



# PLANNING COMMISSION

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Regular Meeting Minutes

June 14, 2023

Chairman Saylor called the regular meeting to order at 7:00PM. Present were Commissioners Collins, Fialka, Kirkpatrick, Burns, and Caplinger. Commissioners Hamm and Doherty were excused. Commissioner Sargent was absent. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Heather La Beau. City Engineer Joshua Lott was also in attendance.

## **Minutes**

Commissioner Caplinger moved, and Commissioner Fialka seconded to approve the minutes of the May 10, 2023, regular meeting. Motion passed.

## **Hearings- Conditional Use Permit Review- HHS Athletic Fields 4N2810DC TL 100 & 4N2810DD TL 300- 425/435 W Orchard Ave**

There were no conflicts of interest and Chairman Saylor opened the hearing at 7:02PM and read the hearing guidelines.

Planning Director Spencer presented the staff report. Due to covid, the yearly review was delayed to the 2022-2023 playing season. The sewer easement and parking requirements have not yet been completed.

## **Testimony**

Dr. Tricia Mooney 1055 W Judith Place- Dr. Mooney stated the project is in Phase 2 and the parking along Orchard Ave will be constructed. The Weber Field parking will be completed this summer as well. The multi-use fields depicted on the site plan are proposed in the future and additional parking would be considered along Orchard Ave should those fields develop.

Jose Aparicio- 1713 Esther Way The Dalles- They are in the process of getting all the easements, including the sewer easement.

Commissioners discussed the location of the parking spaces, ADA accessibility, and the long-range plans for the additional fields.

## **Conditions of Approval as Amended**

1. The applicant shall dedicate a 20-foot public utility easement over the sanitary sewer line proposed for relocation as shown on Sheet C200. Said easement shall benefit the city and allow ingress, egress, and maintenance activities on the sewer line.
2. New parking spaces added as part of this conditional use permit and located south of the softball fields shall be prioritized for athletic field use and student parking discouraged until a full traffic impact analysis is completed as part of Phase 2 of the Hermiston High School upgrade conditional use permit.
3. All storm water drainage shall be retained on site.
4. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances relating to the control of blowing dust during all phases of construction.



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5. The Planning Commission will conduct a review of operations subject to the provisions for a conditional use permit in June of 2022.
6. A gravel fire lane satisfying the requirements of Umatilla County Fire District 1 shall be installed south of the new fields prior to use.

Chairman Saylor closed the hearing at 7:19PM. The planning commission determined the excess spaces constructed as part of the high school annex project fulfills the requirement of the original approval conditions. Commissioner Burns moved and Commissioner Collins seconded to continue operations with the conditions of approval as amended. Motion Passed 4-1.

## **Hearings- Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E Newport Ave**

There were no conflicts of interest declared and Chairman Saylor opened the hearing at 7:20PM and read the hearing guidelines.

Planning Director Spencer presented the staff report with visual aides. The infill designation would allow the development of the proposed 8 lots, with 6 of the lots having depths three times more than the widths. The existing topography, location of utilities, and condition of north side of property right-of-way are all contributing factors for granting the infill designation.

Commissioners expressed concern with the potential of unkept yard area in the rear of the deeper lots.

### Testimony

Gavin Gervais of Knutzen Engineering 5401 Ridgeline Dr Kennewick WA-Mr. Gervais represents the property owners, Phoenix Builders. Costly sewer lift stations would be required if developing conventional flag lots. Granting an infill designation allows an economically feasible development to a density standard more closely to that allowed in an R-1 zone, the improvement of E Newport Ave to current city standards; resulting in a safer, more aesthetically pleasing street, additional tax revenue, and provides additional needed single family housing units.

Brian Owens- 665 W Division Ave- Mr. Owens owns property on the north side of the ditch (Tax Lots 2400, 2500, & 2501). He feels Hurlburt Ave is very easily accessible and able to be widened and the City is trying to landlock his property. He is upset as he was told the city would put in a pipe and cover the ditch, which is not owned by anyone other than himself and his neighbor, so that he could develop his lots with Hurlburt access. He has worked with neighbors and sealed in the low-lying area and needs the city to remove the screened concrete weir, for greater accessibility. Mr. Owens says the weir is inefficient and not maintained, causing flooding on his property. He stated the alley access Hurlburt provides is the only way for fire trucks to get to the back of the roller rink and is also the only access for tax lot 2500. He is willing to give up "a chunk" of his property to extend Hurlburt to the cul-de-sac, as he spent over \$150,000 to clean up and raise the property level. He is upset that the City allowed the Newport developer to tie into the drain on his property and now refuses to fix



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and maintain the drainage ditch. He states he is the only one who cleans up and sprays the mosquitos, which are terrible.

Chairman Saylor inquired of the extension of Hurlburt as it would open five lots on the north side and a couple additional lots on the south side. Planning Director Spencer responded that the ditch and the steep drop off are factors. City administration is actively working with the city engineers on the piping of the ditch. The planning commission must determine if the extension of Hurlburt is desirable and if it represents a constraint to development. Additional street dedication would be required from the property on the south side of the ditch to extend Hurlburt Ave, making tax lot 2400 quite a bit smaller. Chairman Saylor stated it seems to be desirable as it allows the development of more lots than the number proposed with the infill designation.

Joshua Lott- city engineer with Anderson Perry & Associates- Mr. Lott confirmed that if the ditch were piped there is a possibility that the concrete structure could be removed. He cautioned that there is a lot of feasibility to go into the decision. One issue is the manhole currently in the Hurlburt cul-de-sac is only about 4 feet deep. Due to the topography, it may not be possible to install a city sewer main through the remaining length of Hurlburt to 9<sup>th</sup> St. The sewer line at Main St and 9<sup>th</sup> is 3.8 feet deep.

Gavin Gervais- Responding to a question, Mr. Gervais replied that not knowing if utilities could be installed, and the cost of installation if it were feasible, were factors in determining lot layout. If the City were considering extending Hurlburt in the future, then instead of the infill designation, the lots could be created with lots on the south being developed on Newport now and the north tracts facing Hurlburt Ave being developed in the future.

Anides Guerena-1500 W Court St Pasco WA - Mr. Guerena is an owner of Phoenix Builders Investment Group. He is willing to dedicate land for the street extension. As a business owner, he will take the opportunity to build more houses. He desires to work with everyone as a team to bring development to the city.

David Gonzales- 6855 W Clearwater Ave Ste A104 Kennewick WA- He is the real estate broker for Phoenix Builders and thinks that the road extension would attract more people, create a more livability neighborhood and additional economical homes for the city. He declined answering on behalf of the property owner if they would still be in favor of the extension if it delayed development.

