

HERMISTON PLANNING COMMISSION

Regular Planning Commission Meeting

September 14, 2022

Chairman Saylor called the meeting to order at 7:00PM. Present were Commissioners Fialka, Caplinger, Doherty, Hamm, Burns, Sargent, Collins, and Kirkpatrick. Staff in attendance included Planning Director Clinton Spencer, City Attorney Richard Tovey and Heather La Beau. Youth Advisor Elizabeth Doherty was present and Youth Advisor Jeannine Heredia was absent.

Election of Chair & Vice-Chair

Commissioner Fialka nominated Chairman Saylor to continue in the position of Chairman with a second from Commissioner Hamm. There were no other nominations. Chairman Saylor was unanimously elected to continue as Chairman.

Commissioner Doherty nominated and Commissioner Sargent seconded the nomination of Commissioner Fialka for Vice-Chair. There were no other nominations. Commissioner Fialka was elected as Vice-Chair with a vote of 8-1.

Minutes

Commissioner Sargent moved and Commissioner Hamm seconded to approve the minutes of the July 13, 2022, regular meeting. Motion passed unanimously.

Hearing- Conditional Use- Skate Park 4N2811CC Tax Lot 2300- 345 S First St

There were no conflicts of interests declared. Chairman Saylor opened the hearing at 7:03PM and read the hearing guidelines.

Planning Director Spencer presented the staff report. The City of Hermiston Parks & Recreation Department is proposing to construct the Teen Adventure Park (skate park). Government structures are defined as conditional uses. The first phase consists of the skate bowl, restroom and some pedestrian facilities. The second phase includes a parkour area and climbing boulder. This hearing is to consider both phases as a master plan. Parking for this facility is provided for at the event center parking lot to the north. The approval conditions include sidewalk improvements to complete connectivity on the east side of First St to W Orchard Ave.

Testimony

Brandon Artz 904 W Cody Ave- Parks & Recreation Director Artz thanked Planning Director Spencer for preparing the report. Slides were shown to present an overview of the proposed park. California Skate Parks is a nationally renowned skate park developer. Their work includes the Tokyo Olympics skate park. Anderson Perry will be overseeing the construction documents. The existing skate park will be decommissioned and removed as part of Phase 1. The eventual plan is to develop the gravel areas as sod/lawn. Sidewalk improvements will not narrow 1st Street.

Chairman Saylor closed the hearing at 7:15PM.

Findings of Fact

The proposal is in conformance with the comprehensive plan and zoning ordinance.

1. The property is located within the Outlying Commercial zone.
2. The Outlying Commercial zone lists a park as a use subject to a conditional use permit per §157.041(B)(5) of the Hermiston Code of Ordinances.
3. The planning commission held a public hearing on the proposed conditional use on September 14, 2022 as required by §157.207(A) of the Hermiston Code of Ordinances.
4. Park development standards are not specifically governed within the zoning ordinance as is common with schools and other conditional uses. Therefore, it is not possible to determine whether

the Teen Adventure Park itself is in conformance with the zoning ordinance. However, as noted, parks in general are considered a conditional use in all residential and commercial zones. Since residential and commercial zoning is applied to the majority of land within the city, and is located in all areas of the city, it is logical to infer that the intent of the zoning ordinance is to provide parks and public uses in all areas of the city to insure the broadest access.

5. Policy 16 of the comprehensive plan establishes parks, recreation, and open space policies.
6. Policy 16 establishes the overarching goal that the city will "...acquire and develop additional parks and recreational facilities through the community..." The subject property represents a newly acquired city property purchased with the express intent of developing the site for youth oriented recreational activities, specifically a skate park.
7. Implementing actions for park development in the comprehensive plan include identifying and acquiring additional park to comply with the recommended park to population ratio.
8. The Teen Adventure Park at this location is specifically incorporated into the City of Hermiston Parks Master Plan adopted in 2021 through a public process by the Parks and Recreation Committee and City Council.
9. Policy 31 establishes a goal of creating an integrated transportation system. Specifically, Policy 31 indicates the City of Hermiston "...will establish land uses so as to reduce the need to travel and encourage economic development to provide local jobs which reduce the need to commute..." Establishing a new youth-oriented recreational facility within walking distance of the Hermiston High School and within the commercial downtown core, creates a new recreational opportunity in close proximity to the high school which will generate a high percentage of targeted users, and within walking or biking distance of the majority of Hermiston's residential neighborhoods. This location will reduce the likelihood of creating substantial vehicular trips solely to access this amenity.

The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.

10. The property is 22,600 square feet or 0.51 acres in size. There is no minimum size requirement for public parks.
11. The park plan accommodates a public restroom, skate park, parkour area, climbing boulder, and various pedestrian improvements. All of the proposed amenities will fit within the property boundary as shown on the site plan.
12. The proposed location of the restroom in the north corner of the property does not meet the setback requirements for C-2 property as established in §157.041(D)(1) of the Hermiston Code of Ordinances. The restroom's location also encroaches on the public sewer line, which leaves the S 1st Street right of way near this location. However, there is adequate space on the site to provide for a relocation of the restroom which complies with the C-2 setback requirements. As a condition of approval, the city will require the restroom to be placed in a more southerly location which meets the C-2 setback requirement.
13. As noted in Finding #4, there are no specific requirements for park design within the zoning ordinance.
14. Sidewalk will be required along the S 1st Street frontage of this property. Due to the curving nature of the S 1st Street improvements, all sidewalk improvements will be installed within the public right of way and will not encroach within the park. A separate pedestrian path is planned for the park.
15. No driveways are proposed for the site and no access spacing standard is applicable.
16. Public parking is provided within 500 feet of the site meeting the parking standards established in §157.178(E) of the Hermiston Code of Ordinances. However, there is no minimum off-street parking standard for public parks and many Hermiston parks do not provide off-street parking

areas. Examples of parks with no off-street parking include Newport Park, Highland Park, Victory Square Park, and Greenwood Park.

Public facilities are of adequate size and quality to serve the proposed use.

17. The site is serviced by a six-inch public water line in S 1st St. This line is adequate to accommodate the proposed restroom and irrigation facilities on the site.
18. The site is serviced by an eight-inch public sewer line in S 1st St. This line is adequate to accommodate the proposed restroom on the site.
19. The site is adjacent to a public sidewalk installed immediately adjacent to the south line of the development site. In order to preserve the functionality and safe operation of S 1st St, sidewalk installation will be required adjacent to the entire frontage of the development site (Tax Lot 2300). Additionally, since the railroad right of way between the north line of the development site is otherwise unowned, the city will be required to complete the sidewalk connection between the north line of Tax Lot 2300 and the intersection of S 1st St and W Orchard Ave.

The proposed use will prove reasonably compatible with the surrounding properties.

