

CITY OF HERMISTON

APPLICATION TO AMEND COMPREHENSIVE PLAN MAP

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: Hermiston Home Works, Inc. Phone: 541-720-4533

Mailing Address: P.O. Box 833 Hermiston, OR 97838

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N 28 13 Tax Lot No: 200 & 500

Subdivision: _____

Street Address: _____

Current Comprehensive Plan Designation: Umatilla County F-2 with Future Industrial Overlay

Proposed Comprehensive Plan Designation: 48.89 Acres R-3; 31.57 Acres C-2

IMPORTANT!: The code of ordinances requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council 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 the planning commission to make 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 be used by the City to make findings and evaluate the merits of your request. Inasmuch 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
- 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.

Policy 6 relates to conversion and addresses the need for the city to help first develop property adjacent to the city limits, while also having some mechanism for converting "urbanizable" land to an "urban" status as it is needed for future development. The subject abuts the city limits. A zone change increases the likelihood of development, and helps with the conversion of the undeveloped "urbanizable" land to the east.

Please review draft findings for further explanation of how the requested change is in conformance with the comprehensive plan and the goals and policies of the plan.

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 state of Oregon and city of Hermiston alike have housing availability and affordability goals (State Goal 10) and policies (Hermiston policies 21 and 22) which will be advanced through the annexation and residential re-zoning of a majority portion of this property. Residential development in this area would be a natural extension of existing adjacent property uses and would help the city and state reach its planning goals of creating more housing for its residents and relieving the upward price pressure in local housing.

31.57 acres of the property is proposed to become a C-2 zone which will create valuable economic development opportunities. This comprises 5.9 acres abutting existing higher education buildings, and 25.67 acres between the Feed Canal and railroad tracks. By converting the future industrial overlay to a C-2 zone, the property is more conducive to being developed, creating new jobs and facilitating economic development.

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

Within the city limits and immediately adjacent to city limits, there are relatively few large undeveloped parcels that would naturally accommodate residential development, and even fewer in the southeast quadrant. This property is uniquely fit to provide additional housing availability.

The C-2 zoning proposed for the 5.9 acres expands the footprint of adjacent commercial zoning, currently occupied by higher education and governmental buildings, which creates the opportunity for future expansion by these entities, in addition to creating potential to attract new businesses to the area, such as professional service offices, medical offices, contracting businesses, supply houses, etc., to name several examples that would fit well on the property.

The 25.67 acres between the Feed Canal and railroad tracks is a particularly long and narrow tract which creates spatial constraints for economically viable development. By creating a C-2 zone, this portion of the property will have more options to develop and create value than in its current designation of future industrial.

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

Currently, the entire 80.46 acre property is designated as Future Industrial. However, given the current land uses of immediately adjacent properties to the north (rural residential), east (rural residential), and west (dual C-2/M-1), the proposed delineations and designations for new zonings are more appropriate and create an extension of surrounding neighborhood characteristics.

A transportation impact analysis was performed on the property and surrounding area and found that all intersections studied are anticipated to operate within agency mobility standards in the 2043 Current and Proposed Designation Scenarios. As such, no improvements are specifically necessary to mitigate the Proposed Zone Designation transportation impacts.

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: Hermiston Home Works, Inc. Phone: 541-720-4533

Mailing Address: P.O. Box 833 Hermiston, OR 97838

Contact Person: Tyler Brandt Phone: 541-720-4533

Mailing Address: 469 SW Cottonwood Dr Hermiston, OR 97838

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N 28 13 Tax Lot No: 200

Subdivision (If Applicable): _____

Street Address: _____

Current Comprehensive Plan Designation: F-2/Future Ind Proposed Zoning Designation: R-3; C-2/M-1

Land Area (In Acres): 79.3

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: 1 Tenants: 0 Voters: 0

Please Include the Names and Ages of All Residents:

N/A

Surrounding Use of Property:

North: Large lot rural residential, unincorporated to the city

South: Irrigation canal, further south is the Hermiston Municipal Airport

East: Rural residential and farming

West: Higher education, governmental buildings

Current Year Taxes: \$492.97

Previous Year Taxes: \$481.79

Total Assessed Valuation: \$483,230

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

Parcel contains no dwellings or other structures other than an irrigation system and pump house. The area between the A line canal and railroad tracks, 53.63 acres, is mostly irrigated hay field and pasture. Between the railroad tracks and Feed canal is irrigated pasture.

Please explain why the annexation has been proposed:

Applicant is requesting annexation in order to develop property with full city services and streets.

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 attached site plan illustrates areas for medium density residential development of approximately 47.73 acres, 5.9 acres of dual zone C-2/M-1 abutting the existing neighboring C-2/M-1, and approximately 25.67 acres of dual zone C-2/M-1 between the railroad and Feed canal. Applicant plans to develop the property in phases. The applicant currently forecasts that the residential portion of the property will be developed as lots primarily for single-family detached dwellings, with a minority of the lots being utilized for duplexes and single family with accessory dwelling units. The applicant is less certain about how the dual zone areas will develop, and will take into consideration market interest and any development constraint issues that city planning department foresees.

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:

Nearest water line according to the City of Hermiston Public Map is located at 10th Street running parallel with the northwest edge of the property.

Location and size of the nearest sewer line:

Based on pre-application/pre-development meetings with city staff and engineer, the most feasible sewer connection is in front of Highland Hills Elementary School on 10th Street.

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

A storm drain is located on Columbia Drive; There is a natural gas line near the northwest corner of the property; The A line canal is at the north border of the property, and the Feed canal is at the south border of the property. Both canals run east-west.

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

Applicant expects city services are readily available after development and subdivision is approved.

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

See supplemental attachment for response.

