

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 & 500

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

Street Address: \_\_\_\_\_

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

Land Area (In Acres): 80.46

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: \$604.47/\$322.00

Previous Year Taxes: \$492.97/\$333.1

Total Assessed Valuation: \$488,250/\$83,250

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

Parcels contains no dwellings or other structures other than an irrigation system and pump house. The area between the A line canal and railroad tracks, 54.79 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 48.89 acres, 5.9 acres of C-2 abutting the existing neighboring C-2/M-1, and approximately 25.67 acres of C-2 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 C-2 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 the 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 running parallel and SE Columbia Dr intersects perpendicular to the parcel. On the northeast boundary, E Highland Ave/Highland Extension abut the parcel running parallel with the property.

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 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**

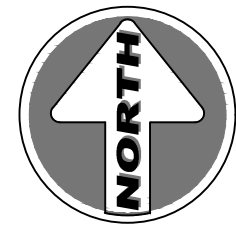
Date Filed: \_\_\_\_\_ Received By: \_\_\_\_\_ Meeting Date: \_\_\_\_\_  
Fee: \$700.00 Date Paid: \_\_\_\_\_ Receipt No: \_\_\_\_\_

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):

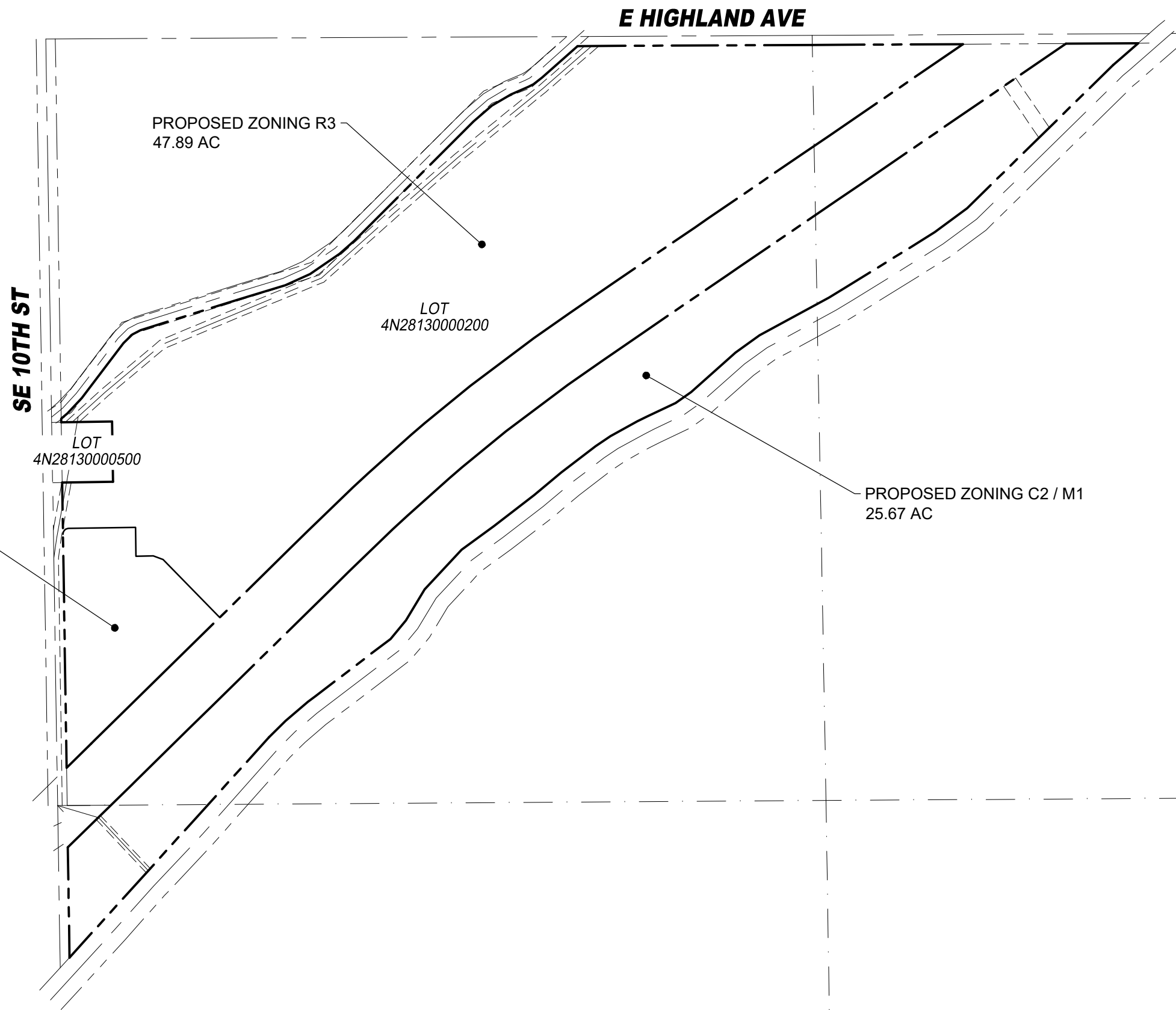
Applicant has reached out to city staff for resources to research potential availability of state funds to assist in extending city services along E Highland Ave and E Highland Extension to promote future development in that direction. Applicant is also researching opportunities to offset improvement 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.



400 200 0 400



PLAN SCALE



PROPOSED ZONING R3  
47.89 AC

LOT  
4N28130000200

LOT  
4N28130000500

PROPOSED ZONING C2 / M1  
5.9 AC

PROPOSED ZONING C2 / M1  
25.67 AC

SE 10TH ST

E HIGHLAND AVE

**HERMISTON DEVELOPMENT  
PROPOSED ZONING**  
TAX LOT ID: 4N28130000200, HERMISTON, OR  
**HERMISTON HOME WORKS, INC**  
TYLER BRANDT 541-720-4533  
P.O. BOX 833 HERMISTON, OR 97838  
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Date: **11-01-2023**  
Project Number: **23-030.1**  
Sheet Number: **EX2**

Rev	Description	By	Date

**HARMS ENGINEERING, INC.**  
1632 W Sylvester Street, Pasco WA 99301 | 509.547.2679 | HarmsEngineering.com  
Designed By: C BATAVOLA  
File Name: 23-030 Hermiston Home Works Planning 05  
Plotter: November 1, 2023, 3:05:55 PM  
File Path: P:\2023\23-030.1 Hermiston Home Works Inc.Dwg