

ROAD VACATION REPORT

West 2nd Street

A Public Road Located Between
Blocks 12 & 23 in Charles Tracts
Subdivision West of U.S. Highway
#395, North of Hermiston, Oregon

June 10, 1998

Umatilla Co. Dept. of Public Works

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HISTORY

A petition to vacate a portion of West 2nd Street, a platted public road lying between Blocks 12 and 23 in Charles Tracts, a subdivision located north of Hermiston, was received from Bill Kik in February, 1998, and was found to meet legal requirements.

The Umatilla County Planning Commission reviewed the vacation request and at their March 26, 1998 meeting voted to recommend that the Board of Commissioners approve the proposed vacation. Planning Commissioner Able stated that he had no objections provided the nearest affected property owner is not opposed. Sheet 3 shows the proposed street vacation in red, lands owned by the petitioners in green and yellow, and lands owned by others in pink. Notice of the proposed vacation and the time and date of the hearing was provided to owners of all property shown on Sheet 3 lying west of Highway 395.

As of this date, no objections have been received by the Public Works Department to the proposed vacation. Peggy Satko, one of the contract purchasers of Blocks 24 and 25, inquired about the physical location of the road to be vacated and upon learning where it was, stated that she had no objections.

RECOMMENDATION

The Public Works Department feels that it would be in the Public interest to vacate the portion of West 2nd Street between Blocks 12 and 23 in Charles Tracts, in the absence of any objections brought forth in today's hearing, and that an ingress/egress and water line maintenance and construction easement be reserved over and across the westerly 20 feet of the street. If the Board chooses to vacate the street, the easement will be reserved in the final order.

Review and recommendation on Kik Road Vacation. Bob Perry presented the Planning Commission with a map of the area in question. He explained that this particular road vacation is of a platted street located in Charles Kik's Tracts north of Hermiston. More specifically, Bill Kik wishes to vacate that portion of West 2nd Street between Robnett and Birtrand Street. He has submitted a letter explaining the reason for the vacation request, which is included in the Planning Commission's packets. This particular street is unimproved platted and dedicated right-of-way; it doesn't actually exist. The ground is covered with sagebrush and cheat grass, except for the portion of the street abutting tax lot 2200 and 1901, where lawn and locust trees run parallel in the platted street 15 feet west of the property lines of these two lots. Referring to the above map, Perry noted which other roads are paved or graveled and which are platted, vacant right-of-way. He also noted where existing structures are located, including the Kik City community well.

Perry then reviewed some of the reasons for Mr. Kik requesting the vacation. He noted that the south end of West 2nd Street is very steep. Also, Mr. Kik would like to build a 35' x 46' storage shed on tax lot 2200. Where he proposes to locate this shed, it would be approximately one foot into 2nd Street.

Mr. Kik also notes that the zoning of this property on the east side of 2nd Street is RSC, Retail Service Commercial; and on the west side of the street is LI, Light Industrial. If in the future this property would be used according to these zonings, the platted lots are too small. They would have to be made into larger lots which would be accessible by West 3rd Street, Birtrand Street, Robnett Street, and Highway 395.

Once West 2nd Street is vacated, Kik will provide a utility easement along the existing water line from the community well to allow for repairs and maintenance.

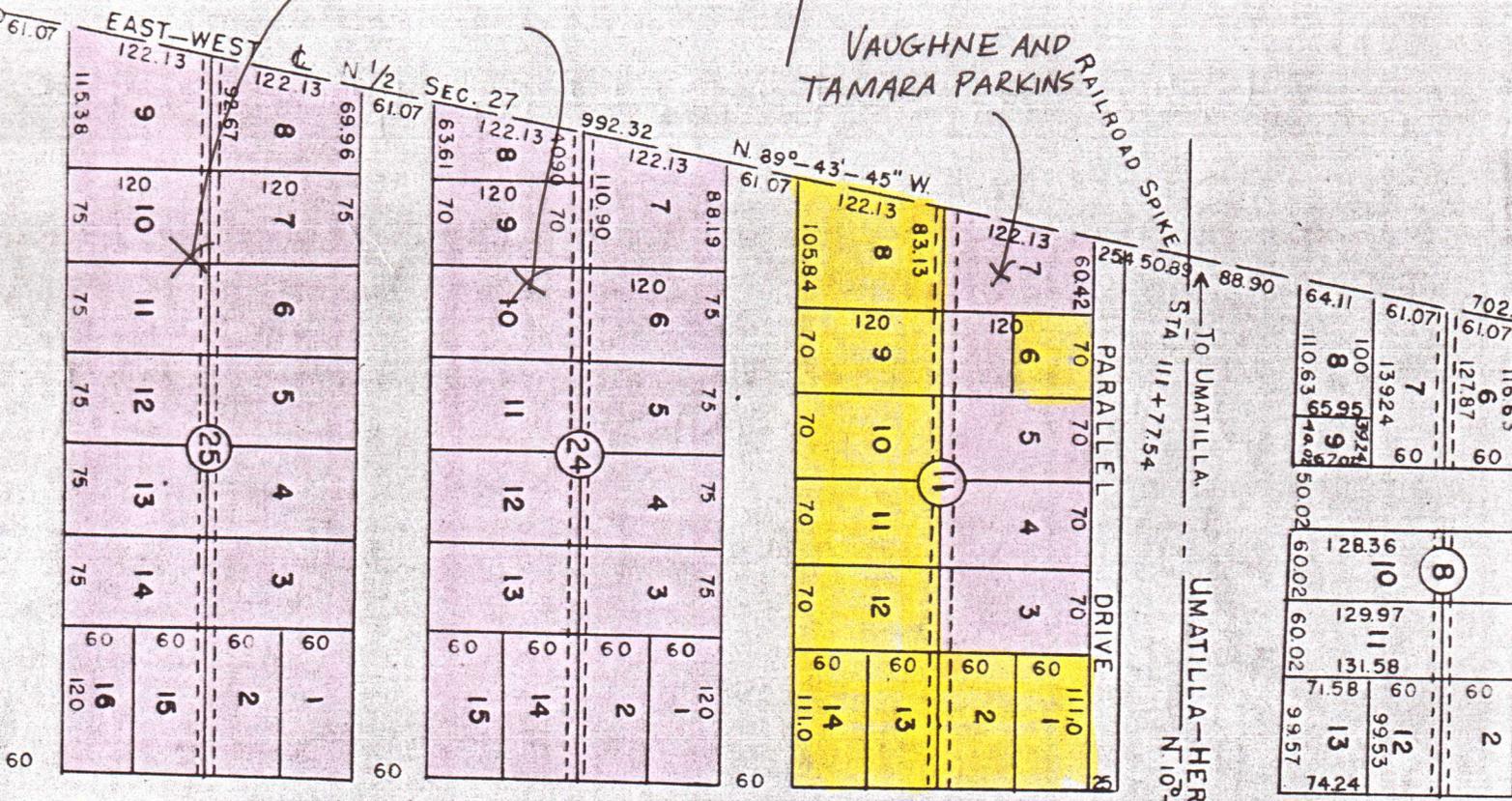
Commissioner Miller noted that this community well serves a lot of properties in the area; and therefore, dense development around this well should be avoided to reduce the possibility of septic contamination. It appears that vacating West 2nd Street would help limit development around this well.