20. The proposed park is located within a cluster of public uses. McKenzie Park and the public safety center housing the Hermiston Police Department and Umatilla County Fire District #1 lie across S 1st St to the west. The Hermiston High School and school district maintenance facility are located to the south. To the east are railroad tracks, a public walking path, and Highway 395 S. To the north lie commercial businesses and a public event center.
21. The proposed Teen Adventure Park, as a similar use to the adjacent park, and with a stated target demographic of adolescents likely already attending the Hermiston High School, is a complimentary and compatible use with nearby land uses.
22. No structures, with the exception of the permanent restroom, are proposed. No issues of architectural compatibility are raised through the overall park design.

Conditions of Approval

1. Sidewalk shall be installed along the S 1st Street frontage of the site concurrent with Phase 1 construction. Sidewalk installation shall also include approximately 250 feet of off-site installation to complete the sidewalk from the intersection of W Orchard Ave and S 1st St to the development site.
2. The city shall comply with §92.12 of the Hermiston Code of Ordinances which relates to the control of blowing dust, during all phases of construction.
3. All stormwater shall be retained on-site.
4. Bicycle parking shall be installed in accordance with §157.150(L) of the Hermiston Code of Ordinances.
5. All signage shall comply with Chapter 155 of the Hermiston Code of Ordinances.
6. The restroom shall be relocated from the north corner of the property to a point where it meets the setback requirements in the C-2 zone.

Commissioner Hamm moved and Commissioner Fialka seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Sargent moved and Commissioner Burns seconded to adopt the findings of fact. Motion passed unanimously. Commissioner Hamm moved and Commissioner Burns seconded to impose conditions of approval. Motion passed unanimously. Commissioner Hamm moved and Commissioner Sargent seconded to approve the master plan. Motion passed unanimously.

Chairman Saylor introduced Commissioner Patrick Collins. Brief introductions were made.

New Business- Southwest Hermiston Urban Renewal Area (SHURA) Presentation

Planning Director Spencer explained that urban renewal is the funding mechanism proposed for the

infrastructure necessary to facilitate development at the former feedlot.

Assistant City Manager Mark Morgan presented PowerPoint slides to provide background on the urban renewal plan. The property has remained vacant due to the lack of utilities. Utility projects include a water tower that is capable of serving entire city, upgrading Joseph booster station, and adding to existing water and sewer main lines. Additionally, park improvements are proposed to be funded with urban renewal.

Urban renewal functions by diverting new tax revenue generated within the urban renewal area for the term of the urban renewal plan to the urban renewal district. When revenue reaches a certain threshold, revenue to the district is capped and above the threshold goes back to the underlying jurisdictions. The development proposes approximately 1300 homes. The threshold is reached at approximately 280 homes. School bonds and fire district bonds revenue is not diverted to the district. The school districts will still receive the same amount per pupil for operating expenses.

Water tower and utility construction is estimated to be completed within three years with homes being built in late 2026-2027. The plan conservatively estimates homes being built in 2028 with an absorption rate of 30 homes a year.

The City and developer will have a Development Agreement in place separate from the Urban Renewal Plan. The development proposal includes giving land to the Fire District. An impact fee to the Fire District is being discussed. A Traffic Impact Analysis is near completion and will determine the amount of traffic impact fees that will be collected. While the developer and City will share the debt obligation, the City utility fund does have the ability to absorb the yearly debt obligation.

Commissioners discussed the development plan, benefiting properties from the water line, parking in a large residential development, site access, tax increment financing, school site, park development, impact to taxing districts.

Elaine Howard of Howard Consulting explained the role of the Planning Commission is to be presented the Urban Renewal Plan. The council must have a finding that the plan conforms to the comprehensive plan. State rules govern the rules for adopting an Urban Renewal Plan. Using a PowerPoint presentation, Ms. Howard reviewed the statutory regulations and the city's compliance, as well as the financial costs of the plan both to the city and taxing jurisdictions.

Ms. Howard read the areas of the comprehensive plan that were reviewed for conformance. City code and the City's Park & Recreation Open Space Master Plan were also reviewed.

Commissioners discussed conformance with the comprehensive plan. Several commissioners feel the findings do not support Policy 4 Orderly Urban Growth & Policy 5 Annexation.

Commissioners recommended clarifying Policy 19 that the commercial nodes were proposed as part of the development plan, not a part of the urban renewal plan.

Luke Pickerill MonteVista Homes 389 SW Scalehouse Ct Suite 110 Bend OR 97702- A Level I environmental study has already been performed and there are no issues with the ground. Mr. Pickerill presented slides with renderings of the proposed development. The 353 acre development includes a large regional park and several open spaces in addition to 14 ½ acres for a school site and 1/12 acres for fire, 6 ½ acres for multi-family and a couple small commercial areas, and about 10 acres for a senior housing project. The vision is to develop a community where everyone can afford to live. A variety of residential lot sizes are proposed. The master planned community is being designed to meet the City's 20 year housing need. The park is designed around the existing topography for best placement of the water tower. Mr.

Pickerill stated that it is possible to do 70 homes a year. They have met this level before and are limited by not having additional land and capacity.

Commissioner Burns moved and Commissioner Sargent seconded to recommend the council move forward with the Southwest Hermiston Urban Renewal area. After some discussion as to the planning commission's required action, Commissioner Burns amended his motion to be that the planning commission agrees that the plan does conform to the comprehensive plan. Commissioner Sargent seconded the amended motion. After further discussion specific to Policies 4 & 5, the motion was again amended by Commissioner Burns and seconded by Commissioner Sargent to be the planning commission presents to city council that the urban renewal plan has been reviewed by the planning commission and it does conform to our comprehensive plan, with the exception of Policies 4 & 5, which are not applicable. Commissioners Collins, Hamm, Sargent, Burns and Kirkpatrick voted in favor. Commissioners Caplinger and Fialka voted against. Commissioner Doherty abstained. Motion passed 5-2.

Chairman Saylor recessed the meeting for a break at 9:20PM. The meeting reconvened at 9:29PM.

The agenda order was altered to accommodate applicants in attendance. Youth Advisor Doherty exited the meeting at 9:42PM.

Façade Grant- Stanton/Smith 4N2811CB Tax Lot 6900 395 E Main St

Planner Director Spencer presented the staff report. The Main Street frontage of the building is proposed for improvements along with an interior remodel. The applicant has requested a grant of \$40,000. The Urban Renewal Agency Committee does have discretion to award over the cap amount of \$10,000. One grant has been awarded over the cap, the hotel project on Highway 395, due to the city-wide benefit.

