

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: Michael & Kelly Thomas Phone: [REDACTED]

Mailing Address: 1250 SE. 4th Street; Hermiston, OR 97838

Contact Person: David Lorenzen P.E. Phone: (541)567-2345

Mailing Address: 945 W. Orchard; Hermiston, OR 97838

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

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2814BC Tax Lot No: 400

Subdivision (If Applicable): _____

Street Address: 1250 SE. 4th Street; Hermiston, OR 97838

Current Comprehensive Plan Designation: L Proposed Zoning Designation: R2

Land Area (In Acres): 3.72

Existing Use of Property:

Number of Single-Family Units: 1 Number of Multi-Family Units: None

Number of Commercial Units: None Number of Industrial Units: None

Public Facilities or Other Uses: None

Population: Owners: [REDACTED] Tenants: [REDACTED] Voters: [REDACTED]

Please Include the Names and Ages of All Residents: [REDACTED]

[REDACTED]

Surrounding Use of Property:

North: R1 - County

South: R1 - County

East: R1 - County

West: R1 - City

Current Year Taxes: \$3,418.54 Previous Year Taxes: \$3,350.49

Total Assessed Valuation: \$227,550

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

The property address 1250 SE 4th Street is 3.72 Acres. The Maxwell canal runs East/West though the Southern portion of the property. The property gently slopes S/N 5-7% covered in natural grasses and numerous trees with a Single Family residence.

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Please explain why the annexation has been proposed:

Property owner would like to subdivide the property.

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 subdivision would include ten(10) Single-family or Two-Family lots, One Multi Family lot.
and one large residential lot for the existing single family dwelling.

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

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

8" DI Water main 68' North of Property on East side of SE 4th Street.

Location and size of the nearest sewer line:

8" Sanitary Manhole 169' North of Property on West side of SE 4th Street

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

Over head power, 3" irrigation and gas line adjacent to property on Easterly bondary in SE 4th Street.

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

Project would extend Sanitary Sewer and Water South on SE 4th Street through property and West
on new Local Residential road on North boundary to access new building lots.

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

Cost will be borne by the deveoper.

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:

SE 4th Street

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

SE 4th street is approximately 18' of pavement. The project would provide additional paving, curb and gutter, and sidewalk on East boundary fronting SE 4th Street.

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

New Local residential street will be dedicated and improved adjacent to the North boundary to provide access to the new building lots

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: UCF DIST 1 Irrigation District: Hermiston Irrigation District
School District: DIST 8 HERMISTON Drainage District: _____
Library District: UMATILLA SPECIAL Parks and Recreation District: _____
Special Road District: _____

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

None

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

8-31-26

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: 8-31-26
Fee: \$900.00

Received By: CS
Date Paid: 8-24-26

Meeting Date: 9-28-26
Receipt No: 364758970 xpp ep

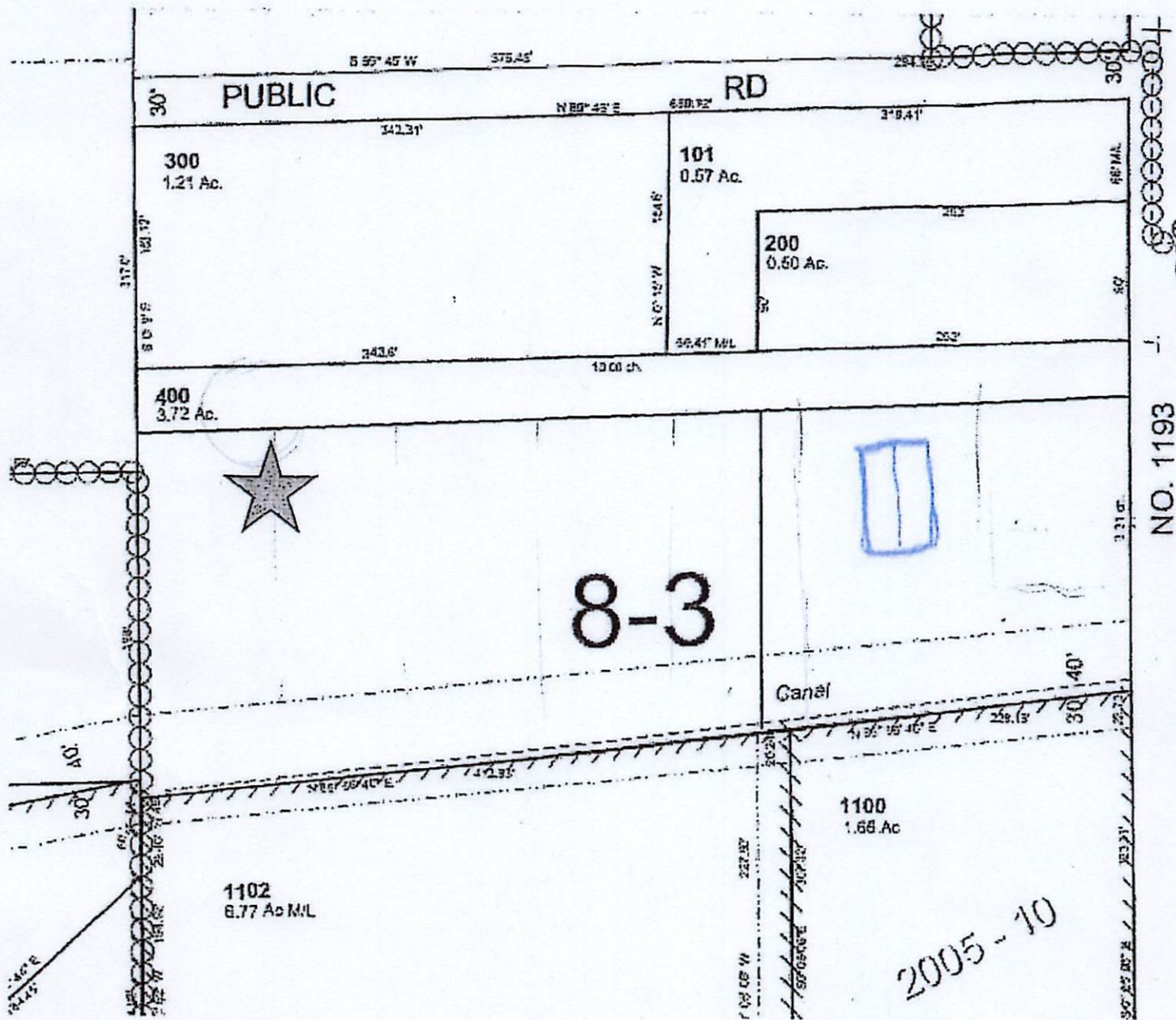


EXHIBIT 'A'

The EXHIBIT 'A' as stated below, is the metes and bounds legal description of the entire property for annexation.

A Tract of land located in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 4 North, Range 28, East of the Willamette Meridian, being that tract of land described in Deed to Forrest R. Steinke, et ux, by Deed recorded in Book 177, Page 524, Deed Records, and being described as follows, to-wit: Beginning at a point (13.69 chains) 903.54 feet North of the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 14; thence South 85°45' West (10.03 chains) 661.98 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter; thence North along said West line a distance of (4.13 chains) 272.58 feet; thence East, parallel to the north line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter a distance of (10 chains) 660 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter; thence South along said East line a distance of (3.31 chains) 218.46 feet to the point of beginning; all being East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within County Road No. 615 on the east side thereof.

Per Deed Instrument No.2017-6620556, being the current deed of record.

