



# PLANNING COMMISSION

City Hall 180 NE 2nd St

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**March 13, 2024 at 7:00 PM**

## **AGENDA**

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*Other ways of viewing or participating in live meetings are available through:  
Zoom with Meeting ID: 878 6809 7745 Passcode: 709002 Telephone number to join is: 1 253  
215 8782; or submitting comments to meetings@hermiston.or.us*

**1. CALL TO ORDER - 7:00 PM**

**2. MINUTES**

A. Minutes of the February 14, 2024, regular planning commission meeting

**3. NEW BUSINESS**

A. Subdivision- Fieldstone Crossing Phase 2 Hermiston School District 8R 4N2815CA Tax  
Lot 1300- 1653 SW 9th St

**4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**5. ADJOURN**

**\*\* AMERICANS WITH DISABILITIES ACT NOTICE \*\***

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Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Caplinger, Doherty, Hamm, Collins, and Kirkpatrick. Commissioners Sargent, Saylor, and Guerrero were excused. Youth Advisor Sarahi Gutierrez was present. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

## Minutes

Commissioner Caplinger moved, and Commissioner Hamm seconded to approve the minutes of the January 10, 2024, regular meeting. Motion passed.

## Annexation & Comprehensive Plan Map Amendment – Hermiston Home Works, Inc 4N2813 Tax Lots 200 & 500 – 1295 SE 10<sup>th</sup> St

No conflicts of interest were declared. Chairman Fialka opened the hearing at 7:01PM and read the hearing guidelines. Planning Director Spencer presented the staff report with PowerPoint slides (attached).

The applicant proposes to remove the property from the Future Industrial/General Rural zoning designations and annex the property with a mix of commercial and residential uses. The southern portion of the property is difficult to plan a future use as there is only one access point. A development plan is not part of the current applications. The traffic impact analysis assumed approximately 6 acres of commercial and 200 single family homes, and an equivalent number of multifamily units. The timing of infrastructure improvements cannot be determined without a development plan.

## Testimony

Jerry Brandt, representing the applicant- Mr. Brandt thanked staff for preparing the staff report, commissioners for reading the report, and Chris Clemow for the work he's done. He stated they do not have an appetite for a project of this size, however as they looked, they discovered there is not developable land with owners willing to sell. It is very difficult to find a 5 – 10 acre parcel, so they are willing to take a risk with this large property. Mr. Brandt outlined the process for filling an area of existing wetland. This is the route they would likely go if they can find the source of the water.

In response to concern regarding the higher density R-3 zone, Planning Director Spencer stated this can be addressed through recommending a Developer's Agreement and/or an acreage breakdown of residential zoning. Mr. Brandt responded the lot size was the factor in determining R-3 and he understands the commissioner's concerns. It is not their intention to develop the land higher than one or two family lots, but acknowledges that it could go a different direction under someone else's charge. He prefers a 33/66 mix of R-2 and R-3.

Chris Clemow 2237 NW Torrey Pines Dr Bend OR 97703- Mr. Clemow is the applicant's traffic engineer. He wished to clarify the proposed trip cap is 657, not 642, and made himself available to answer any questions.

David Bothum 1515 E Highland Ave- Mr. Bothum stated he is not against it. He questioned the location of incoming access to the residential area asking if it will be coming in at Townsend if Gettman Road is in the middle of the development. He is concerned for the safety of runners on the narrow road with no shoulder. Planning Director Spencer responded that the exit will most likely align with Townsend. It has not been fully engineered. The GRATE project does not include paving Townsend. The City has begun a TSP update and this location will be reviewed.



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Vernon Weber 1100 SE 10<sup>th</sup> St- Mr. Weber stated he is not opposed to the project but is concerned about increased traffic on 10<sup>th</sup>. Most of the traffic currently on 10<sup>th</sup> is traffic going to the WalMart DC, not local traffic. He likes the way the county maintains the road and is not interested in it becoming a city street. Mr. Weber noted the recent power pole project cut into some of his personal property. He thinks high density housing will need more than two accesses.