Steve Barrows- PO Box 469- Mr. Barrows is the owner of tax lot 2601 & 2602. He states the alleyway is 20 feet and does not need any additional traffic on it. The existing alley surface is dirt with a small amount of gravel and 25 feet from his back door, making livability terrible. He stated he is closer to the ditch than Mr. Owens, who doesn't live on the property. He describes the ditch as having ducks, egrets, blue herons, and green herons, but no mosquito problem. Vector Control places a trap every year near 9<sup>th</sup> St. While his property may be within the side setback, Mr. Owens' roller rink building footings are on his property. He stated he does not have a problem with the infill designation and thinks all the proposed lots be serviced off Newport Ave.



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Commissioner Kirkpatrick clarified that an easement would be necessary along the north lot line to allow the city to access the ditch.

Mr. Owens- Stated there is a 16 foot easement for utilities off Main St to service his property. As the owner of the Roller Rink property, he feels he can bring utilities through that property to service the other lot, therefore getting water/sewer/power from Main St is not a problem. He says the roadway is level from 9<sup>th</sup> to about 8 feet west of the cul-de-sac. His neighbors all want the property cleared and the ditch filled in so they can develop the south portions of their lots with access from an extended Hurlburt. If Mr. Burrows doesn't want the road, he suggests putting in a cul-de-sac. With a cul-de-sac, he thinks he has enough room for five lots.

Stacey Stanek- 330 E Carter Drive- Ms. Stanek and her husband have owned their house for 20 years. Her street has little on street parking and the addition of 8 lots on Newport will add more people which will increase traffic and decrease available on street parking. She realizes the widening of Newport Ave and the installation of curbs, gutters, and sidewalks will be great, but feels there is not an area on the proposed lots to park vehicles.

Nicole Silver- 315 E Carter Drive- In addition to Stacey's comments, Ms. Silver is concerned with the "type of homes that are being put in". She always desired to live in the Highland Hills neighborhood and is afraid the types of homes being put in will take away from her property value. She states the two existing homes built are significantly smaller in size and do not fit with the rest of the neighborhood. She is concerned about the way it will look when she looks out her window and how it will affect selling her home. She feels the development will be detrimental to the neighborhood property values, as all the homes there are very nice and would like the new homes to keep in style with the neighborhood. She objects to having the homes directly on the street and eight driveways serviced from Newport Ave.

Randy Vietz- 930 E Newport Ave- His property is across the street from the subject property. He states accessing the property from anywhere other than Hurlburt is suicide. Pulling out of his driveway is dangerous due to cars speeding on Newport Ave between 7<sup>th</sup> & 10<sup>th</sup> Streets where the road drops. He has contacted the city and the police department on the matter and doesn't understand why the area is not patrolled. Children walk and skateboard down the street and it's difficult to see when pulling out of driveways. His wife pulled a child off a tricycle on Carter Drive a few years ago when a truck was speeding. A pick-up was totaled in his yard eight years ago. His family lost a granddaughter in 2008 and will stand with a kid that is killed in his front yard to sue the city.

Pam Vietz-930 E Newport Ave- Ms. Vietz says the street was very quiet when they moved there 18 years ago. The road is not currently wide enough for existing traffic. The same cars race on the road. The property hasn't been touched in the three years since Don sold it, with weeds over 15 inches tall. She states the two houses built are not conclusive(?) to the area they live in. There are really nice houses worth over 500k and other houses worth around 350k. Ms. Vietz recounted the wildlife that used to be on the property prior to the developer filling in the lot. She doesn't want to see the property



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filled in to bring the houses level. She was told that the lot would never be developed, or she would not have bought her house. She feels the street can not handle the traffic and doesn't want her driveway cut back further than it is.

Planning Director Spencer commented that if the planning commission feels that Hurlburt could be extended, even terminating to a cul-de-sac, then the infill designation probably is not justifiable. Also to consider, with a 60 foot minimum lot width, 8 lots are permissible onto the property with or without an infill designation unless there is some incredible safety issue. To date, no evidence of a safety issue has been received. The street is currently only partially built. With development the street will be fully developed with wider paving and sidewalks on the north side.

Brian Owens- In response to a comment from Commissioner Burns that it appeared Mr. Barrows house was too close to the property line to have a road pass by, Mr. Owens stated that he and Mr. Barrows paid to have a survey completed and there are survey stakes showing the house is located 25 feet off the property line. He feels a cul-de-sac could easily be built in the corner of tax lots 2400, 2500 and 2501.

Mr. Guerena- If he could do a cul-de-sac and face houses inside the cul-de-sac, he is willing to forgo the infill designation. He is making payments on the land and would like to be able to proceed with development. The plan is to build bigger houses on the larger lots.

Mr. Gervais- He has concerns as the sewer is extremely shallow and the sewer may not be able to be extended and it is not certain if Hurlburt can be extended. The water in the pipe would still need to be flowing downhill, not stagnant.

After discussing speeding and the feasibility to extend the road, including utilities, cul-de-sac standards, and lot configuration, Commissioner Fialka moved, and Commissioner Kirkpatrick seconded to continue the hearing to the July planning commission meeting. Motion passed.

Chairman Saylor called for a recess from 8:41 to 8:52PM.

### **North Hermiston Urban Renewal Area (NURA) Presentation**

Planning Director Spencer reviewed the purpose of the proposed urban renewal plan. The district is a small, concentrated area with a focused directive to add a light at the intersection of 395 and NE Aspen Drive, extend NE Aspen Drive from 395 to NE 4<sup>th</sup> St, with a water line extension, and extend NE North St to NE Aspen Drive. The intent is to add traffic calming measures and increase potential development opportunities. The plan has a maximum indebtedness of \$5,000,000 and a life span of 16 years.

Elaine Howard of Elaine Howard Consulting used PowerPoint slides (attached) to present additional details of the plan.



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After some discussion, Commissioner Collins moved, and Commissioner Burns seconded that the Hermiston Planning Commission finds, based upon information provided in the staff report and the provided attachments, that the North Hermiston Urban Renewal Plan conforms to the Hermiston Comprehensive Plan and further recommends that the Hermiston City Council adopt the proposed North Hermiston Urban Renewal Plan. Motion passed.

### **New Business - Final Plat- Highland Meadows Phase 2 4N2814AA TL 102- 942 E Highland Ave**

Planning Director Spencer presented the staff report. The planning commission modified one of the original conditions of approval in February of 2022.

### **Testimony**

Tyler Brandt 469 SW Cottonwood Dr- The recently installed drainpipe along the church frontage is solid and less likely to collapse than the previous perforated pipe that failed due to tree roots.

After discussion regarding the location and maintenance of the drainage pipe along the church property, Commissioner Fialka moved, and Commissioner Caplinger seconded to approve the final plat subject to the conditions of approval. Motion passed.

### **New Business- Final Plat- View Wood Estates Phase 1 4N2814AD TL 902- 920 E View Drive**

Planning Director Spencer presented the staff report. This phase creates 11 single family lots and one oversized lot for future development.

Commissioner Caplinger moved, and Commissioner Kirkpatrick seconded to approve the final plat subject to the conditions of approval. Motion passed.

### **Planner Comments and Unscheduled Communication**

Commissioner Burns announced his resignation from Position #5 of the Planning Commission. The commissioners thanked him for his service.