Testimony

Slade Smith 490 Christianson Loop- Mr. Smith thanked the commissioners for hearing from them again and Commissioner Burns for the recommendation. A complete facelift on the Main Street side of the property is proposed. An additional phase is proposed for the 4th Street side in the future. The interior of the building is being split into two parts. The building is the original post office, built in 1956, and is super strong with great bones. New commercial storefront doors, windows, stucco and an aluminum parapet with woodgrain look is included. Creating a downtown character vibe to draw people to the area and increase foot traffic is the intent. Quality and longevity are important to them. Changes to the rear entrance, including an additional entrance are proposed. No additional sidewalk improvements are proposed, some new panels were installed as part of their water service changes. Half of the building is being remodeled for salon suites, with the intent of moving the Simply Divine business. The other half is intended to be used as a tap house. The interior remodel of the salon suites is expected to be completed in November. The exterior improvements will begin immediately upon grant award. The overall cost of the project is over \$200,000. The \$81,000 estimate is the amount for improvements on the E Main St. frontage.

After some discussion, commissioners scored the grant application to a match of 50%. Commissioner Burns moved and Commissioner Hamm seconded to recommend a grant award of the requested \$40,000. Commissioners Collins, Kirkpatrick, Hamm, Sargent & Burns voted in favor. Commissioners Doherty, Caplinger, and Fialka voted against. Motion passed 5-3.

Youth Advisor Doherty exited the meeting at 9:42PM.

Final Plat- Legacy Phases 5 & 6 4N2802BA Tax Lot 400 NE 5th St/NE 6th St/E Bella Vista Ave

Planning Director Spencer presented the staff report. The walking path has been installed, the infrastructure improvements and park are near completion, and the road has been realigned as required.

Commissioner Fialka moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Fialka moved and Commissioner Caplinger seconded to approve the final plat. Motion passed unanimously.

Partition- Casteel 4N2811BA Tax Lot 100 535 E Jennie Ave

Planning Director Spencer presented the staff report. This property is currently split zoned. The partition will create separate parcels, one residential, one commercial, and one the City will own as an extension of Public Works and future park entrance.

Findings of Fact Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Jennie Ave to the south and E Elm Ave to the north. Lots 1 and 2 abut E Elm Ave and Lot 3 abuts E Jennie Ave. No new streets are proposed as part of the partition.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by E Elm Ave on the north boundary. E Elm Ave is a state highway and 66 feet in width. E Jennie Ave also serves the south boundary and is a city street of 60 feet in width.

§154.17 Easements.

No easements are required as part of the platting process.

§154.18 Blocks.

Block standards in this section are specific to residential subdivision development. No block spacing standard is required for this partition as this partition will create three parcels intended for further development and/or public use.

§154.19 Lots.

The proposed partition will create three lots. Lot 1 is a vacant 1.45-acre lot. Lot 1 is zoned Outlying Commercial and has 300 feet of frontage on E Elm Ave. Lot 2 is a vacant 3.6-acre lot. Lot 2 is also zoned Outlying Commercial and has 30 feet of frontage on E Elm Ave. Lot 3 contains a single-family dwelling and several outbuildings and is 7.81 acres. Lot 3 is zoned Multi-Structure Residential and has 228 feet of frontage on E Jennie Ave.

The preliminary plat provides for the creation of three lots meeting the design standards in 154.19.

§154.20 Character of Development.

The property is split zoned. The north portion containing Lots 1 and 2 is zoned Outlying Commercial. The south portion containing Lot 3 is zoned Multi-Structure Residential. Lot 1 is planned for marketing as a commercial site with highway frontage. Lot 2 is intended for transfer to the city for future expansion of the city public works site at 555 E Elm Ave and potentially a parking area and entrance for a future park serving Baker's Pond. The flag has been set at 30 feet rather than the regular 25 feet in order to provide better access for future park patrons. Lot 3 is zoned Multi-Structure Residential and is planned for residential development. The owner is considering several potential development opportunities.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed partition.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

154.61 General Improvements

E Jennie Ave is improved with paving and curb along the entire frontage of Lot 3. Sidewalks will be required at the time Lot 3 develops. E Elm Ave is a partially improved state highway with paving only adjacent to Lots 1 and 2. A street improvement agreement will be required for participation in a future improvement district in the event a LID is formed for street improvements along E Elm Ave for Lots 1 and 2. Should Lot 2 develop prior to formation of a LID, the developer will be required to complete the street improvements. No LID is planned at this time.

§154.62 Water Lines

Water is available to service Lot 3 in E Jennie Ave. Water is under construction in E Elm Ave as of the date of this report and will be available to service Lots 1 and 2 in the future.

§154.63 Sanitary Sewer System.

Sewer is available to service Lot 3 in E Jennie Ave. There is no sewer service available in E Elm Ave and discussions with ODOT surrounding the Eastern Oregon Mini Storage development have indicated that there is little chance of sewer being constructed in E Elm Ave. Therefore, septic systems will be permitted for Lot 1 and Lot 2 if needed.

Preliminary Plat

Staff has reviewed the preliminary plat and determined the submission of a preliminary plat is not required in accordance with §154.35(B) of the Hermiston Code of Ordinances.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**

- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed or referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **No easements are proposed or referenced on the plat**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)

Lots 1 and 2 are zoned Outlying Commercial.

Uses permitted in the C-2 zone are listed in §157.041 of the Hermiston Code of Ordinances.

There is no minimum lot size, lot width, or lot depth for C-2 zoned lots.

§157.028 Multi-Structure Residential (R-4)

Lot 3 is zoned Multi-Structure Residential.

Uses permitted in the R-4 zone are listed in §157.028 of the Hermiston Code of Ordinances.

The minimum lot size for single-family dwellings in the R-4 zone is 5,000 square feet. Lot 3 exceeds the minimum lot size. Lot 3 also exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-4 zone.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a high water table and excessively well drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

Conditions of Approval

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The applicant shall sign a street improvement agreement for E Elm Ave agreeing to future improvements of Lots 1 and 2 including curb, gutter, sidewalk and infill paving.
3. At such time that development occurs on Lot 2, the access flag shall be paved to a width of at least 24 feet.
4. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
5. Sidewalk will be required on the E Jennie Ave frontage of Lot 3 at such time as the property further develops residentially.
6. Lots 1 and 2 will be required to complete the half-street improvement of E Elm Ave adjacent to each lot at such time that each lot develops. Said half-street improvements will include curb, gutter, sidewalk, and infill paving.

Commissioner Sargent moved and Commissioner Fialka seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Hamm moved and Commissioner Burns seconded to adopt the Findings of Fact. Motion passed unanimously. Commissioner Hamm moved and Commissioner Kirkpatrick seconded to approve the partition plat subject to the conditions of approval. Motion passed unanimously.

Planner Comments and Unscheduled Communications

Commissioner Doherty moved and Commissioner Hamm seconded to appoint Commissioner Caplinger as temporary Chairman for the October Planning Commission meeting, in the absence of both the Chair and Vice-Chair. Motion passed.

