

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: Mayra & Felipe Reyes Phone: 5417203684

Mailing Address: 1055 W Linda Ave

Contact Person: Mayra Reyes Phone: 5417203684

Mailing Address: 1055 W Linda Ave

Name of Owner (If Different): Mayra & Felipe Reyes Phone: 5417203684

Mailing Address: \_\_\_\_\_

Legal Description: Assessor's Map No: 4N2812C/308 Tax Lot No: 308

Subdivision (If Applicable): \_\_\_\_\_

Street Address: ~~1258 E~~ Tamarack Drive

Current Comprehensive Plan Designation: FR Proposed Zoning Designation: m R3 (R2)

Land Area (In Acres): ~~0.98~~ 2.01

Existing Use of Property:

Number of Single-Family Units: 2 Number of Multi-Family Units: 0

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

Public Facilities or Other Uses: 0

Population: Owners: 2 Tenants: 2 Voters: 2

Please Include the Names and Ages of All Residents:

Mayra Reyes  
Felipe Reyes

Surrounding Use of Property:

North: E NEWPORT AVE SFD

South: SE 11TH ST Rural residential

East: TAMARACK AVE rural residential

West: rural residential - elementary school

Current Year Taxes: ~~\$14,188~~ 518.01 Previous Year Taxes: ~~\$14,188~~ 529.65

Total Assessed Valuation: \$35,150

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

Please explain why the annexation has been proposed:

Future 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.:

Residential

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:

E NEWPORT AVE ABOUT 800 FEET

**Location and size of the nearest sewer line:**

E NEWPORT AVE ABOUT 800FEET

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

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

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

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

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

E NEWPORT AVE

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

N/A

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

N/A

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: CCC UCFD #1 Irrigation District: Hermiston  
School District: Hermiston School Drainage District: \_\_\_\_\_  
Library District: County District Parks and Recreation District: Hermiston  
Special Road District: \_\_\_\_\_

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

residents will connect to water and sewer for hermiston city limits

**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/\_\_\_owner(s) authorized representative.  
(If authorized representative, attach letter signed by owner or owners.)

Signature of Applicant [Signature]

Date 3/15/2024

**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: 4-15-24

Received By: Wapl

Meeting Date: June 12 2024

Fee: \$700.00  
900.00

Date Paid: 4-16-24  
owe \$200.

Receipt No: 7000282  
pay 200. owe \$200



## CITY OF HERMISTON

### APPLICATION FOR CONVERSION

Pursuant to the provisions of 157.226 of the Hermiston Code of Ordinances, application is hereby made to amend the text or the comprehensive plan map for the following described property:

Name of Applicant: Mayra Reyes & Felipe Reyes Phone: (541) 720-3684

Mailing Address: P.O. BOX 430 Hermiston OR 97838

Name of Owner (If Different): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: Assessor's Map No: 4N2812C1 Tax Lot No: 308

Street Address: E Tamarack

Current Comprehensive Plan Designation: FR

Proposed Comprehensive Plan Designation: M

**IMPORTANT!:** The code of ordinances requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council, Umatilla County Planning Commission & Umatilla County Board of Commissioners before a change can be made in the comprehensive plan designation of any property. This approval must be determined after separate public hearings before these bodies. Oregon's Land Use Planning Laws require findings of fact with regard to requests for comprehensive plan amendments. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will help you make findings and evaluate the merits of your request. In as much as THE BURDEN OF PROOF IS ON THE PROPONENT, the chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

#### APPROVAL CRITERIA

- The burden in all land use proceedings is upon the applicant
  - Findings of Facts specific to how the proposed amendments comply with Oregon's 19 Statewide Planning Goals and the City's Comprehensive Plan must be submitted with the application
  - The requested change must be justified by proof of the following:
1. Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan.

See narrative.



2. Describe the public need for the comprehensive plan amendment and whether that public need is best served by changing the zoning classification on the property under consideration.