### **Adjournment**

Chairman Saylor adjourned the meeting at 9:22PM.

# HERMISTON PLANNING COMMISSION



*Where Life is Sweet*



Johnson Economics

# TERMINOLOGY

1. UR – Urban Renewal
2. URA - Urban Renewal Area
3. URD - Urban Renewal District
4. TIF - Tax Increment Funds or Tax Increment Financing
5. MI - Maximum Indebtedness
6. AV - Assessed Value



# ROADMAP



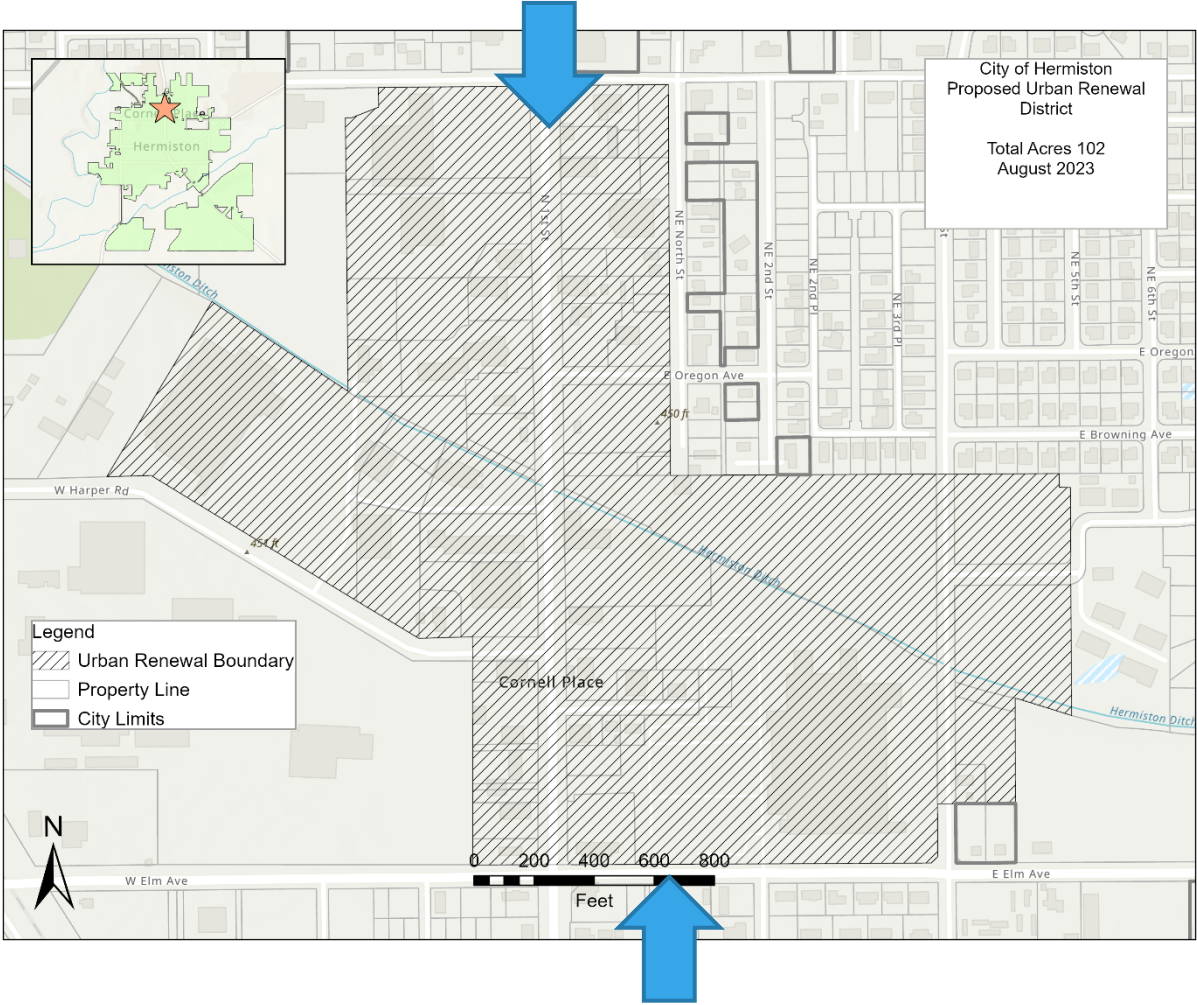
1. Role of Planning Commission
2. Background
3. Financial Capacity
4. Projects
5. Comprehensive Plan Categories
6. Process and Schedule

# ROLE OF PLANNING COMMISSION

To review the proposed North Hermiston Urban Renewal Plan for conformance with the Hermiston Comprehensive Plan and make a recommendation to the Hermiston City Council.

# BOUNDARY

1<sup>st</sup> Street (395)



City of Hermiston  
Proposed Urban Renewal  
District  
  
Total Acres 102  
August 2023

Legend  
Urban Renewal Boundary  
Property Line  
City Limits

0 200 400 600 800  
Feet

Elm Avenue (Highway 207)

# STATUTORY LIMITATIONS

	Acres	Assessed Value
<b>A. City of Hermiston Downtown Urban Renewal District</b>	125.2	\$42,262,899
<b>B. Southwest Hermiston Urban Renewal District</b>	392.8	\$3,121,349
<b>C. North Hermiston Urban Renewal District</b>	102	\$57,095,267
<b>D. Total Acreage/Assessed Value in URDs</b>	620	\$102,479,515
<b>E. Excess Value</b>		\$16,832,001
<b>F. City of Hermiston</b>	5,402	\$1,262,014,564
<b>% of City Acreage =(D/F)</b>	11.48%	
<b>% of City Assessed Value =(D/(F-E))</b>		8.23%

# PROJECTS

- New East West Street: NE Aspen Drive
- Signal at N 1<sup>st</sup> Street/Aspen Drive
- Extension of NE North Street to NE Aspen Drive
- New water line along NE Aspen Drive
- ROW Acquisition