Commissioner Able indicated he has no objections to the proposed vacation, provided the nearest property owner, who would be most affected, is not opposed to this. Perry noted that Mr. Kik owns all the land on the east side of West 2nd Street; he also owns every lot except lot 4 on the west side. So there are not a lot of other property owners in the area. The one nearby house has access from Birtrand Street to the north; and this landowner has not commented on the vacation.

The consensus of the Planning Commission was to recommend that the Board of Commissioners approve the proposed vacation, with consideration of their above comments.

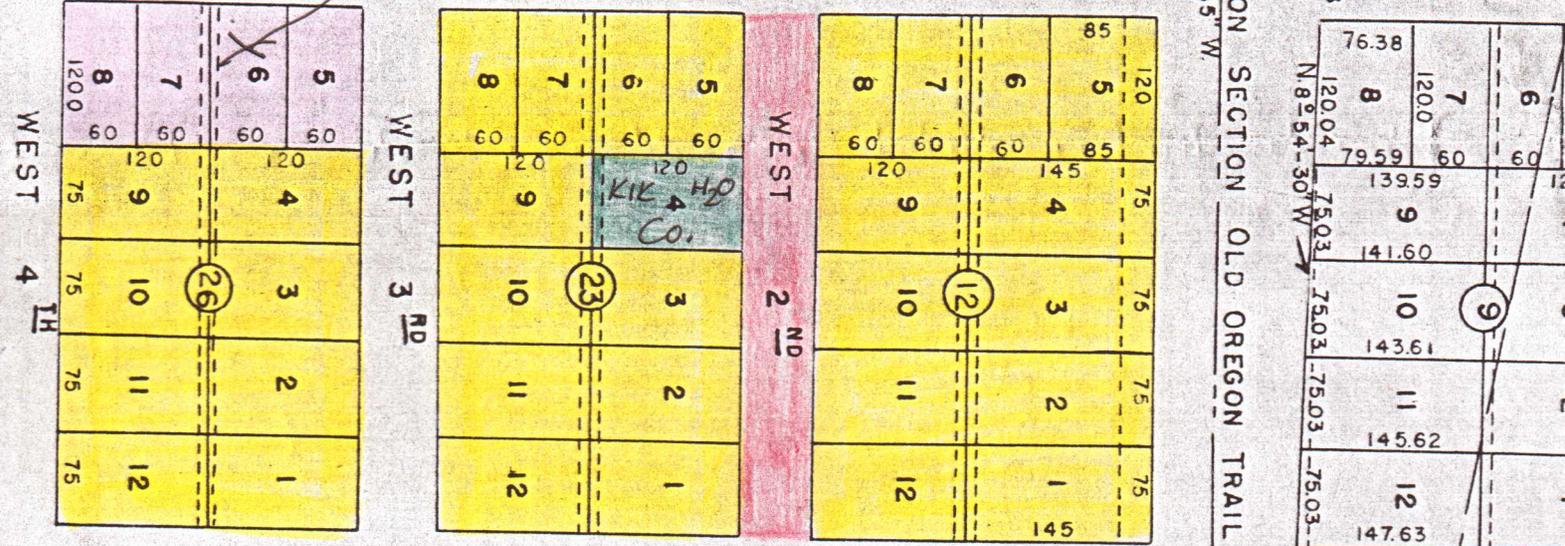
CHARLES AND PEGGY SATKO

VAUGHNE AND TAMARA PARKINS



WARREN ROSS

N 79°-33'-15" E BIRTRAND



N 79°-33'-15" E ROBNETT