Ray Kopacz 33048 Loop Road- Mr. Kopacz stated the only time the area is a wetland is when the Hermiston Irrigation District runs the canal. There was a spring out there but for the last 10 years water only shows up when the canal runs. Later in the summer it dries up and water must be pumped up to maintain the cattle herd. Within 7 to 10 years, he feels the wetland might disappear. He thinks the Gettman Road extension should follow the A-line, as there are power poles that houses won't want to be under.

Tania Hoeft 1085 SE 10<sup>th</sup> St- Mrs. Hoeft feels she is the most impacted as there is Tidewater (a pipeline) on her side of 10<sup>th</sup> and if the street were extended it would come into her property. Her shop is built within the easement so a street extension may require its removal. She is okay with the project but wishes the lots were larger as she has heard people want to build on bigger acreage.

Matt Sinclair 1290 E Highland Ave – Mr. Sinclair questions how the density of the project will affect his property value. He would like to see larger lots with less density.

Chairman Fialka closed the hearing at 8:08PM.

Commissioners discussed trip counts, pedestrian & bridge improvements, density, location of higher density zone, location of zones in relation to the nature of surrounding neighborhood and Gettman Road extension, creating islands out of the city, ROW expansion and semi-truck traffic.

### Findings of Fact

#### **Goal 1 (Citizen Involvement) and Policy 1 (Citizen Involvement)**

1. Notice of the proposed annexation and amendment was published in the local newspaper on December 20 and 27, 2023 soliciting comments on the proposed annexation and amendment in conformance with 157.229(A) of the Hermiston Code of Ordinances.
2. Notice of the proposed land use action was physically posted on the property on December 20, 2023, in conformance with 157.229(B) of the Hermiston Code of Ordinances.
3. Notice of the proposed land use action was provided by direct mail to all property owners within 300 feet on December 20, 2023, in conformance with 157.229(C) of the Hermiston Code of Ordinances.
4. The notices listed in findings 1, 2, and 3 above listed January 10, 2024, as the date of hearing. At the January 10 meeting the planning commission chair verbally announced to those in attendance that the hearing was rescheduled to February 14, 2024.
5. Comments received as a result of all required publications are incorporated into the record of proceedings.

#### **Goal 2 (Land Use Planning) and Policies 2 (Planning Process) and 3 (Intergovernmental Coordination)**

6. The city is required to review its land use designations and supply adequate amounts of all zoning types.



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7. The proposed map amendments are citizen initiated to fulfill perceived market demand rather than city initiated. The city applies all applicable comprehensive plan policies and statewide planning goals to determine the appropriateness of the proposed amendments to land supply.
8. Notice of the proposed amendment was provided to Umatilla County, DLCD, ODOT, the Hermiston Irrigation District, and the Confederated Tribes of the Umatilla Indian Reservation on December 20, 2023.
9. The subject property of approximately 80.46 acres of land is within the urban growth boundary and has the "urbanizable" plan designation and the F2 General Rural zoning. The parcel also has a Future Industrial Overlay designation on the comprehensive plan map. The owner has evaluated the market demands as well as analyzed appropriate and compatible uses in the neighborhood surrounding the subject property and proposes a combination of residential and commercial zoning.
10. The proposed zoning includes 54.79 acres between the A Line Canal and the railroad tracks and 25.67 acres located between the railroad tracks and the Feed Canal. The 54.79 acres comprises 48.89 acres to be zoned R-3 residential and 5.9 acres to be zoned C-2 commercial. The 25.67 acres is to be zoned C-2 commercial. Proposed map designations are attached as a map to this report.