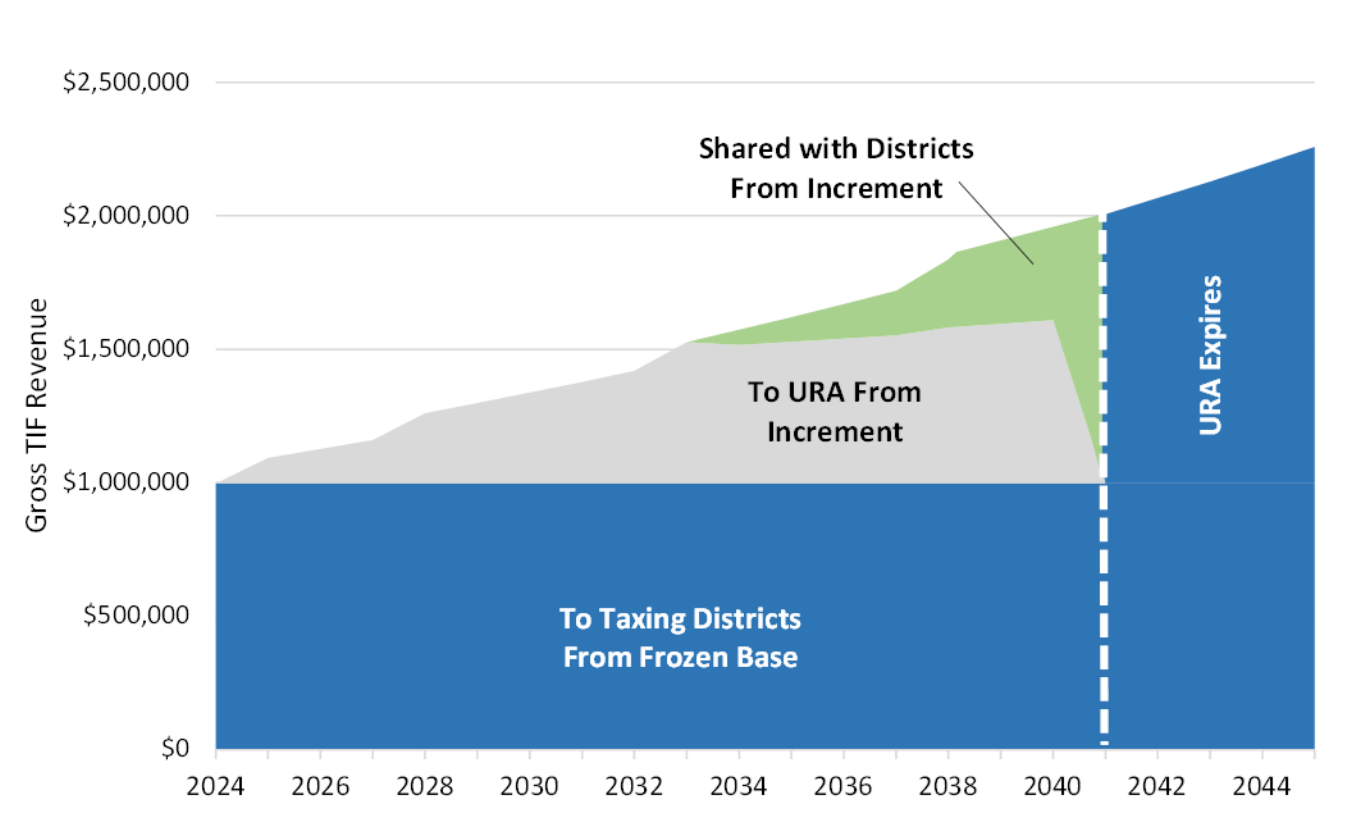
# ESTIMATED COSTS OF PROJECTS

<b>TIF District Projects</b>	<b>Constant FYE 2023 \$</b>	<b>Year of Expenditure \$<sup>1</sup></b>
<b>NE Aspen Drive &amp; NE North St. Street Improvements</b>	\$815,250	\$898,813
<b>Water Line Improvements (NE Aspen Drive)</b>	\$161,750	\$178,329
<b>Traffic Signage and Signaling</b>	\$1,608,000	\$1,772,820
<b>Construction Contingencies</b>	\$1,020,000	\$1,124,550
<b>Property Acquisition</b>	\$208,000	\$229,320
<b>Administration</b>	\$10,000	\$11,205
<b>Project Contingency (15%)</b>	\$561,950	\$619,550
<b>TOTAL:</b>	<b>\$4,384,950</b>	<b>\$4,834,407</b>

# FINANCIAL FORECASTING

<b>Total Net TIF</b>	<b>\$6,162,000</b>
<b>Maximum Indebtedness</b>	<b>\$5,000,000</b>
<b>Capacity (2023\$)</b>	\$4,385,000
<b>Years 1-5</b>	\$3,422,000
<b>Years 6-10</b>	\$937,000
<b>Years 11-15</b>	\$17,000
<b>Year 16</b>	\$11,000

# REVENUE SHARING





# GENERAL GOVERNMENT - Totals through FYE 2040

Umatilla County	(988,767)
City of Hermiston	(2,112,369)
Umatilla County Fire District	(607,409)
Port of Umatilla	(53,435)
County Radio	(59,028)
Cemetery District	(32,011)
Mosquito Control	(70,179)
Subtotal	(3,923,197)

# General Government

FYE	General County	City of Hermiston	Port of Umatilla	Umatilla County Fire District 1	County Radio District	Cemetery District 8	W. Umatilla Mosquito Control	Subtotal General Gov't
2024	-	-	-	-	-	-	-	-
2025	(14,594)	(31,178)	(789)	(8,965)	(871)	(472)	(1,036)	(57,905)
2026	(19,765)	(42,226)	(1,068)	(12,142)	(1,180)	(640)	(1,403)	(78,425)
2027	(24,941)	(53,283)	(1,348)	(15,321)	(1,489)	(807)	(1,770)	(98,959)
2028	(40,155)	(85,786)	(2,170)	(24,668)	(2,397)	(1,300)	(2,850)	(159,325)
2029	(46,090)	(98,466)	(2,491)	(28,314)	(2,752)	(1,492)	(3,271)	(182,876)
2030	(52,055)	(111,210)	(2,813)	(31,978)	(3,108)	(1,685)	(3,695)	(206,544)
2031	(58,199)	(124,335)	(3,145)	(35,752)	(3,474)	(1,884)	(4,131)	(230,922)
2032	(64,528)	(137,855)	(3,487)	(39,640)	(3,852)	(2,089)	(4,580)	(256,031)
2033	(80,930)	(172,895)	(4,374)	(49,716)	(4,831)	(2,620)	(5,744)	(321,110)
2034	(79,507)	(169,856)	(4,297)	(48,842)	(4,746)	(2,574)	(5,643)	(315,465)
2035	(81,262)	(173,606)	(4,392)	(49,920)	(4,851)	(2,631)	(5,768)	(322,429)
2036	(83,123)	(177,580)	(4,492)	(51,063)	(4,962)	(2,691)	(5,900)	(329,811)
2037	(85,039)	(181,674)	(4,596)	(52,240)	(5,077)	(2,753)	(6,036)	(337,414)
2038	(89,483)	(191,169)	(4,836)	(54,970)	(5,342)	(2,897)	(6,351)	(355,050)
2039	(91,628)	(195,750)	(4,952)	(56,288)	(5,470)	(2,966)	(6,503)	(363,557)
2040	(77,468)	(165,500)	(4,186)	(47,589)	(4,625)	(2,508)	(5,498)	(307,374)
TOTAL:	(988,767)	(2,112,369)	(53,435)	(607,409)	(59,028)	(32,011)	(70,179)	(3,923,197)

# EDUCATION – Totals through FYE 2040

Education Service District	(213,668)
Blue Mountain Community College	(229,462)
Hermiston School District 8	(1,695,130)
Subtotal	(2,138,260)
Total	(6,061,457)