The city would benefit for future growth and development of R3 zoning

3. Explain how the public need is best served by changing the classification of the site in question as compared with other available property.

More housing available for residents

4. Explain how the potential impact upon the area resulting from the change has been considered.

Area would be developed for new multi family homes

**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 conversion. A metes and bounds 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 planning commission/city council requests the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the planning commission/city council retains 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.

Signature of Applicant

Date

**OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER**

**NOTE:** The planning commission/city council shall conduct a public hearing on the proposed amendment at the earliest regular meeting, after the application is deemed complete, in accordance with the public hearing procedures under 157.226 of the Hermiston Code of Ordinances. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 35 days prior to the date of the first



evidentiary hearing except as provided for under ORS 197.610. 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.

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**Office Use Only**

Date Filed: 4-16-24 Received By: [Signature] Meeting Date: June 12 2024  
Fee: \$1,500.00 Date Paid: 4-16-24 Receipt No: # 7000282

### **Citizen Involvement:**

- 1) Notice of proposed annexation and conversion with traffic study approved.
- 2) proposal for land use as R-3 is in the process
- 3) Notice of proposed land use action was provided in office directly to the City of Hermiston planning division.

### **Land Use planning:**

- 4) The city is required to review its land use designated and supply adequate amounts of all zoning types as it is about 600ft from school ground.
- 5) The proposed amendments are citizen initiated to fulfill perceived market demand rather than city initiated. The city applies all applicable comprehensive plan policies and statewide planning goals to determine the appropriateness of the proposed amendments the land supply.
- 6) the subject property is approximately 2.01 acres of land is within the urban growth area and has the “urbanizable” plan designation and the R-3 general zoning. The owner has evaluated the market demands as well as analyzed appropriate and compatible uses in the neighborhood surrounding the subject property and process a development for multiple family homes to meet the needs of more citizens for more homes.
- 7) The proposed zoning includes 2.01 acres between E-Tamarack and S Townsend Rd this is to be zoned as an R-3

### **Policies Annexation and Conversion**

- 8) This development will ensure efficient utilization of land resources and facilitate economic provision of urban facilities and services because it will add home to our residents. This land is considered to be within the urban growth of city limits therefore, it would be for everyone’s interest for it to be zoned as R-3, this proposal would not only add more home but it’s also adding more tax dollars to our city.
- 9) Residential development is needed in this area and is a good fit with existing adjacent property uses.
- 10) Future plans for the E Tamarack rd. extension will add a convenient transportation route to and from the subject property.



11)The property is within the urbanized portion of the UGB and has county R-3 (General Rural Designation. The property is contiguous with the city limits and annexation is consistent with policy 4.

12) The applicant is proposing annexation and incorporation to the city.

**Agricultural lands:**

13)The subject property has not been used for any farm land use, it has been an empty land for over 10 years, however it is located within the city's acknowledged urban growth boundary and is designated as organizable land for non-farm development. The land is not considered high value farmland and is not protected as farmland.

**Forest land:**

14)There are no forest lands identified within the Hermiston UGB. This is not applicable.

**Water and land Resources**

15) The city is required to comply with state and feral regulation regarding and water quality in all development permitting per 157.004 of the Hermiston code of ordinances.

Development is required to preserve natural resources quality as part of the development review and construction process.

**Recreation needs**

16)The Hermiston comprehensive plan map and parks master plan each identify area for future park location and future park upgrades. This property is not included on either inventory. This policy is not applicable.

**Economic Development and General Industrial Development and Commercial development and General economic development**

17) Requires and adequate supply of employment lands, both commercial and industrial. Although the subject property is zoned R-3 general rural, it doesn't apply for future industrial overlay zone. This application considers the impact of developing all the land at 100% to fit residential development needs

18) The proposed changed includes zoning of 2.01 acres to R-3 for UGB.