The October meeting will most likely be held in the new City Hall.

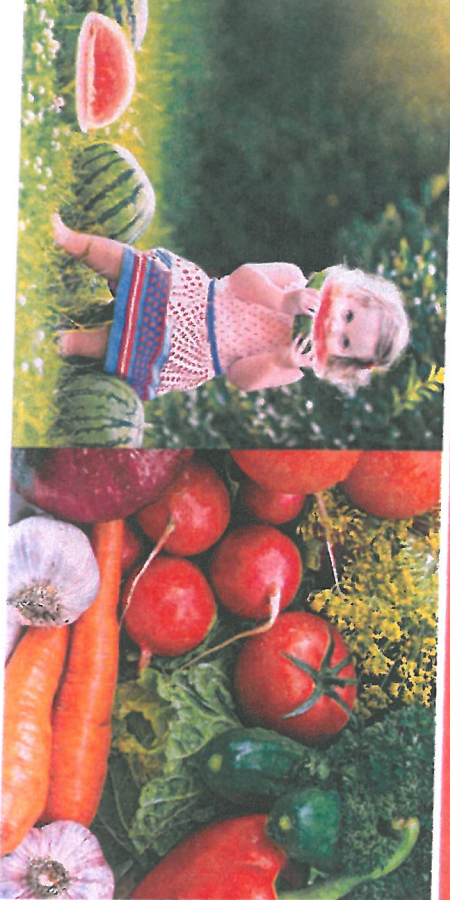
The City is working with the Hermiston Irrigation District and Bureau of Reclamation to remedy the standing water at the Highland Meadows subdivision.

Adjourn

Chairman Saylor adjourned the meeting at 10:18PM.



SHURA DRAFT PLAN



What's being asked?

- Staff directed to develop plan - March, 2022
- Receive draft plan
- Move forward for 2 months public comment
- Final decision in October



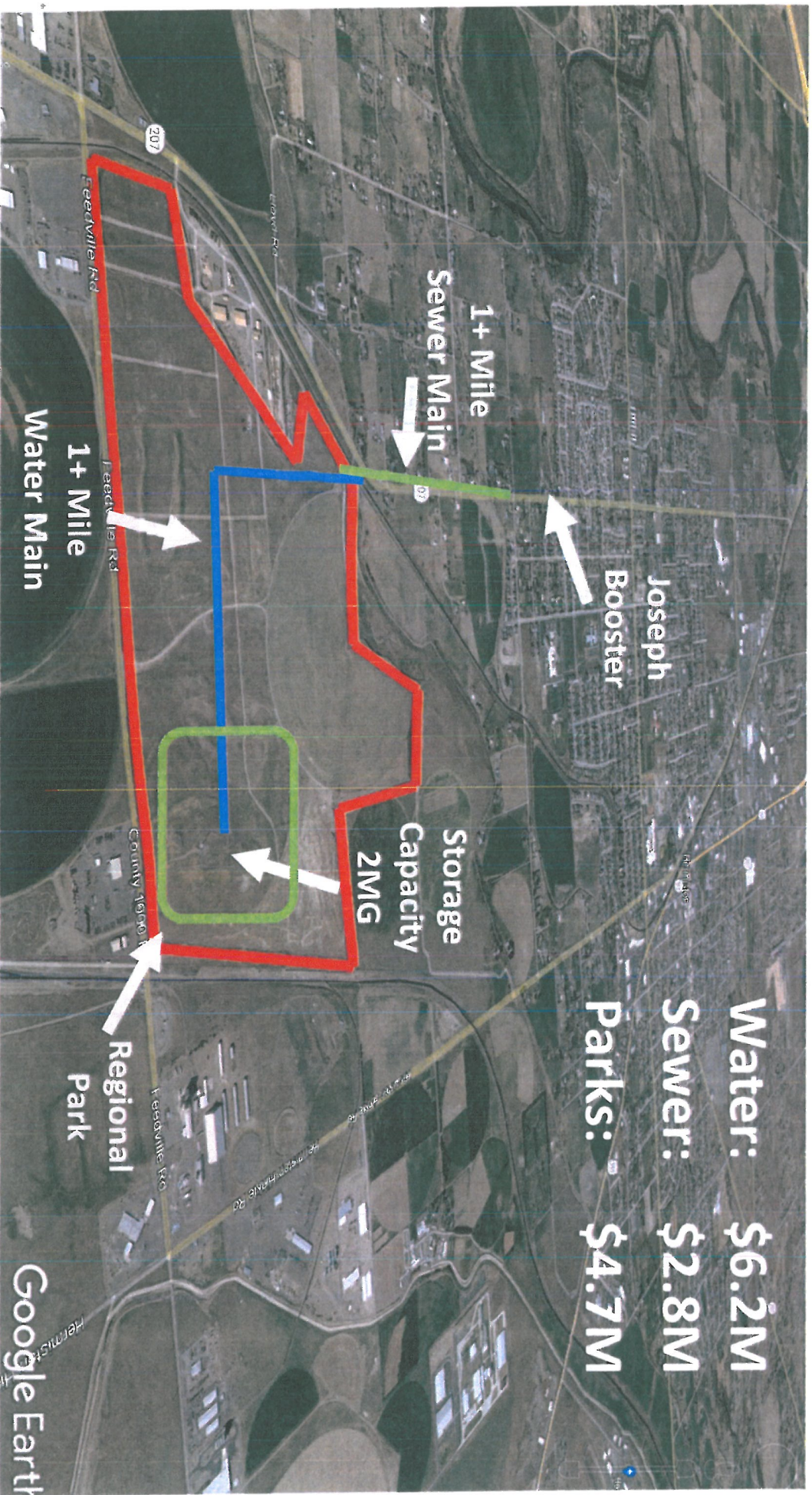


Why are we doing this?

- Extend Utilities
- Largest remaining residential tract in City
- 600+ housing units built since 2017
 - 142 Year to Date in 2022
- More land supply necessary



Blight: Lack of Utilities





How does it work?