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

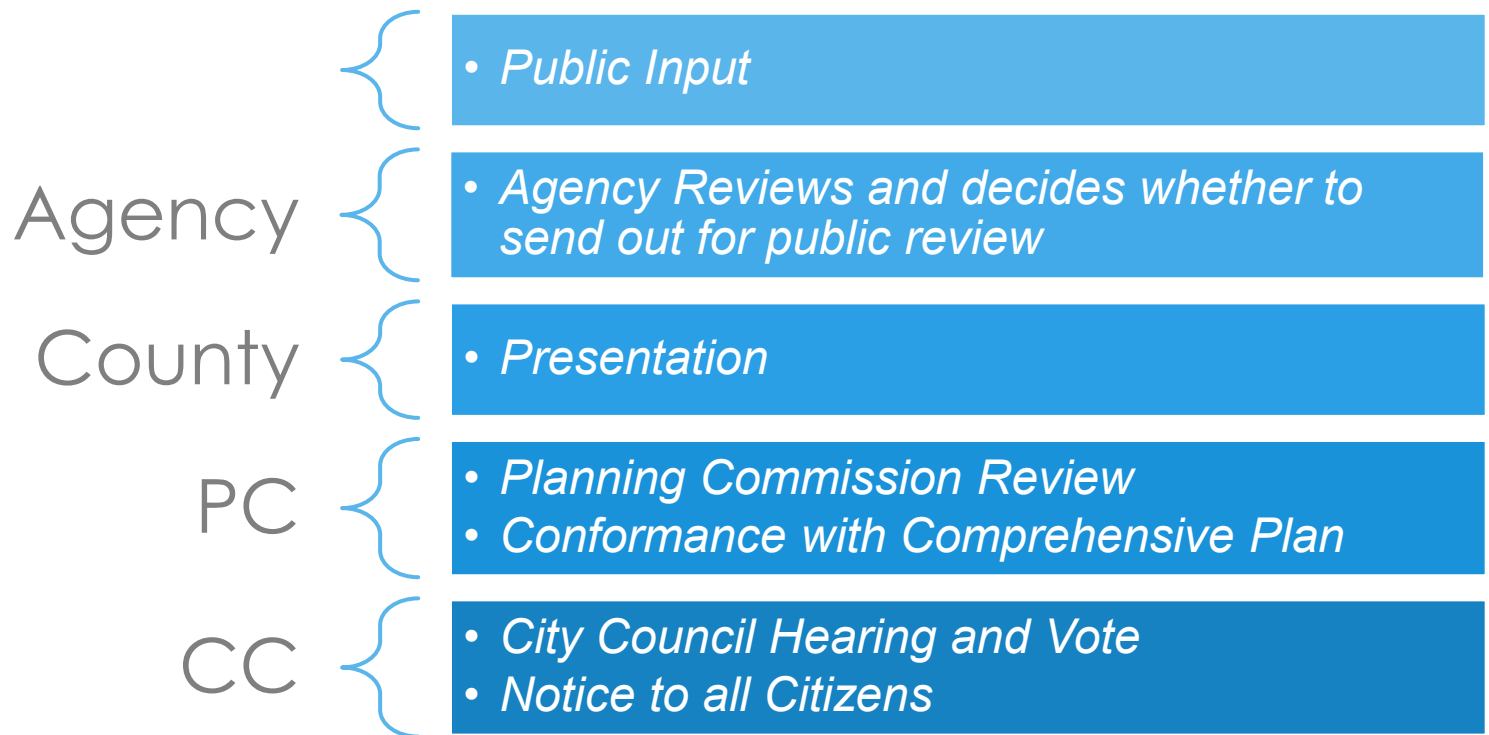
# EDUCATION – Totals

FYE	Hermiston School District 8	Intermountain E.S.D.	Blue Mountain CC	Subtotal (Education)	Total (Govt. and Education)
2024	-	-	-	-	-
2025	(25,019)	(3,154)	(3,387)	(31,560)	(89,465)
2026	(33,886)	(4,271)	(4,587)	(42,744)	(121,168)
2027	(42,758)	(5,390)	(5,788)	(53,936)	(152,895)
2028	(68,841)	(8,677)	(9,319)	(86,837)	(246,163)
2029	(79,017)	(9,960)	(10,696)	(99,673)	(282,549)
2030	(89,243)	(11,249)	(12,080)	(112,573)	(319,117)
2031	(99,776)	(12,577)	(13,506)	(125,859)	(356,781)
2032	(110,626)	(13,944)	(14,975)	(139,545)	(395,576)
2033	(138,745)	(17,488)	(18,781)	(175,014)	(496,124)
2034	(136,306)	(17,181)	(18,451)	(171,938)	(487,403)
2035	(139,315)	(17,560)	(18,858)	(175,734)	(498,163)
2036	(142,504)	(17,962)	(19,290)	(179,757)	(509,568)
2037	(145,789)	(18,376)	(19,735)	(183,901)	(521,315)
2038	(153,409)	(19,337)	(20,766)	(193,513)	(548,562)
2039	(157,085)	(19,800)	(21,264)	(198,150)	(561,707)
2040	(132,810)	(16,740)	(17,978)	(167,528)	(474,902)
<b>TOTAL:</b>	<b>(1,695,130)</b>	<b>(213,668)</b>	<b>(229,462)</b>	<b>(2,138,260)</b>	<b>(6,061,457)</b>

# COMPREHENSIVE PLAN CATEGORIES

- Citizen Involvement
- Intergovernmental Coordination
- Orderly Urban Growth
- Air Quality
- General Economic Development
- Local Government Services and Facilities
- Transportation
- Alternative Transportation
- Transportation System Plan

# HOW IS A PLAN ADOPTED?



# Next Steps & Schedule

1. County briefing June 21
2. City Council hearing July 10
3. City Council vote July 24

# SUGGESTED MOTION

“I move that the Hermiston Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the North Hermiston Urban Renewal Plan conforms with the Hermiston Comprehensive Plan

*Optional additional language:*

and further recommends that the Hermiston City Council adopt the proposed North Hermiston Urban Renewal Plan.”