**Housing and policies (housing availability)**

19) Changing the subject property from single family home to R-3 medium -density would help satisfy the city's projected housing needs. It is estimated that population will grow at

a rate of 1% between 2020 and 2040. To accommodate the growth in population, the city's projected need within the city's housing needs analysis will require a total of 10,081 housing units, resulting in a need for 2,030 new housing units by 2040.

20) The subject property is currently zoned as single-family home, which allows for one housing unit to be build. The proposed change includes 4 plex apartments about 6 complexes give our take depending on city limitation.

21) While recent residential development has been focused on the northeast quadrant of the city, there remains a demand and need for housing in the southeast quadrant of the city which is close to public services like elementary school and middle school.

23) Applicant has expressed plans to develop lots primarily for single-family detached homes that would range in rental pricing depending on the rooms available.

24) Water is currently adjacent to the property on 10<sup>th</sup> street while sewer is currently available near the intersection of Highland and E-Tamarack.

25) All stormwater will be retained within the boundaries of the future development. There is no child-wide storm water retention and disposal system.

26) Future development will utilize sanitary disposal for solid waste services as encouraged by the city

27) Future development will not provide recycling services as the city of Hermiston has already provided recycling collections points in two located of the city.

28) Summarize Hermiston police department's review of proposal

29) summarize fire department's review of proposal

30) applicant will extend power and telecommunications services to the property after adoption of annexation and zone changes

**Transportation (Integrated Transportation system) Rail/Air Transportation)(Alternative Transportation)**

31) Applicant has provided a transportation study and transportation impact analysis.

32) The following summary and recommendation have been extracted from the transportation study performed by **Pierce-Jon McKelvey, PE, PTOE**



33) All study intersections are anticipated to operate within agency mobility standards in the 2043 current and proposed zone designation scenarios.

34) All study intersections have adequate storage available on all approach movements to accommodate the vehicle queues.

**Energy Conservation:**

35) The goal requires land to be developed in a manner that maximizes energy conservation based upon sound economic principles through efficient use of density and mixing of uses. The proposed zoning of the subject property will promote mid-scale density residential development in close proximity to existing and future commercial neighborhoods thereby minimizing travel needs

April 15, 2024

Mayra Reyes  
Quality Heating & Cooling LLC  
1055 W Linda Avenue  
Hermiston, Oregon 97838

Via email: qualityhc7@gmail.com

Regarding: Trip Generation Letter  
Annexation and Conversion of Tax Lot 4N2812C000308  
Hermiston, Oregon 97838  
PBS Project 78342.000



RENEW: DECEMBER 31, 2024

Dear Ms. Reyes:

This trip generation letter supports the proposed annexation and conversion of tax lot 4N2812C000308 (Project) in Umatilla County, Oregon.

## PROJECT DESCRIPTION

The Project intends to annex the existing tax lot into the City of Hermiston (City) and convert the tax lot into a zoning designation of R-3 (Medium-High Density Residential Zone). The tax lot currently resides in Umatilla County but is inside the City's designated urban growth boundary and is not currently zoned by Umatilla County. The tax lot is currently undeveloped and approximately 2.01 acres in size.

## TRIP GENERATION

The trip generation is based on the proposed zoning code and the maximum number of dwelling units that can produce the greatest number of trips. The number of trips generated for the Project is based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th edition (September 2021), land use code 220 (Multifamily [Low-Rise]). The trip generation results are summarized in Table 1 and the calculation details are attached. The site trips are presented for the average weekday, the AM peak hour between 7:00 am and 9:00 am and the PM peak hour between 4:00 pm and 6:00 pm. The maximum number of units for this parcel was based on Chapter 157 of Hermiston Municipal Code 157.027(C)(2) and 157.027(F).