### **Policies 4 (Orderly Urban Growth), 5 (Annexation), and 6 (Conversion)**

11. The change will promote compact urban development to ensure efficient utilization of land resources and facilitate economic provision of urban facilities and services adding commercial space adjacent to an existing professional commercial node containing higher education and government buildings (SE Columbia Dr). It will also convert land that is not considered high value farmland to medium density (R-3) residential lots.
12. Commercial space is needed in this area for future expansion of higher education facilities, businesses which will serve the nearby commercial node, and for businesses that do not rely on heavy traffic volume, but which prefer a presence in the southeast part of Hermiston.
13. Residential development is needed in this area and will provide a compatible mix of residential and commercial uses for existing adjacent and nearby properties.
14. Future plans for the Gettman Rd extension will add a convenient transportation route to and from the subject property.
15. The property is within the urbanizable portion of the UGB and has a county F2 (General Rural) designation. The property is contiguous with the city limits and annexation is consistent with Policy 5. Following amendment of the plan map designation from General Rural to a mix of medium density residential and commercial, the property will become part of the urban portion of the UGB.
16. The applicant is proposing amendment of the comprehensive plan map designation of the subject property from its current urbanizable industrial status to an urban commercial and urban residential status, implementing Policy 6 prior to annexation.

### **Goal 3 (Agricultural Lands) and Policy 17 (Agriculture and Agriculture Related Economy)**

17. The Subject property has been utilized for pasture and hay production for years, however it is located within the city's acknowledged urban growth boundary and is designated as urbanizable land for non-farm development. The land is not considered high value farmland and is not protected as Goal 3 farmland and therefore an exception to Statewide Planning Goal 3 is not required.

### **Goal 4 (Forest Lands) and Policy 7 (Natural Resources)**





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18. There are no forest lands identified within the Hermiston UGB. Goal 4 is not applicable.

**Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) and Policies 8 (Surface and Groundwater Resources), 9 (Mineral and Aggregate Resources), and 10 (Historic Resources)**

19. The property is identified on the Hermiston comprehensive plan as having 1.44 acres of wetland. The applicant intends to review options for developing the area identified as wetland. Options include obtaining an updated wetland delineation, following all pertinent regulations to legally develop the area, or leaving the area undisturbed. A map showing the existing city wetland inventory for this site is attached to this report.

**Goal 6 (Air, Water and Land Resources Quality and Policies 11 (Air Quality), 12 (Noise), and 13 (Water Quality)**

20. The city is required to comply with state and federal regulations regarding air and water quality in all development permitting per 157.004 of the Hermiston Code of Ordinances. Development is required to preserve natural resource quality as part of the development review and construction process.

**Goal 7 (Areas Subject to Natural Hazards) and Policy 14 (Natural Hazards and Development Limitations)**

- 21. In Figure 12 of the Hermiston Comprehensive Plan (1984) two natural hazards and development limitations on a portion of the subject property are identified. These include excessively well drained soils and restrictive foundation soils.
- 22. The city will require compliance with §157.101 of the Hermiston Code of Ordinances. This section requires mitigation measures to protect groundwater resources and structural safety.
- 23. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
- 24. Where restrictive foundation soils are evident, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. In the event there are inadequate mitigation measures, the city shall prohibit development.

**Goal 8 (Recreational Needs) and Policy 16 (Parks, Recreation and Open Space)**

25. The Hermiston comprehensive plan map and parks master plan each identify areas for future park locations and future park upgrades. This property is not included on either inventory. This policy is not applicable.

**Goal 9 (Economic Development) and Policies 18 (General Industrial Development), 19 (Commercial Development), and 20 (General Economic Development)**

- 26. Goal 9 requires an adequate supply of employment lands, both commercial and industrial. Although the subject property is zoned F2, General Rural, it also has a future industrial overlay zone. This application considers the impact of removing approximately 60% of this land from the employment land inventory for residential development, and maintaining 40% for commercial development.
- 27. The proposed change includes a zoning of 31.57 acres of C-2 (commercial).



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28. According to the 2017 Economic Opportunities Analysis update by Johnson Economics, LLC there were 605.4 acres of Goal 9 industrial buildable land inventory within the Hermiston UGB. At the time, this equated to 447 years of supply. Since then, Amazon's data centers and other industrial construction has consumed over 100 acres. The proposed change would also remove 80.46 acres of buildable industrial lands leaving 385 acres in the industrial inventory. The 385 industrial acres are adequate to meet the city's industrial land needs through the planning horizon. The projected industrial demand through 2037 requires 145 acres.

