

# 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: Dennis Gisi Phone: 509.520.0505

Mailing Address: PO Box 906, Walla Walla, WA 99362

Contact Person: Ryan Billen, PE, PBS Engineering and Environmental Phone: 509.942.1600

Mailing Address: 400 Bradley Blvd, Suite 106, Richland, WA 99352

Name of Owner (If Different): Larry & Florence Bankston (1502) Phone: 541.561.1048

Mailing Address: 1900 NE 10th St, Hermiston, OR 97838

Legal Description: Assessor's Map No: 4N2801B0 Tax Lot No 1500 (Dennis Gisi)

Subdivision (If Applicable): N/A 1502 (Bankston,  
1503 (Church)

Street Address: 1940, 1900, and 2180 NE 10th St, Hermiston, OR 97838

Current Comprehensive Plan Designation: FR Proposed Zoning Designation: FR

Land Area (In Acres): 25.85

### 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: Victory Lighthouse Church (1503)

Population: Owners: 2 Tenants: 2 Voters: 2+

Please Include the Names and Ages of All Residents: \_\_\_\_\_

Larry & Florence Bankston (1502), 60+, (1500) vacant and (1503) church building, varied

### Surrounding Use of Property:

North: Vacant/residential dwelling

South: Vacant/residential dwelling/church/roadway

East: Vacant

West: Elementary school/residential

Current Year Taxes: \$1,108.68(1503),\$3,992.28(1502),\$1,897.30(1500) Previous Year Taxes: \$1,071.39(1503),\$3,858.06(1502),\$1,833.51(1500)

Total Assessed Valuation: \$205,990(1503),\$473,440(1502),\$289,860(1500)

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

1500: vacant, flat to slightly rolling, juniper and grasses

1502: single family house, flat to slightly rolling, landscaping around house, juniper and grasses

1503: church and outbuilding, flat to slightly rolling, landscaping around house, juniper and grasses

No flood plain areas or existing drainage basins on any of the parcels.

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Please explain why the annexation has been proposed:

Two parcel owners (1500 and 1503) have intentions of developing their land (separate projects). To do so, they need to have the zoning and the services that the City provides. The Bankston property does not have plans to develop.

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.:

1500: the developer intends to build approx. 45 single family homes with supporting infrastructure required.

1502: the existing single Bankston family home would remain as is.

1503: the existing church would remain and approx. an additional 24 single family homes with park open space would be built on the east end of the property.

The existing church would need a conditional use permit to remain functioning in the proposed zone. Single family housing is allowed outright.

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

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

There is an existing 12" ductile iron water main in NE 10th Street adjacent to the project site.

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Location and size of the nearest sewer line:

There is an existing 10" PVC sewer main in NE 10th Street adjacent to the project site.

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

There is an existing gas line in NE 10th Street.

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

Immediately

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

None - utilities are already located adjacent to the property.

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Availability of the desired service from any other unit of local government (list service and government):

No additional utilities requested at this time.

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

NE 10th Street will run across the west side of all three parcels, E Theater Lane will run across the south of TL 1503 and will access NE 10th Street E/W from the south. E Punkin Center Road will access NE 10th Street E/W from the north.

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

The portion of NE 10th Street from the elementary school south to E Theater Lane was repaved 3/4 width when the Loma Vista Elementary School was constructed. The remaining pavement on the road to the north is in average condition with no curb, gutter, or sidewalk.

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

TL 1500 and 1503 will create local roads to serve the homes. Any new roads will follow city development code for width, cross circulation and access points.

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: <u>Umatilla County #1</u>	Irrigation District: <u>Hermiston</u>
School District: <u>Hermiston</u>	Drainage District: <u>Unknown</u>
Library District: <u>Hermiston Public</u>	Parks and Recreation District: <u>Hermiston</u>
Special Road District: <u>Unknown</u>	

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

Residents currently receive power, water from a shared well and individual septic fields.

**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 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.)

<u>Dennis Gisi</u>	<u>Larry Bankston</u>	<u>3/27/2024</u>	<u>3/27/2024</u>
<small>909CE448A4104C8...</small>	<small>B56E679AD9314F6...</small>		
Signature of Applicant		Date	

**OUT OF POCKET EXPENSES FOR PUBLICATION COSTS AND RECORDING FEES 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) 667-5025. The City's fax number is (541) 567-5530.

**OFFICE USE ONLY**

Date Filed: _____	Received By: _____	Meeting Date: _____
Fee: \$900.00	Date Paid: _____	Receipt No: _____