SHOWN ON SURVEY 08-093-C FROM THE WEST LINE OF SECTION 2 AT THE WEST 1/4 CORNER AS SHOWN ON SAID SURVEY. THIS IS CONSISTENT WITH THE METHOD USED ON SURVEY 20-060-B. I HAVE HELD THE FOUND MONUMENT AS SHOWN AS BEING THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE TITLE AND OCCUPATION LINES. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATICS SURVEY USING TRIMBLE R6 RECEIVERS WITH A STANDARD ACCURACY OF 8MM + 0.5 PPM HORIZONTAL AND 15MM + 0.5 PPM VERTICAL.

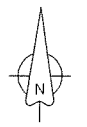
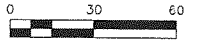
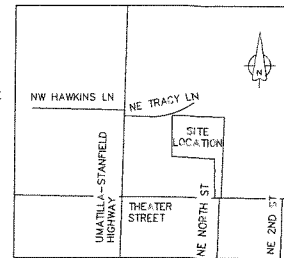
REFERENCES

- R1) RECORD OF SURVEY NO. 20-060-B
- R2) RECORD OF SURVEY NO. 15-124-B
- R3) RECORD OF SURVEY NO. 08-093-C
- R4) RECORD OF SURVEY (AMENDED) NO. 08-093-C
- R5) RECORD OF SURVEY NO. 09-003-C
- R6) RECORD OF SURVEY NO. H-081-AX
- R7) DISTANCE PER RECORD DEED

RECORD OF SURVEY

LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

VICINITY MAP
NOT TO SCALE

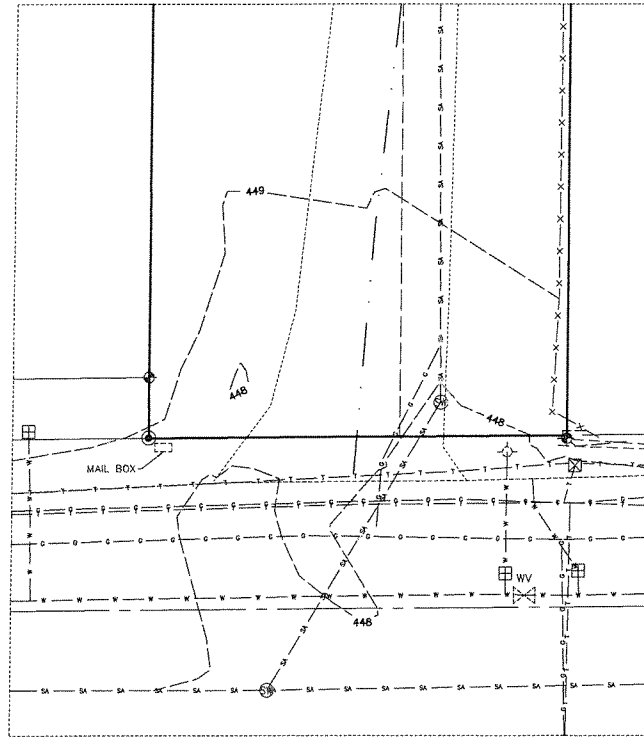


VERTICAL DATUM
NAVD 83

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING GRAVEL ROAD
- FENCE
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- SANITARY SEWER
- CONTOUR LINE WITH ELEVATION
- SECTION LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WA 19516, OR 02820"
- CALCULATED POINT NOTHING FOUND OR SET
- SEWER MANHOLE
- REFERENCE MEASUREMENT AS NOTED
- FIRE HYDRANT
- POWER POLE WITH UNDERGROUND DROP
- LIGHT POLE
- WATER METER
- WATER VAULT
- TELEPHONE RISER

DETAIL 1
SCALE: 1" = 10'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JULY 25, 1988
PAUL W.P. TOMKINS
2360
11/23/2021



PBS Engineering and
Environmental Inc.
5 N Colville St. Ste 200
Walla Walla, WA 99362
509.995.3026
pbsusa.com

CLIENT: HORIZON PROJECTS, INC.	PROJECT NO: 67865
SURVEYOR: GREG E. FLOWERS	DATE: 11/23/2021
CALC BY: GEF	DRAWN BY: MWP
SECTION: 2	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
	RANGE: 28 EAST
	SHEET 1 OF 1