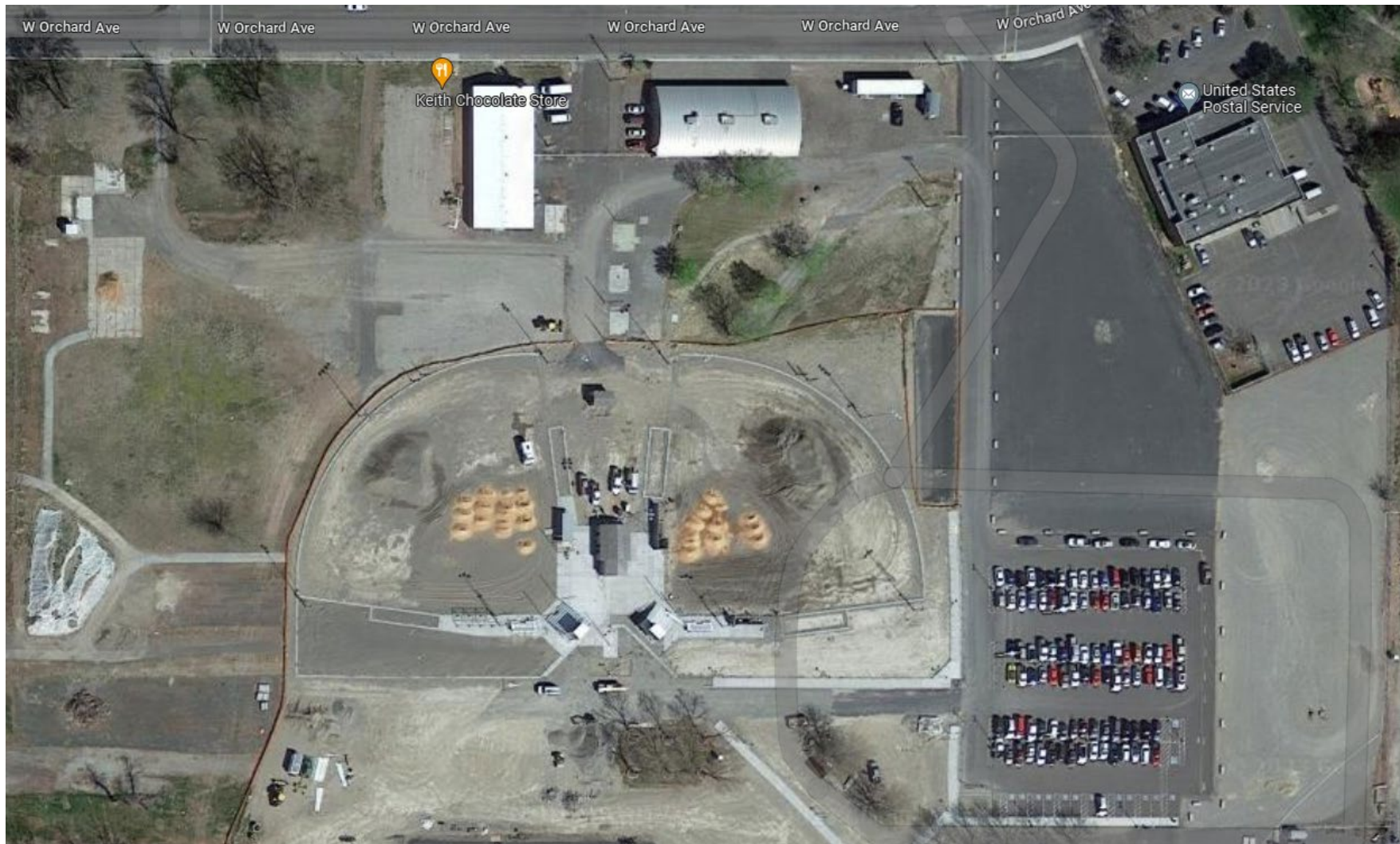


# Hermiston Planning Commission

June 14, 2023



# Softball Field Review



# Softball Field Review



# Softball Field Review



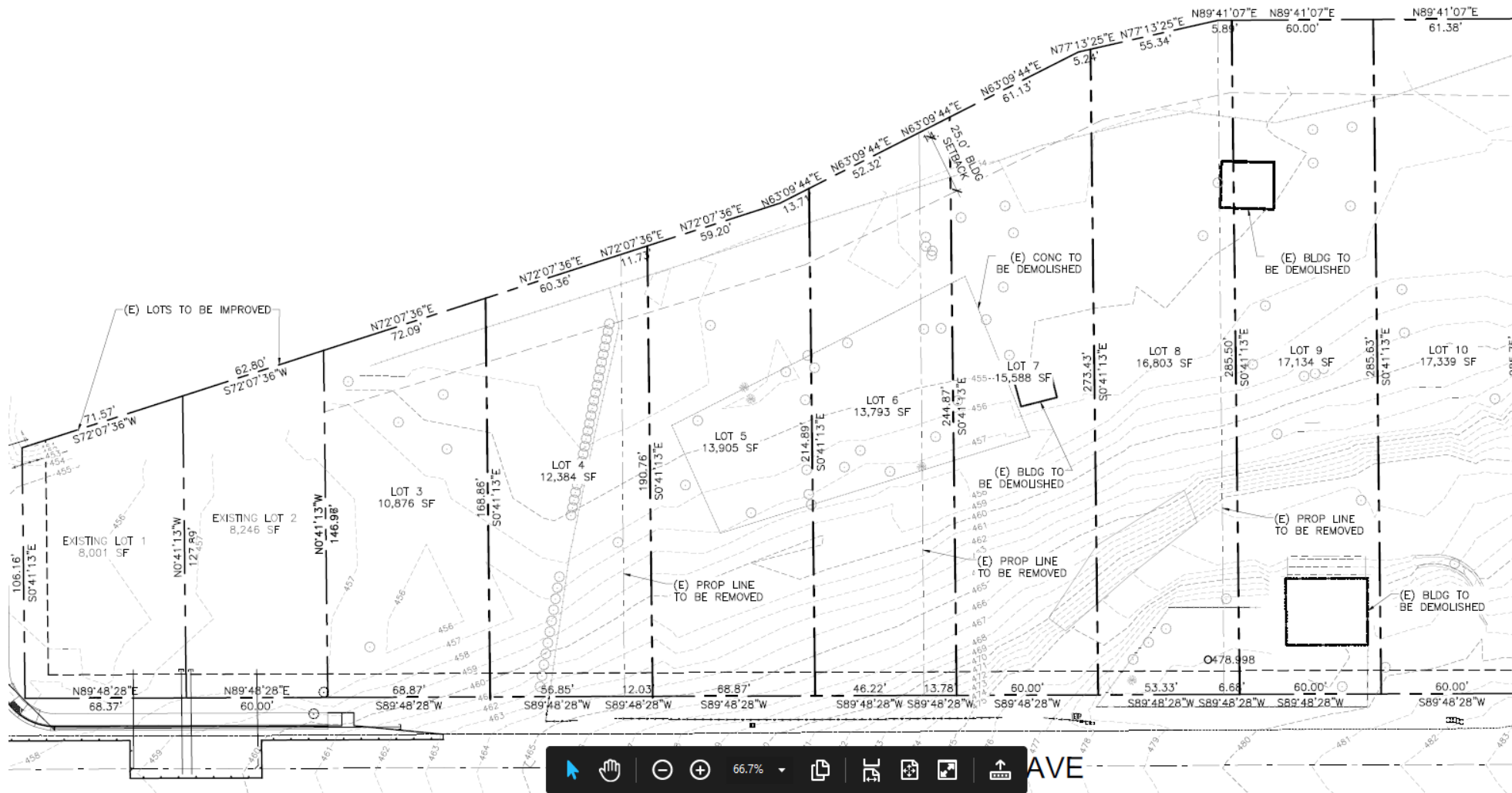