### **Goal 10 (Housing) and Policies 21 (Housing Availability and Affordability) and 22 (Neighborhood Quality)**

29. Changing the subject property from county F2 General Rural to city R-3 Medium-Density would help satisfy the city's projected housing need. The 2021 City of Hermiston Housing Capacity Analysis shows the existing housing supply of 8,051 housing units.
30. The forecast from PSU Population Forecast Program (2019) estimates the population will grow at a rate of 1% between 2020 and 2040 resulting in a 2040 population of 26,045. To accommodate the growth in population, the city's projected need within the city's housing needs analysis will require a total of 10,081 housing units in 2040.,
31. To accommodate a total population of 26,045 distributed over 10,081 housing units, an additional 2,030 housing units are required.
32. The subject property's current zoning allows for a density of one housing unit per 19-acre lot.
33. The proposed amendment will designate 48.89 acres as R-3 Medium-High Density Residential. 48.89 acres of R-3 land can accommodate up to 300 single or two-family lots as a low-density development, or up to 1,000 multi-family dwelling units. Figure 6.2 *Summary of Forecasted Future Unit Need (2040)* on the City of Hermiston Housing Capacity Analysis identified 1,164 new single family detached units are needed by 2040. There is an identified demand of 512 new units within the Medium-Density zoning by 2040 thus the proposed zone change further satisfies this projected need adding the capacity to meet up to half the single and two-family demand through 2040 or satisfying up to 100% of the multi-family demand. It is anticipated that the development will encompass a mixture of low-density detached and multi-family attached dwellings.
34. While recent residential development has been focused in the northeast quadrant of the city, there remains a demand and need for housing in the Southeast quadrant of the city which is close to public services, educational facilities, and retail services, as well as public transit.
35. Applicant has expressed plans to develop lots primarily for single-family detached homes that would range in sales price from low to mid \$300s. Additionally, the applicant has expressed plans to develop a minority portion of the land into duplexes, and/or single-family homes with accessory dwelling units.
36. The creation of new 48-acre housing subdivision will have a meaningful impact on housing availability and affordability, in alignment with Policies 21 and 22. Specifically, increasing the available housing supply contributes to maintaining an affordable supply of housing units at a range of prices.

### **Goal 11 (Public Facilities and Services) and Policies 23 (Provision of Public Services and Facilities), 24 (Water, Sewer, and Storm Drainage), 25 (Solid Waste), 26 (Schools), 27 (Police Protection), 28 (Fire Protection), 29 (Local Government Services and Facilities), and 30 (Private Utilities)**



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37. Water is currently adjacent to the property in SE 10<sup>th</sup> Street. An 8" and 10" water main is available to service the property and may be extended into the development site. Water sizing will be determined at the time of development.
38. Sanitary sewer is currently available near the intersection of E Highland Ave and SE 10<sup>th</sup> Street and at the intersection of SE 10<sup>th</sup> Street and the Union Pacific Railroad. A 10" line crosses under the railroad at the southwest corner of the property and an 8" line is available near E Pine Ave.
39. Applicant is willing to extend both sewer and water to the subject property.
40. SE Columbia Drive is an urban minor collector and fully improved city street that will be extended into the property once it develops.
41. SE 10<sup>th</sup> Street is an urban minor collector that crosses the A Line Canal and borders the west property line, with a single lane bridge just north of the property border. The section of SE 10<sup>th</sup> Street between the A Line Canal and E Highland Ave is a county road improved with minimum width paving only. It is not improved to urban minor collector status. The section of SE 10 Street between the A Line Canal and the southwest corner of the development site is unimproved.
42. The A Line Canal crossing is a single-lane, paved bridge. According to the included traffic impact analysis, the crossing is functional but will not accommodate traffic at an acceptable level of service at full buildout. Improvements to the bridge will be required, likely requiring replacement of the bridge with a new full-width culvert crossing.
43. Improvements to SE 10<sup>th</sup> Street and the A Line Canal crossing will be installed by the city prior to or at such time that the peak hour trips generated by the development reach a recommended cap of 642 peak hour trips. A proportional fee shall be added to each building permit issued on the property to help with the financial requirements for any improvement. The city will also use system development charges dedicated for transportation improvements to fund improvements.
44. The specific transportation impact fee cannot be established as part of the comprehensive plan map amendment under consideration by the city at this time. A full land use application for either subdivision, multi-family development, commercial development, or other permitted uses will be necessary to calculate both the total trip generation and the proportional impact of each dwelling unit or commercial structure constructed.
45. East Highland Ave is an urban major collector that runs along the northeast border of the property. All streets abutting the property will be improved to comply with the city's transportation plan at such time as development of abutting phases occurs.
46. All stormwater will be retained within the boundaries of the future development. There is no city-wide storm water retention and disposal system.
47. Future development will utilize Sanitary Disposal for solid waste services as encouraged by the city.
48. Future development will not provide recycling services as the City of Hermiston has already provided recycling collections points in two locations of the city.
49. The Hermiston Police Department provides public safety services to the area under consideration. The police department has adequate capacity to patrol and protect the area with no additional actions required by the developer.
50. Umatilla County Fire District #1 provides fire and life safety services to the area under consideration. The UCFD#1 has adequate capacity to service the area with no additional actions required by the developer.
51. Applicant will extend power and telecommunications services to the property after adoption of annexation and zone changes.