**Table 1. ITE Trip Generation – Annexation and Conversion of Tax Lot 4N2812C000308**

Land Use (ITE Code)	Multifamily (Low-Rise) (220)	
Independent Variable	Dwelling Units	
Size	24	
Average Daily Trips (ADT)	162	
Peak Hour Trips	AM Peak Hour	PM Peak Hour
In	2	8
Out	8	4
Total Trips	10	12



The Project is anticipated to generate 162 vehicle trips during a typical weekday, 10 during the AM peak hour, and 12 during the PM peak hour.

### **TRIP DISTRIBUTION**

The trip distribution is not estimated for this project. Trip distribution analysis will take place during future residential development that occurs on this property.

### **PRE-DEVELOPMENT REQUIREMENTS**

A condition of annexation and zone conversion for this lot will be for pre-development to abide by Chapter 154 of the Hermiston Municipal Code (HMC). This would include ensuring streets surrounding the Project are connector and continuous through the perimeter of the Project and that relevant utilities are extended and prepared for development relevant to the zone conversion desired (R-3).

Oregon Administrative Rules (OAR) 660-012-0060 stating that the amendment will not change the functional classification of the affected nearby roads. Streets surrounding, implied to be surrounding, or will be surrounding the property once built out per Chapter 154 of the HMC includes SE 10th Street, E Tamarack Avenue, SE 11th Street, and E Newport Avenue. SE 10th Street is classified as an urban major collector by the City, while the other roads are classified as local residential streets.

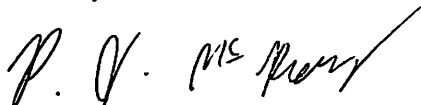
Per the City's *Public Works Standards, Technical Specifications, and Standard Drawings* (Jan. 2023) Section 5.T.2.b, streets classified as a collector will "generally have a traffic volume rate of 1,000 to 4,000 vehicles per day" while streets classified as local streets don't have a stated accepted traffic volume carrying capacity. It is assumed that local streets will generally have a carrying capacity of less than 1,000 vehicles per day.

Given the relatively low addition of 162 ADT from the possible development on the Project, it stands to reason that the possible development of the lot would not cause a change in functional classification of any of the surrounding roads, including SE 10th Street.

### **CLOSING**

Please feel free to contact me at 360.213.0418 or [pj.mckelvey@pbsusa.com](mailto:pj.mckelvey@pbsusa.com) with any questions or comments.

