

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: Ibrahim Jaber / Jaber Investment LLC Phone: 509-420-0420

Mailing Address: 2318 S 1st St, Yakima, WA 98903

Contact Person: Christine Batayola Phone: 509-308-0805

Mailing Address: 1632 W Sylvester St, Pasco, WA 99301

Name of Owner (If Different): Jaber Investment LLC / Ibrahim Jaber Phone: 509-420-0420

Mailing Address: 2318 S 1st St, Yakima, WA 98903

Legal Description: Assessor's Map No: 4N2802BA Tax Lot No: 100

Subdivision (If Applicable): _____

Street Address: 2455 NE 7th St, Hermiston, OR

Current Comprehensive Plan Designation: M Proposed Zoning Designation: R-3

Land Area (In Acres): 3.5

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: _____

Population: Owners: _____ Tenants: _____ Voters: _____

Please Include the Names and Ages of All Residents: _____

No current residencies.

Surrounding Use of Property:

North: Residential

South: Residential

East: Residential

West: Residential

Current Year Taxes: 1,418.67 Previous Year Taxes: 1,459.95

Total Assessed Valuation: 220,100

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

The property is characterized by a predominantly level terrain with gentle inclines. Sparse grassland, few large trees. Natural drainage, property not located in a known high-risk flood zone. Water well located within the interior of the lot.

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Please explain why the annexation has been proposed:

The annexation of 2455 NE 7th St. is proposed to facilitate the development of apartment units.

Project will provide residential living for community in Hermiston. Annexing the property will ensure access to city services, infrastructure, and utilities, for efficient development.

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 property is currently undeveloped, with plans for future residential development. Proposed development will consist of 76 apartment units in 6 3-story buildings, 1 4-unit building, and a building with an office and community room. Site improvements include parking, landscaping, storm water facilities and connections to public utilities, including water, sewer, power, and communications.

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

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

12 feet from North property line, 16" ductile iron water line.

Location and size of the nearest sewer line:

130 feet from East property line, 8" PVC sewer line

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

No storm drain lines within 500 feet.

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

At time of connection.

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

Only utility that will need to be extended is the sewer main. That is estimated to cost \$60k and will be paid with private funds.

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

None.

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

E Punkin Center Rd adjoins the north side and a private access easement, designated as NE 7th St, is on the east side of the property.

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

E Punkin Center Rd is a paved public road in good condition. Development will include widening, curb, gutter, sidewalks, and storm drainage across the frontage. NE 7th St is a private gravel road, the only proposed improvement is a driveway out E Punkin Center Rd.

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

No new roads will be created or extended through 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 Fire District #1 Irrigation District: Urban Growth Boundary
School District: Hermiston School District Drainage District: None
Library District: None Parks and Recreation District: None
Special Road District: None

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

No municipal services are being received.


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.)



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: _____

Fee: \$900.00

Received By: _____

Date Paid: _____

Meeting Date: _____

Receipt No: _____