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**Goal 12 (Transportation) and Policies 31 (Integrated Transportation System), 32 (Rail/Air Transportation), 33 (Alternative Transportation), and 34 (Transportation System Plan)**

- 52. Applicant has provided a transportation study and transportation impact analysis. A copy of the study is attached to this report and is also in the project file.
- 53. The following summary and recommendations have been extracted from the transportation study performed by Clemow Associates LLC.
  - All study intersections are anticipated to operate within agency mobility standards in the 2043 Current and Proposed Zone Designation scenarios. As such, no improvements are specifically necessary to mitigate the Proposed Zone Designation transportation impacts.
  - All study intersections have adequate storage available on all approach movements to accommodate the 95th percentile vehicle queues.
  - A trip cap of 642 peak hour trips is recommended to mitigate potential impacts to transportation facilities, especially the intersections of SE Columbia Drive/US 395 and Highland Ave/395.
  - As part of the development plan and land use approval process, the developer will be required to provide trip generation assumptions for commercial development and residential dwelling units. These generation assumptions will be tracked by the city for compliance with the trip cap and in the event trip generation exceeds the cap of 642 peak hour trips, amendments to the TIA shall be required by the city and additional mitigation measures may be required.

**Goal 13 (Energy Conservation)**

- 54. This goal requires land to be developed in a manner that maximizes energy conservation based upon sound economic principles through efficient use of density and mixing of uses. The proposed zoning of the subject property will promote mid-scale density residential development in close proximity to existing and future commercial neighborhoods thereby minimizing travel needs.

**Goal 15 (Willamette River Greenway), Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 (Ocean Resources)**

- 55. Goals 15, 16, 17, 18, and 19 are geographically based statewide planning goals intended to protect specific, identified natural resources. None of the resources under these goals are within the Hermiston planning area. Goals 15, 16, 17, 18, and 19 are not applicable.

*Findings of Fact on Annexation*

- 1. The City has received consent to annexation from the property owner for approximately 80 acres of land.
- 2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on December 20 and 27, 2023. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
- 3. Notice of public hearing was physically posted on the property on December 20, 2023.
- 4. Affected agencies were notified.
- 5. A public hearing of the planning commission was held on February 14, 2024. Comments received at the hearing are incorporated into the planning commission record.