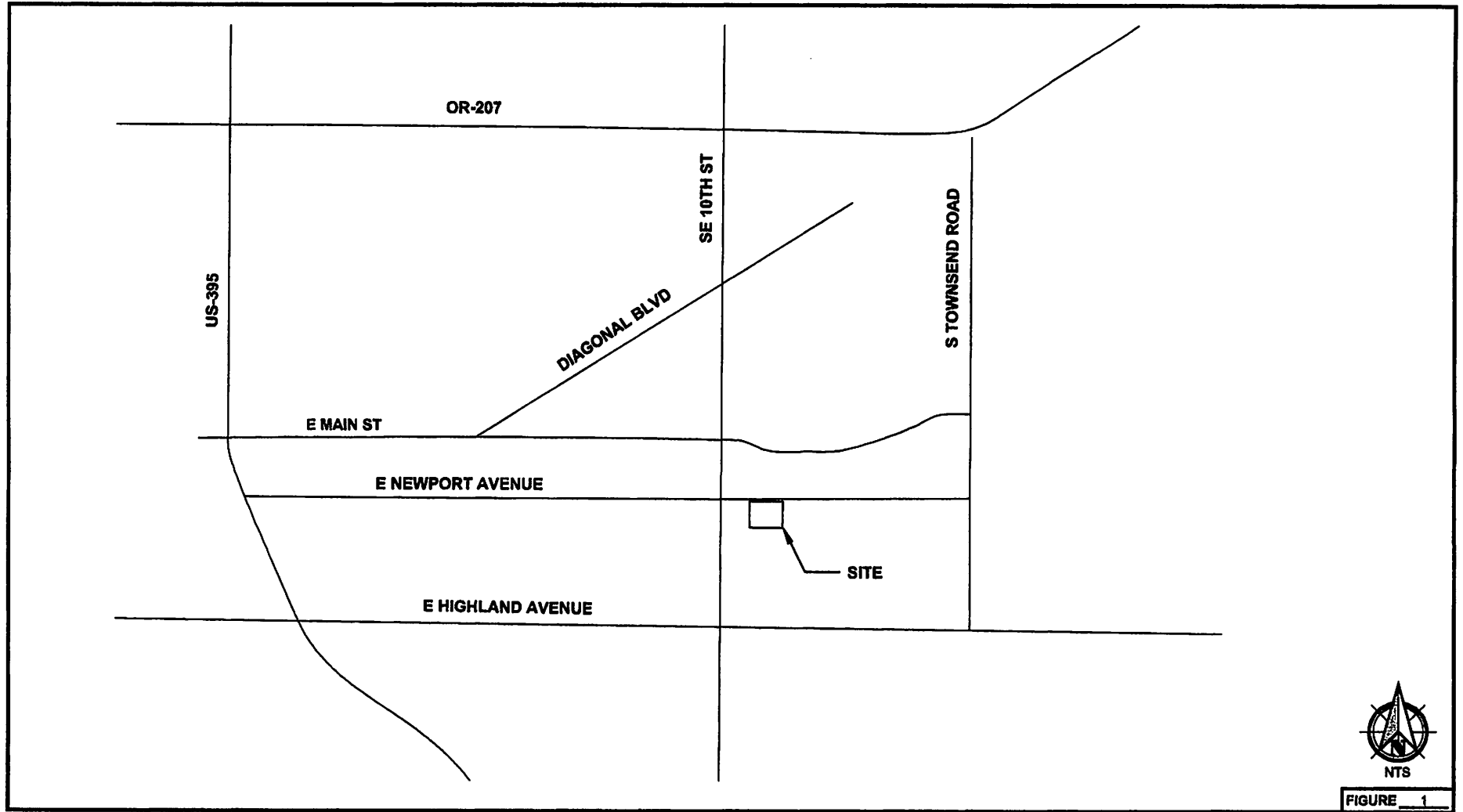
Sincerely,



Pierce-Jon McKelvey, PE, PTOE  
Project Traffic Engineer

Attachments:      Figure 1. Vicinity Map  
                         Trip Generation Calculations

ES:PJM:rg



**Vicinity Map**  
**10TH ST AND NEWPORT DEVELOPMENT**



Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220



LAND USE GROUP:

(200-299) Residential

LAND USE:

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

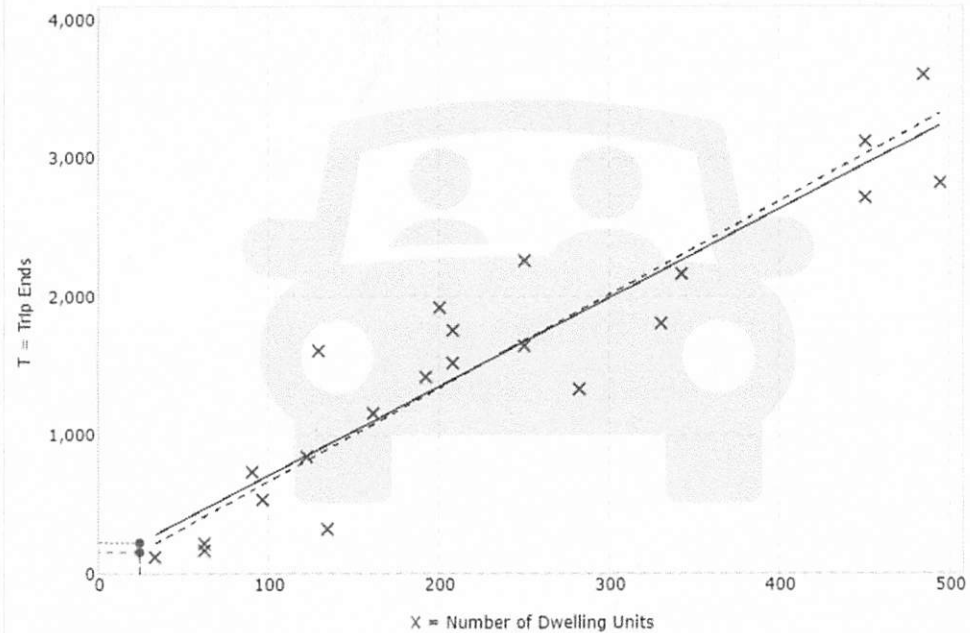
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