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

See supplemental attachment for response.

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

On the west boundary, 10th Street abuts the parcel. On the northeast boundary, E Highland Ave/Highland Extension abut the parcel.

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

10th Street is a fully improved city street. Based on conversations with city staff during pre-application/pre-development meetings, improvement to the bridge on 10th Street will be considered.

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

New roads will be created upon development of the property, although none are being proposed at this time. New roads would be proposed at such time as preliminary plats are submitted for approval.

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: Hermiston Fire Dist Irrigation District: Hermiston Irrigation Dist.
School District: Hermiston School Dist. Drainage District: N/A
Library District: N/A Parks and Recreation District: N/A
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?):


No water or sewer services are currently being received on the property.

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 11-1-23 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: _____ Received By: _____ Meeting Date: _____
Fee: \$700.00 Date Paid: _____ Receipt No: _____

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

Applicant will finance the extension of such facilities. Cost is exceedingly difficult to estimate without engineered drawings for subcontractors to review and provide estimates. The applicant's best estimate of costs range from \$250,000 to \$500,000, however actual costs could vary significantly from this estimate.

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

Applicant has reached out to city staff for resources to research potential availability of state funds to assist in extending city services along E Highland Ave and E Highland Extension to promote future development in that direction. Applicant is also researching opportunities to offset improvement costs for the 10th Street bridge, which may include Umatilla County. At this time, the applicant has not officially sought financial assistance, however does not wish to be precluded from seeking assistance of public funding in the future should a favorable set of circumstances arise.

Tyler Zelt 11-1-23

REAL PROPERTY TAX STATEMENT

JULY 1, 2023 TO JUNE 30, 2024

UMATILLA COUNTY, OREGON

216 SE 4TH ST

PENDLETON, OR 97801

ACCOUNT NO: 116973

PROPERTY DESCRIPTION

CODE: 0803 **PCL:** 540
MAP: 4N2813-00-00200
ACRES: 79.41
SITUS:

HERMISTON HOME WORKS INC
 PO BOX 833
 HERMISTON OR 97838

SCHOOL DIST #8 HERMISTON	189.49
INTERMOUNTAIN E.S.D.	23.87
BMCC	25.63
EDUCATION TOTAL:	238.99

GENERAL COUNTY	110.44
PORT OF UMATILLA	5.97
UMATILLA COUNTY FIRE DIST 1	67.85
UMATILLA MORROW RADIO & DATA DIS	6.59
CEMETERY DIST 8 HERMISTON	3.58
W. UMATILLA MOSQUITO CONTROL	7.84
UMATILLA SPECIAL LIBRARY DIST	14.27
GENERAL GOVT TOTAL:	216.54

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	483,230	488,240
STRUCTURES	0	0
TOTAL RMV	483,230	488,240
TOTAL ASSESSED VALUE	31,767	38,769
EXEMPTIONS		
NET TAXABLE:	31,767	38,769
TOTAL PROPERTY TAX:	492.97	604.47

BOND BMCC	7.22
2022 BOND UMATILLA COUNTY FIRE D	12.94
2009 BOND HERMISTON SD #8	128.78
BONDS - OTHER TOTAL:	148.94

TO PAY WITH CREDIT CARD, DEBIT, OR E-CHECK VISIT UMATILLACOUNTY.GOV. POTENTIAL ADDL TAX LIABILITY QUESTIONS (541) 278-6219

TOTAL DUE (WITH DISCOUNT) 586.34

DISCOUNT IS LOST AFTER DUE DATE. INTEREST APPLIES AFTER DECEMBER 15TH

EXHIBIT "A"

All that part of Section 13, Township 4 North, Range 28, East, W.M. lying between the U.S.R.S. Feed Canal and the Canal of the Hermiston Irrigation District, together with hereditaments and appurtenances thereunto belonging or in any way appertaining, excepting and reserving to the Stanfield Irrigation District, its successors and assigns the right of way for any main canal or laterals which are or hereafter may be surveyed, located or established over said land, and reserving the perpetual right of easement over said land, or any part thereof for all canals, laterals, ditches and drains which the Stanfield Irrigation District may deem necessary for the proper management and distribution of the waters of its system, also reserving the for public road 20 feet along the Section line between Section 12 and 13 and 20 feet along the Section line on the west side of said tract between Section 13 & 14, Township 4, N. Range 28, E.W.M.

Furthermore, excepting a strip of land 200 feet wide being 100 feet on each side of the center line of the proposed railroad as staked over and across Section 13, Township 4 North, Range 28 East, W.M., being more particularly described as follows:

An irregular parcel of land located in Section 13 T.4N.-R.28E. of the Willamette Meridian being two hundred (200) feet wide and parallel to the center line of the proposed main track as staked and as to be constructed, measured one hundred (100) feet on either side of and at right angles from the center line; said center line being described as follows, to wit:

Beginning at a point on the west line of Section 13 which point is two thousand seven hundred and three and one tenth (2703.1) feet more or less south of the NW corner of Section 13; thence along a straight line north easterly across Section 13 a distance of one thousand four hundred forty and two tenths (1440.2) feet; thence around a curve to the right having a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5729.65) feet, a distance of one thousand and fifteen (1015) feet; thence along a straight line a distance of one thousand eight hundred eighty-eight and three tenths (1888.3) feet more or less to a point on the north line of Section 13 which point is three thousand four hundred one and six tenths (3401.6) feet more or less east of the NW corner of Section 13;

Containing an area of 19.94 acres more or less.

State of Oregon)
County of Umatilla)

This instrument was received and recorded on

02-21-07 at 9:05

In the record of instrument code type DE-WD

Instrument Number 2007-5150294
Fee 31.00

Office of County Records

Julius Hemphill
Records Officer