- Elaine Howard Consulting
- Diverts NEW tax to pay for improvements





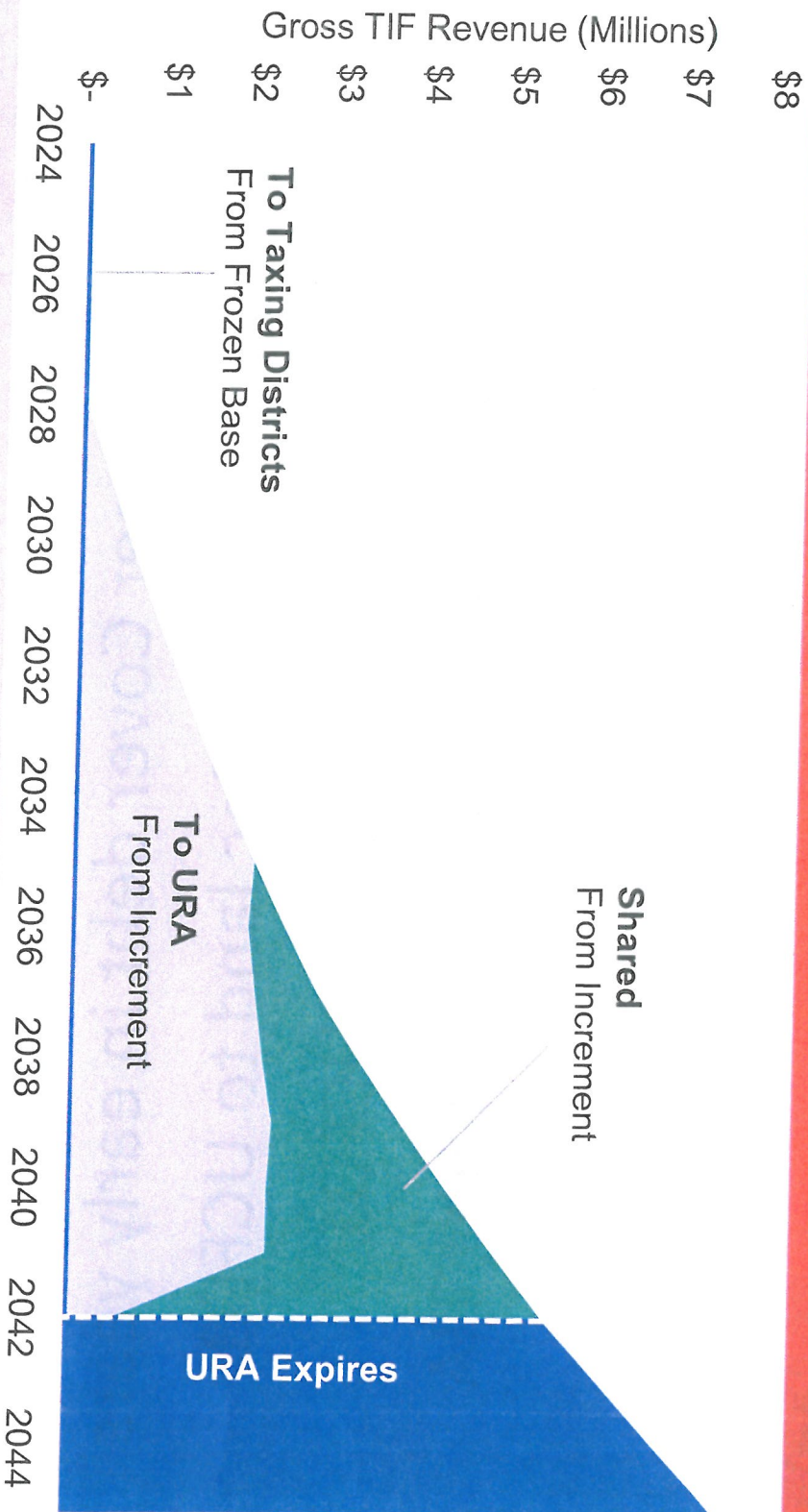
Impact to Existing Services?

- Revenue Sharing begins at 10%
- Diversion capped at ~280 homes
 - Remaining 1,000 homes go to districts as normal
- Bonds not impacted
 - HSD Bond = Extra \$6.6M over 20 years
 - UCFD1 Bond = Extra \$300,000 over 20 years





How does it work?





Other Impacts- Development Agreement

- City & Developer Cover debt in early years
- Developer donates 1.5ac land to UCFD1
- Impact Fee per home paid to UCFD1
- Traffic Impact Fee per home pending TIA





Risk to City?

- Shared Debt Obligation = Max ~\$500,000/yr
 - Capacity in Utility Fund to absorb
 - Water improvements benefit/serve entire city





Worst Case Scenario?

- Debt Term assumed at 20 years vs 30
- Assumes \$12M incurred Day #1
- Absorption assumed at just 30 per year
- Occupancy assumed in 2027