24

Calculate

## Data Plot and Equation



Reset Zoom

Restore

X Study Site

— Fitted Curve

- - - Average Rate

## DATA STATISTICS

Land Use:

Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. Num. of Dwelling Units:

229

Average Rate:

6.74

Range of Rates:

2.46 - 12.50

Standard Deviation:

1.79

Fitted Curve Equation:

 $T = 6.41(X) + 75.31$  $R^2$ :

0.86

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 162 (Total), 81 (Entry), 81 (Exit)

Fitted Curve: 229 (Total), 115 (Entry), 114 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220



LAND USE GROUP:

(200-299) Residential

LAND USE:

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

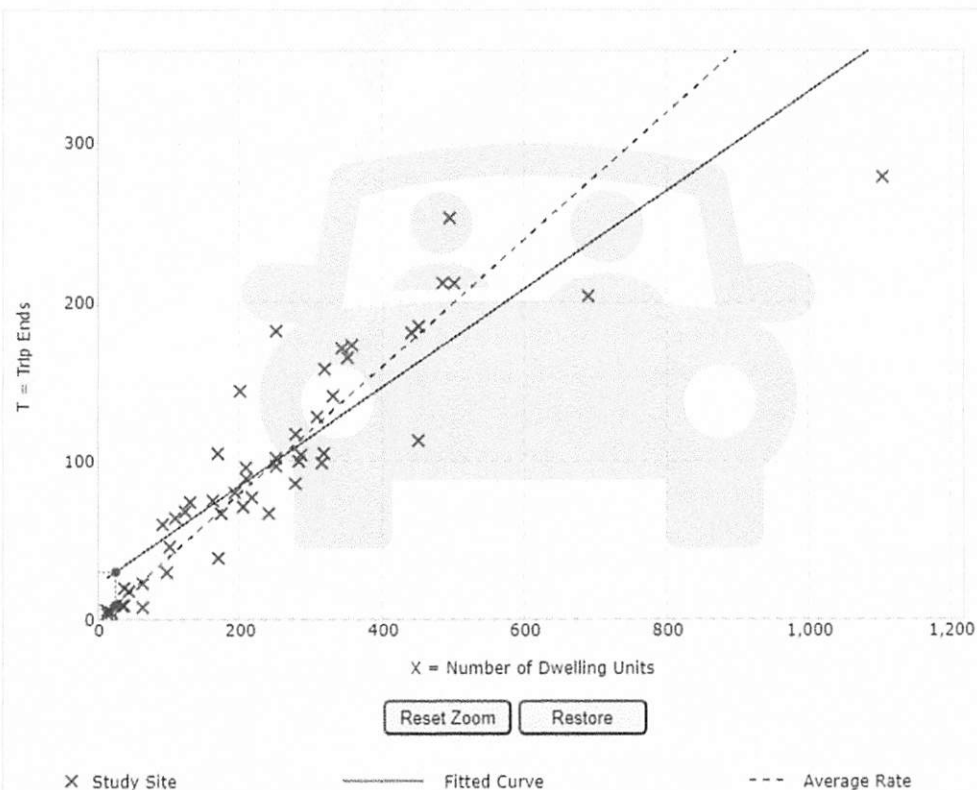
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