# Phoenix Builders Infill Designation



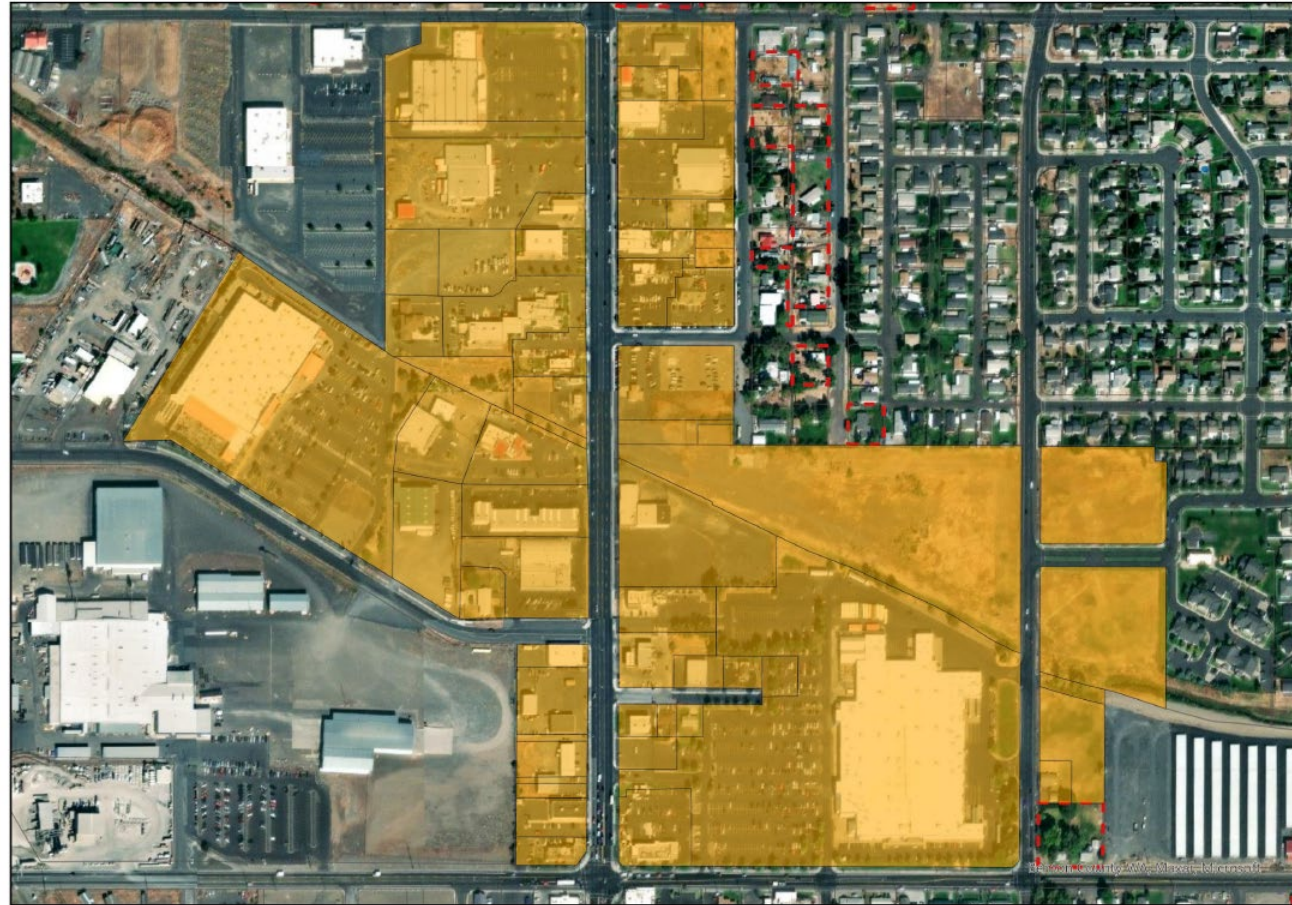
# Phoenix Builders Infill Designation



# Phoenix Builders Infill Designation



# North Urban Renewal District

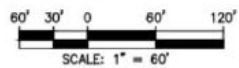
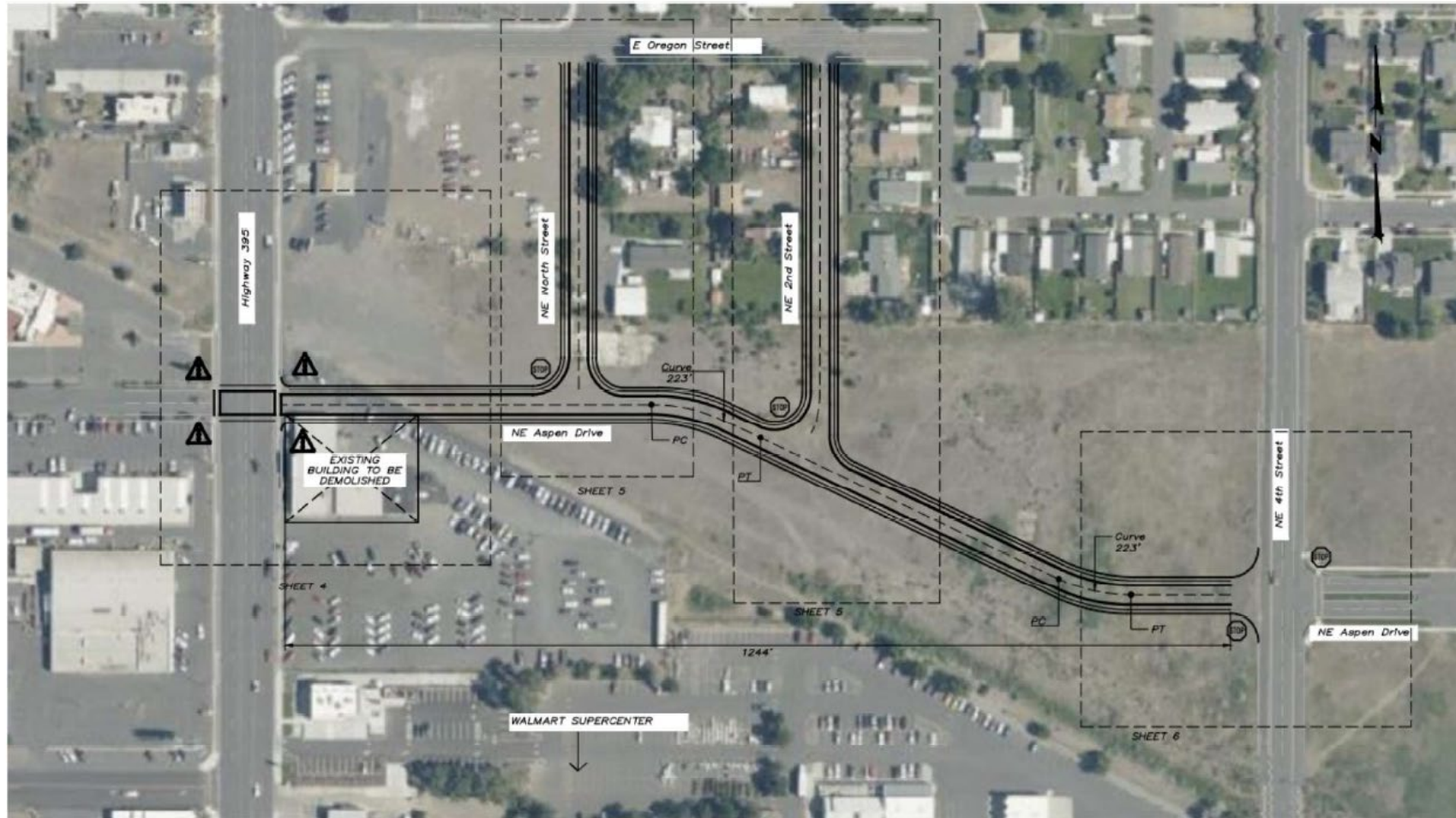