SOUTHWEST HERMISTON URBAN RENEWAL AREA



EH ELAINE HOWARD
CONSULTING, LLC



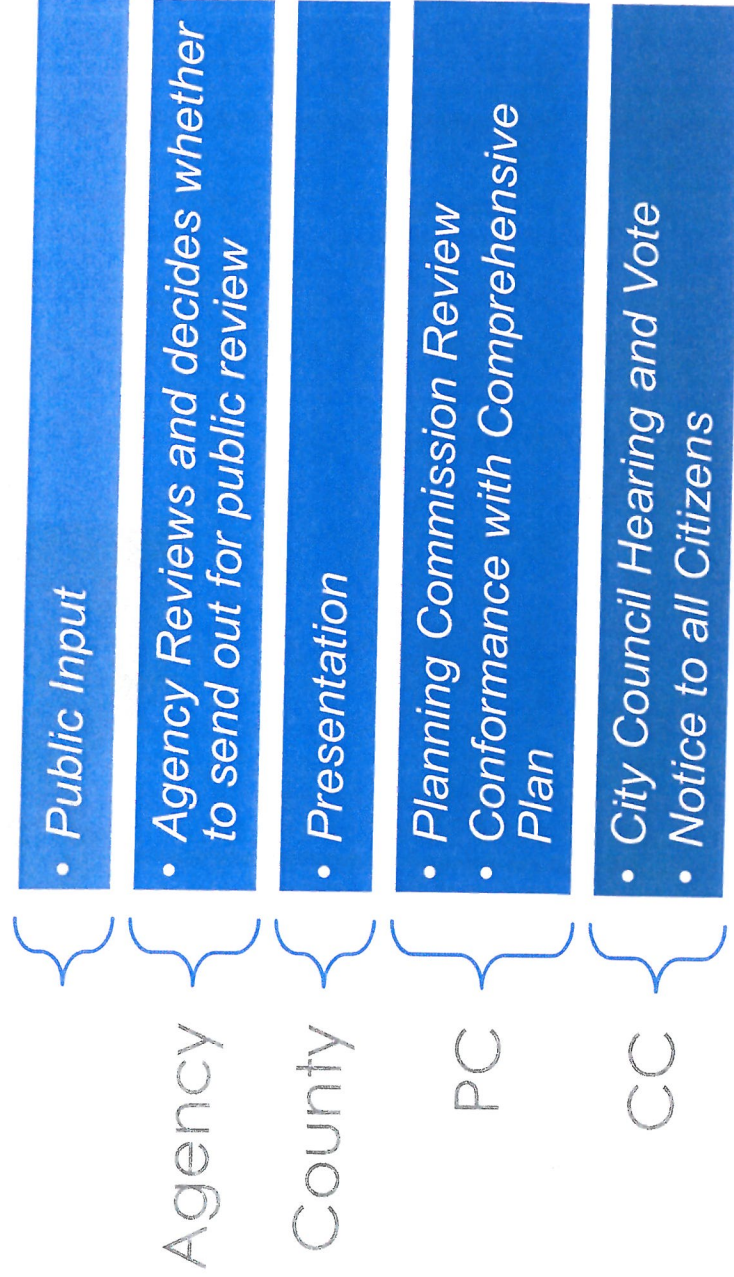


ROADMAP

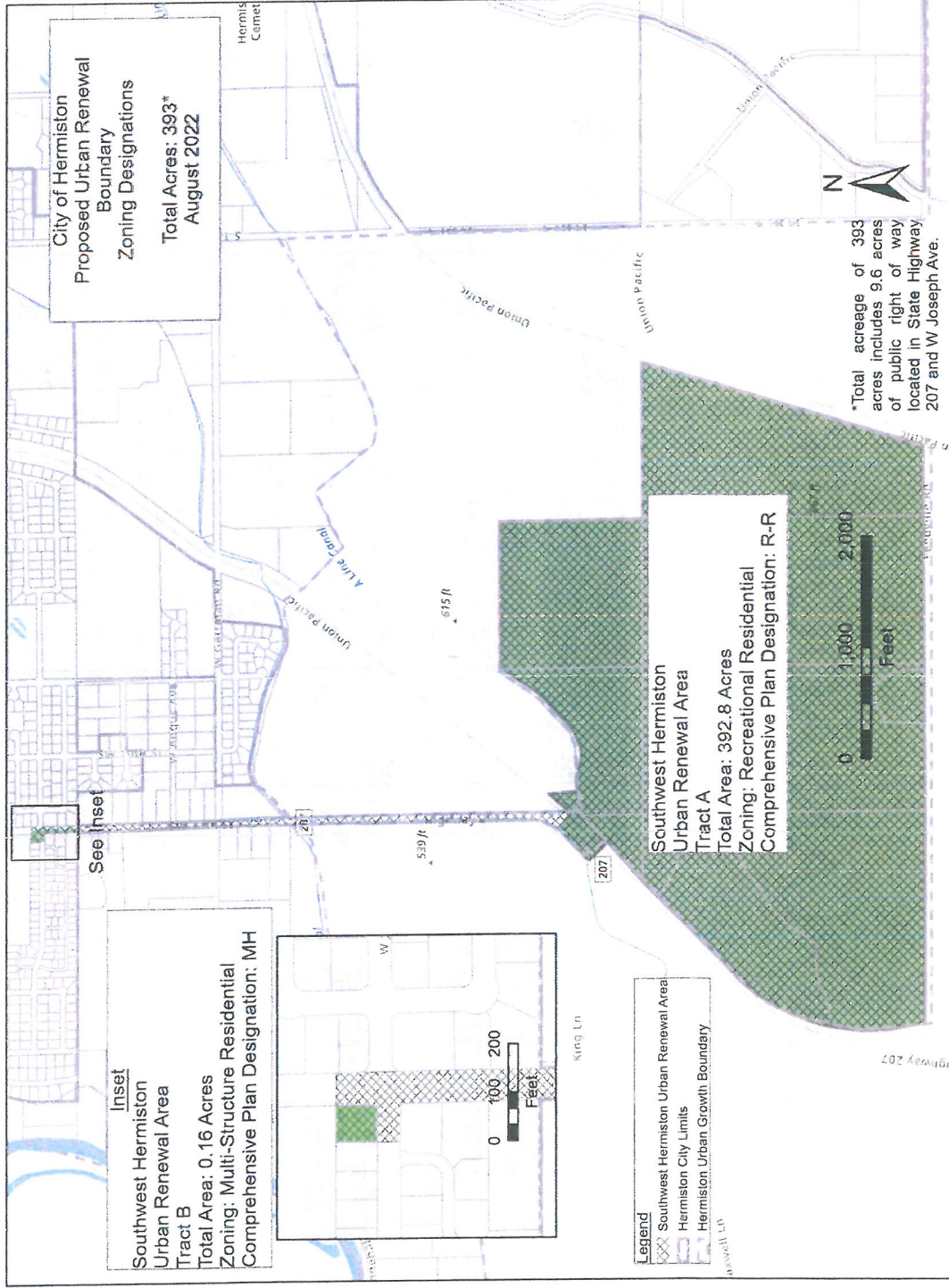
1. Plan Overview

2. Process

HOW IS A PLAN ADOPTED?



PROPOSED BOUNDARY



STATUTORY LIMITATIONS

	Acreage	Assessed Value
A. City of Hermiston Downtown Urban Renewal Area	125.2	\$42,262,899
B. Southwest Hermiston Urban Renewal Area	392.8	\$3,121,349
C. Total Acreage/Assessed Value in URAs	518	\$45,384,248
D. Excess Value		\$15,049,186
E. City of Hermiston	5,402	\$1,168,246,817
% of City Acreage = (C/E)	9.6%	
% of City Assessed Value = (C/(E-D))		3.94%

PROJECTS

- A. Infrastructure Upgrades
- B. Parks and Pathways
- C. Developer Incentives
- D. Administration

PROJECTS

- A. Infrastructure Upgrades
 - 1. Water transmission line
 - 2. Joseph Booster Pump Station upgrades
 - 3. Sewer main line
 - 4. 2 million gallon reservoir

PROJECTS

B. Parks and Pathways

Community Park development

Develop parks within the Area including but not limited to: (1) A large 38-acre community park with amenities designed to enhance the desirability of the entire area, and (2) several smaller neighborhood parks and trails throughout the Area with amenities designed to serve more local demands within the Area

PROJECTS

C. Developer Incentives

System Development Charge reimbursement for development of workforce housing

D. Administration

Financing fees

General administration, including annual reporting, financial statements, and administration of the Plan.