24

Calculate

## Data Plot and Equation



## DATA STATISTICS

Land Use:

Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

49

Avg. Num. of Dwelling Units:

249

Average Rate:

0.40

Range of Rates:

0.13 - 0.73

Standard Deviation:

0.12

Fitted Curve Equation:

 $T = 0.31(X) + 22.85$  $R^2$ :

0.79

Directional Distribution:

24% entering, 76% exiting

Calculated Trip Ends:

Average Rate: 10 (Total), 2 (Entry), 8 (Exit)

Fitted Curve: 30 (Total), 7 (Entry), 23 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220



LAND USE GROUP:

(200-299) Residential

LAND USE:

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

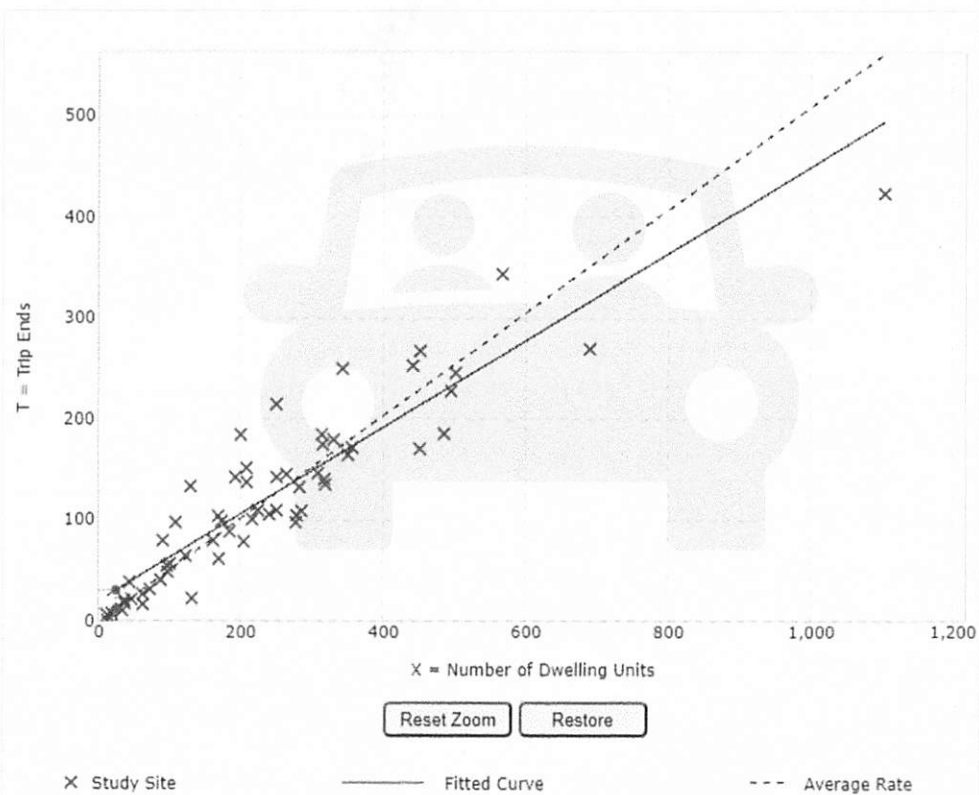
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

24

Calculate

## Data Plot and Equation



## DATA STATISTICS

Land Use:

Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic  
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

59

Avg. Num. of Dwelling Units:

241

Average Rate:

0.51

Range of Rates:

0.08 - 1.04

Standard Deviation:

0.15

Fitted Curve Equation:

 $T = 0.43(X) + 20.55$  $R^2$ :

0.84

Directional Distribution:

63% entering, 37% exiting

Calculated Trip Ends:

Average Rate: 12 (Total), 8 (Entry), 4 (Exit)

Fitted Curve: 31 (Total), 19 (Entry), 12 (Exit)