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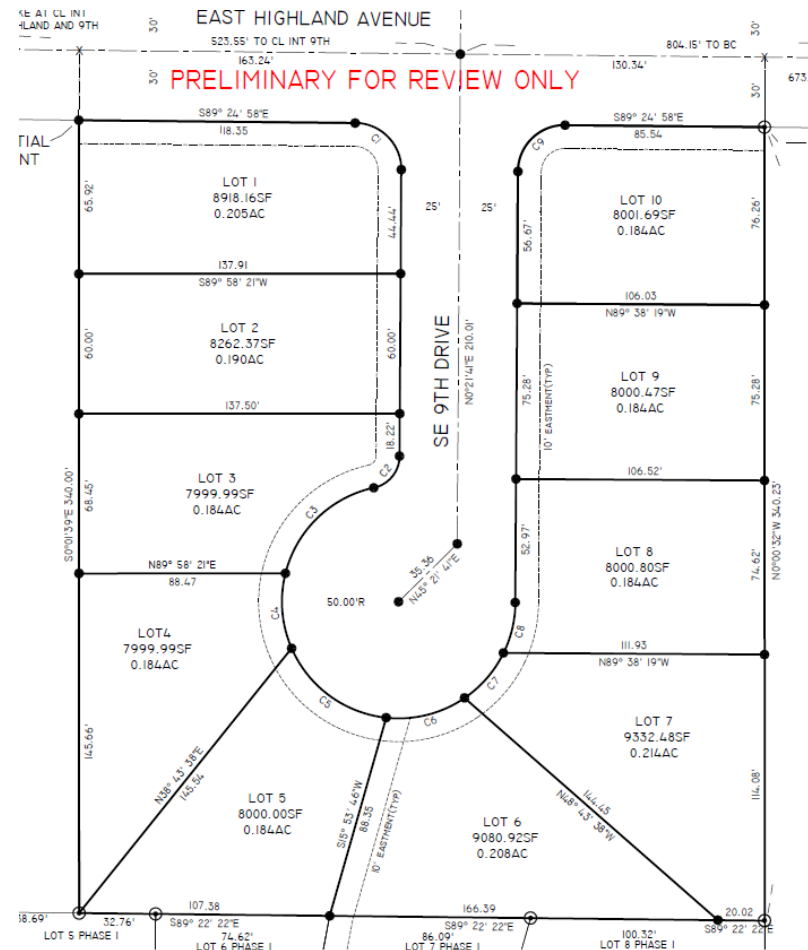
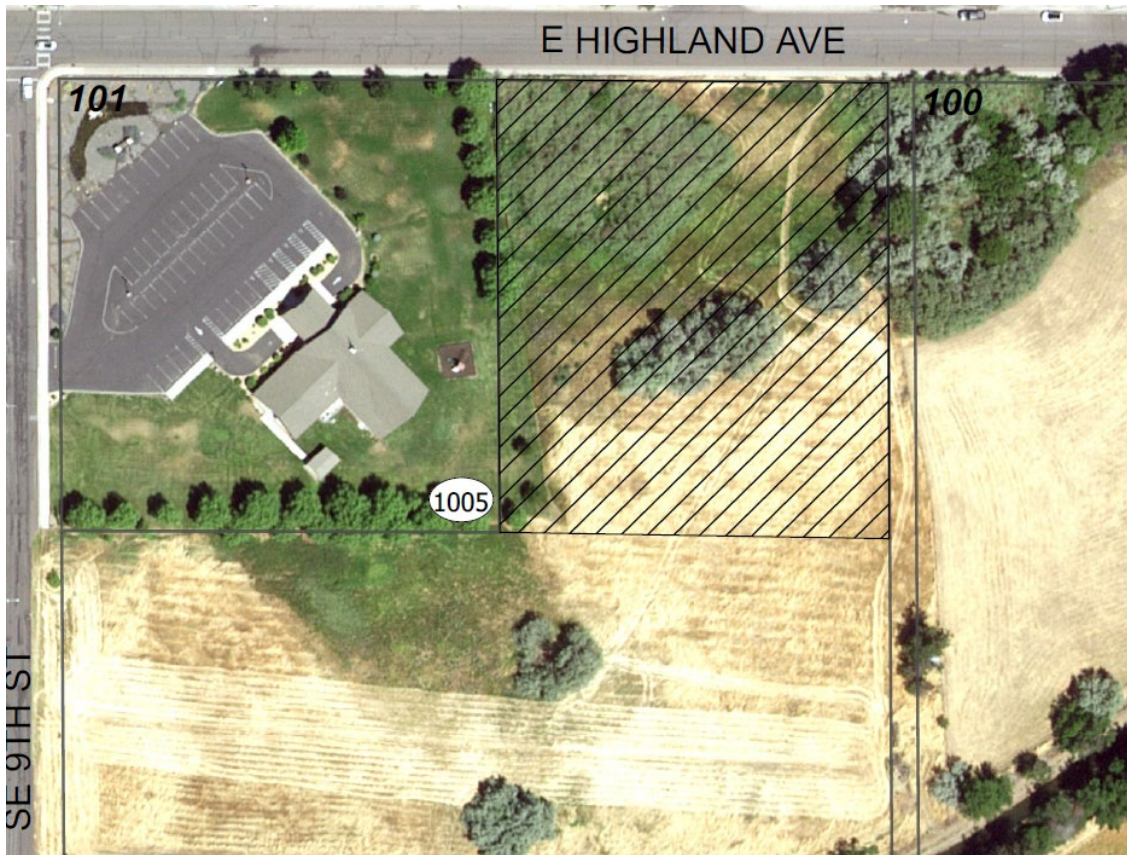




# North Urban Renewal District



# Highland Meadows Phase 2



# View Wood Estates Phase 1