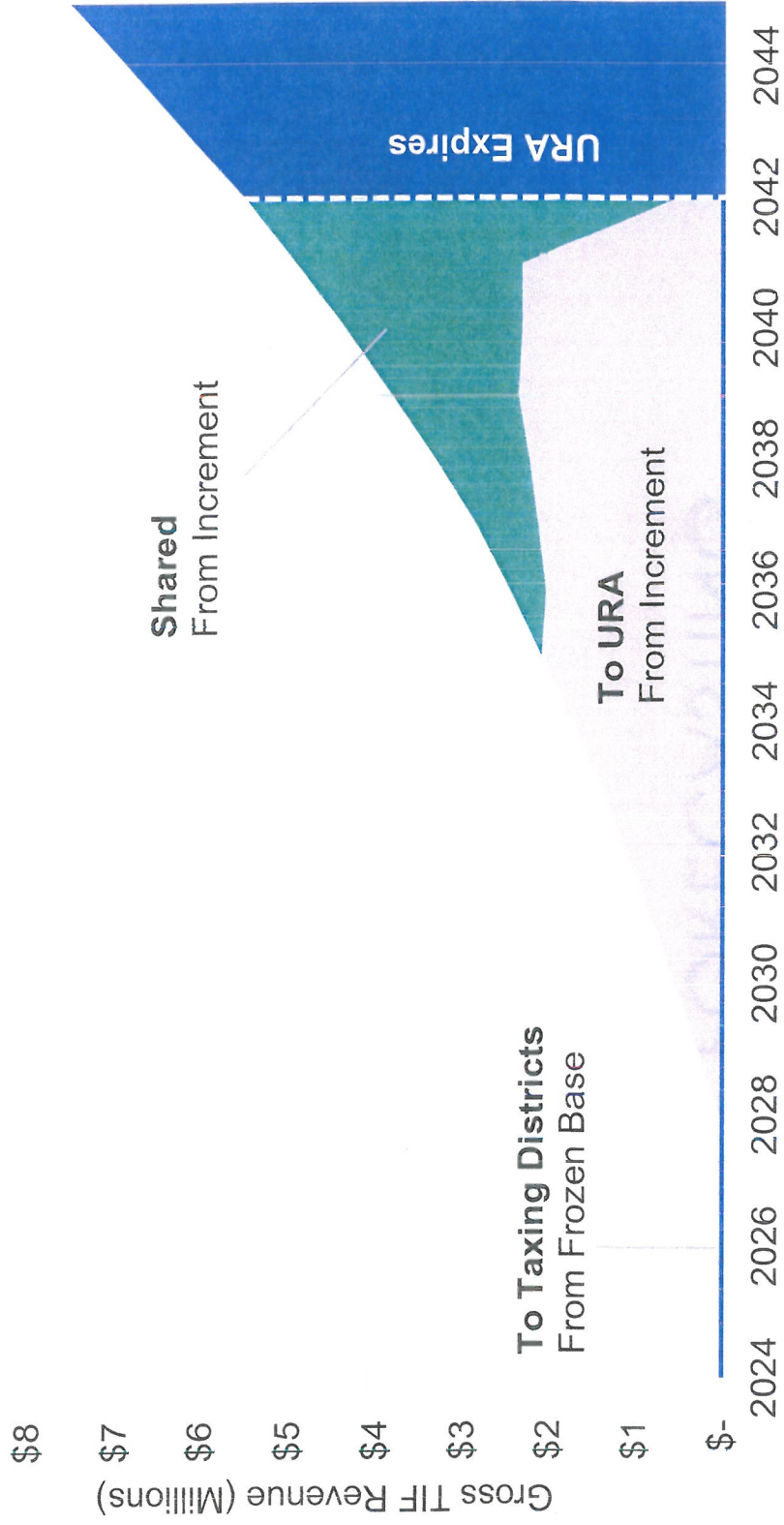
ESTIMATED COSTS OF PROJECTS

Expenditures (Constant FYE 2023)	Constant FYE 2023\$	Year of Expenditure \$
Community Park	\$2,625,000	\$2,756,250
Neighborhood Parks and Pathways	\$2,100,000	\$3,420,900
Water Transmission Line	\$1,703,100	\$1,788,255
Joseph Booster Pump Station Upgrades	\$771,750	\$810,338
Sewer Main Line	\$2,806,650	\$2,946,983
2 Million Gallon Reservoir	\$3,735,900	\$3,922,695
SDC Expenditures	\$1,050,000	\$1,710,450
Financing Fees	\$301,885	\$354,201
Administration Costs	\$210,000	\$354,437
TOTAL:	\$15,304,285	\$18,064,509

FINANCIAL FORECASTING

Total Net TIF	\$20,060,000
Maximum Indebtedness	\$18,100,000
Capacity (2023\$)	\$15,300,000
Years 1-5	\$11,940,000
Years 6-10	\$3,270,000
Years 11-15	\$60,000
Years 16-19	\$40,000

REVENUE SHARING



REVENUE SHARING

FYE	Total Assessed Value	Frozen Base AV	Increment Used	Increment Shared	Tax Revenue from Increment Shared
2024	3,206,735	3,121,349	85,386	-	-
2025	3,294,682	3,121,349	173,333	-	-
2026	3,385,268	3,121,349	263,919	-	-
2027	3,478,571	3,121,349	357,222	-	-
2028	3,574,673	3,121,349	453,324	-	-
2029	17,557,842	3,121,349	14,436,493	-	-
2030	32,377,033	3,121,349	29,255,684	-	-
2031	48,069,821	3,121,349	44,948,472	-	-
2032	64,675,284	3,121,349	61,553,935	-	-
2033	82,234,060	3,121,349	79,112,711	-	-
2034	100,788,402	3,121,349	97,667,053	-	-
2035	120,382,242	3,121,349	117,260,893	-	-
2036	141,061,251	3,121,349	114,071,062	23,868,840	416,927
2037	162,872,903	3,121,349	119,230,362	40,521,192	707,800
2038	190,271,126	3,121,349	124,777,592	62,372,185	1,089,480
2039	219,166,903	3,121,349	132,394,817	83,650,737	1,461,161
2040	249,625,430	3,121,349	129,527,005	116,977,076	2,043,285
2041	281,714,468	3,121,349	129,527,005	149,066,114	2,603,797
2042	315,504,431	3,121,349	28,243,442	284,139,640	4,963,181

Elaine Howard Consulting LLC

TAXING DISTRICT IMPACTS - GENERAL GOVERNMENT

County	(3,270,795)
City of Hermiston	(6,987,770)
Umatilla County Fire District	(2,009,300)
Port of Umatilla	(176,705)
County Radio	(195,189)
Cemetery District	(105,968)
Mosquito Control	(232,045)
Subtotal	(12,977,779)

- Totals through FYE 2042

General Government

FYE	General County		City of Hermiston		Port of Umatilla		Umatilla County Fire District 1		County Radio District		Cemetery District 8 Hermiston		W. Umatilla Mosquito Control		Subtotal Gen. Govt.
	Permanent		Permanent		Permanent		Permanent		Permanent		Permanent		Permanent		
2024	(225)		(481)		(12)		(138)		(13)		(7)		(16)		(893)
2025	(460)		(983)		(25)		(283)		(27)		(15)		(33)		(1,826)
2026	(702)		(1,500)		(38)		(431)		(42)		(23)		(50)		(2,787)
2027	(952)		(2,033)		(51)		(585)		(57)		(31)		(68)		(3,776)
2028	(1,209)		(2,582)		(65)		(742)		(72)		(39)		(86)		(4,796)
2029	(38,059)		(81,309)		(2,056)		(23,380)		(2,271)		(1,233)		(2,700)		(151,009)
2030	(77,661)		(165,915)		(4,196)		(47,708)		(4,635)		(2,516)		(5,510)		(308,140)
2031	(119,598)		(255,510)		(6,461)		(73,471)		(7,137)		(3,875)		(8,485)		(474,537)
2032	(163,974)		(350,317)		(8,859)		(100,732)		(9,785)		(5,313)		(11,633)		(650,613)
2033	(210,899)		(450,567)		(11,394)		(129,558)		(12,586)		(6,833)		(14,962)		(836,799)
2034	(260,484)		(556,502)		(14,073)		(160,020)		(15,545)		(8,440)		(18,480)		(1,033,543)
2035	(312,848)		(668,373)		(16,902)		(192,188)		(18,670)		(10,137)		(22,195)		(1,241,312)
2036	(305,217)		(652,071)		(16,489)		(187,500)		(18,214)		(9,889)		(21,654)		(1,211,034)
2037	(318,686)		(680,846)		(17,217)		(195,774)		(19,018)		(10,326)		(22,609)		(1,264,476)
2038	(333,508)		(712,510)		(18,018)		(204,879)		(19,903)		(10,806)		(23,661)		(1,323,283)
2039	(353,799)		(755,860)		(19,114)		(217,344)		(21,113)		(11,463)		(25,100)		(1,403,793)
2040	(346,543)		(740,359)		(18,722)		(212,887)		(20,680)		(11,228)		(24,585)		(1,375,004)
2041	(346,429)		(740,116)		(18,716)		(212,817)		(20,674)		(11,225)		(24,577)		(1,374,554)
2042	(79,542)		(169,936)		(4,297)		(48,864)		(4,747)		(2,577)		(5,643)		(315,607)
Total	(3,270,795)		(6,987,770)		(176,704)		(2,009,300)		(195,189)		(105,976)		(232,045)		(12,977,779)

EDUCATION --

Education Service District	(706,814)
Blue Mountain Community College	(759,054)
Hermiston School District 8	(5,611,910)
Subtotal	(7,077,787)
Total	(20,055,565)

Schools are funded through the State School Fund on a per pupil basis: Urban Renewal indirectly impacts them.
Totals through FYE 2042

EDUCATION – Totals

FYE	Hermiston School District #8		Intermountain E.S.D.		BMCC		Subtotal Education	Total All General Government and Education
	Permanent		Permanent		Permanent			
2024	(386)		(49)		(52)		(487)	(1,380)
2025	(789)		(99)		(107)		(996)	(2,821)
2026	(1,205)		(152)		(163)		(1,520)	(4,306)
2027	(1,633)		(206)		(221)		(2,059)	(5,836)
2028	(2,074)		(261)		(280)		(2,615)	(7,411)
2029	(65,300)		(8,224)		(8,832)		(82,357)	(233,365)
2030	(133,248)		(16,782)		(18,023)		(168,053)	(476,193)
2031	(205,202)		(25,845)		(27,755)		(258,802)	(733,338)
2032	(281,341)		(35,435)		(38,054)		(354,829)	(1,005,442)
2033	(361,853)		(45,575)		(48,943)		(456,371)	(1,293,170)
2034	(446,930)		(56,290)		(60,451)		(563,671)	(1,597,214)
2035	(536,774)		(67,606)		(72,603)		(676,983)	(1,918,295)
2036	(523,682)		(65,957)		(70,832)		(660,471)	(1,871,505)
2037	(546,791)		(68,868)		(73,958)		(689,616)	(1,954,092)
2038	(572,221)		(72,071)		(77,397)		(721,688)	(2,044,971)
2039	(607,035)		(76,455)		(82,106)		(765,597)	(2,169,390)
2040	(594,586)		(74,887)		(80,422)		(749,896)	(2,124,900)
2041	(594,392)		(74,863)		(80,396)		(749,651)	(2,124,205)
2042	(136,476)		(17,189)		(18,459)		(172,125)	(487,731)
Total	(5,611,916)		(706,814)		(759,056)		(7,077,786)	(20,055,565)

Next Steps & Schedule

1. Planning Commission Sept. 14
2. Open House Sept. 14
3. City Council hearing October 10
4. City Council vote October 24



PRAIRIE
MEADOWS



Monte Vista
Homes





PRAIRIE MEADOWS

LEGEND

- OPEN SPACE: 48.45 ACRES
- PAVEMENT: 65.02 ACRES
- SCHOOL SITE: 14.76 ACRES
- FIRE STATION: 1.44 ACRES
- SENIOR HOUSING: 9.21 ACRES
- MULTI-FAMILY: 6.72 ACRES
- STORAGE: 6.72 ACRES
- COMMERCIAL: 9.37 ACRES
- FOOD TRUCK/
COMMERCIAL: 2.15 ACRES
- EXISTING TOPOGRAPHY
- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- TRAIL CONNECTION: 10,131 LF





HERMISTON HWY 207

FEEDVILLE ROAD





MASTER PLANNED COMMUNITY

Designed to offer the very best in home life, from the design of open spaces and the architectural fit within the city, to environmentally-friendly technology and sophisticated amenities.



Carefully and deliberately developed to offer residents a physical space paired with a lifestyle concept that, taken together, are considered the very best in modern living.

The physical layout is mindful of the environment and makes architectural and urban planning efforts to fit into it. *Not like old neighborhoods where houses popped up here and there with less or no regard for the overall community design.*

Provides wonderful amenities to be enjoyed by the entire neighborhood, (and in this case, the entire city of Hermiston) such as:

- Open Spaces, Parks and Trails
- Regional “Jewelbox” Park
- Gathering Spaces, Commercial and more...

HOUSING SUMMARY

Units and Zoning	
Single Family Housing	1,174 units
Multi-Family Housing	6.7 acres
Senior Housing	9.2 acres
Parks / Open Space	48.5 acres
Schools	14.7 acres
Commercial	18.2 acres
Fire Station	1.4 acres
Trails	10,131 Lineal Feet
Total Site Acres	353 acres





SCHOOL SITE

FIREHOUSE



NEIGHBORHOOD PARK


PRAIRIE
MEADOWS





37 ACRE REGIONAL PARK



COMMUNITY PARK - PROGRAM DIAGRAM

100 0 200
SCALE IN FEET



PLAY AREA



SKATEPARK / PUMP TRACK



WATER PLAY



PICNIC



EVENT SPACE / AMPHITHEATER



NATURAL AREA / TRAILS



GATHERING AREA / FOOD TRUCKS



SPORTS FIELDS



FOOD TRUCK POD & TAPHOUSE