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6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on February 7 and 14, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
7. A public hearing of the city council was held on February 26, 2024. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
  - a. The city has received consent from the property owners within the affected area.
  - b. An election has been deemed not necessary since consent from more than half the owners has been received.
  - c. The property is contiguous with the existing city limits.
  - d. All statutorily required notices have been published and posted.
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. Following adoption of conversion from urbanizable to urban status by the City of Hermiston and Umatilla County, the property will be located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Water is currently adjacent to the property in SE 10<sup>th</sup> Street. An 8" and 10" water main is available to service the property and may be extended into the development site. Water sizing will be determined at the time of development.
13. Sanitary sewer is currently available near the intersection of Highland Ave and 10<sup>th</sup> Street and at the intersection of SE 10<sup>th</sup> Street and the Union Pacific Railroad. A 10" line crosses under the railroad at the southwest corner of the property and an 8" line is available near E Pine Ave.
14. Applicant is willing to extend both sewer and water to the subject property.

#### *Findings of Fact on Zoning Designation*

1. Following amendment by the city and adoption by Umatilla County, the comprehensive plan map will designate the area as Medium Density Residential and Commercial. Proposed map designations are attached as a map to this report.
2. The proposed Medium-High Density Residential and Outlying Commercial zoning designations appropriately implement the Medium Density Residential and Commercial comprehensive plan map designations adopted for the property.

#### Conditions of Approval

Subject to the testimony received and deliberations of the planning commission, the following draft findings are proposed:

1. Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County under the provisions of the Hermiston Planning Area Joint Management Agreement, dated





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- March 2, 2017. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.
2. Per the recommendations of the January 24, 2024, traffic impact analysis and the Oregon Department of Transportation, a trip cap of 657 peak hour trips is imposed upon the property. Residential trips shall be capped at 325 peak hour trips and the newly designated commercial area south of the railroad tracks shall be capped at 110 peak hour trips. Compliance with the trip cap will require the following actions:
    - a. Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter indicating the average daily and peak hour trips generated for the proposal.
    - b. Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
    - c. At such time that the peak hour trips exceed 657, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land and is not binding upon the applicant unless the applicant retains ownership at the time the trip cap is exceeded.
    - d. The city shall reserve the right to require additional traffic mitigation measures and/or prepare an independent traffic impact analysis at such time the trip cap is exceeded.
    - e. Determination of mitigation measures is contingent upon and proportional to the impacts of the eventual development approved for the amended property. Comprehensive plan map amendment and annexation is not sufficient to require additional mitigation measures.
  3. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to ground water pollution hazards due to excessively well-drained soils. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
  4. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to development hazards due to restrictive foundation soils. Where restrictive foundation soils are evident, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. In the event there are inadequate mitigation measures, the city shall prohibit development.
  5. Portions of the property are identified on the city's Natural Resource Map as having potential wetlands. At such time as development is proposed, the city will notify the Oregon Department of State Lands of the development proposal, soliciting comment on the potential wetland status. Necessary mitigation measures will be determined as part of the review and approval process for development on the amended property.

Commissioner Doherty moved, and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Caplinger moved, and Commissioner Doherty seconded to adopt findings of fact subject to staff revisions to specify location and percentage of acreage of residential zoning per planning commission discussion of 75/25 R-2/R-3. Staff is directed to work with applicant to determine appropriate location and percentage of acreage for R-2 and R-3 zoning consistent with planning commission discussion. Motion passed. Commissioner Doherty moved, and Commissioner Hamm seconded to impose the amended conditions of approval. Motion passed. Commissioner Hamm moved and Commissioner Collins seconded to recommend approval of the comprehensive plan map amendment



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to the city council. Motion passed. Commissioner Hamm moved and Commissioner Caplinger seconded to recommend approval of annexation to the city council. Motion passed.

## **Conditional Use – Bob Shannon Safety Center 4N2810DD Tax Lots 100, 200, 201 & 202 – 330 S First St**

Hearing no declared conflicts of interest, Chairman Fialka opened the hearing at 8:37PM. The hearing guidelines previously read apply to this hearing. Planning Director Spencer presented the staff report with the aid of PowerPoint slides.

The functionality of the building will change greatly with this 3,000 square foot addition. The addition will house a sally port, holding cells, elevator, and office space. A substantial increase in parking spaces is being provided. Sidewalks along the building frontage will be replaced to meet ADA compliance.

### Testimony

Michael Schlager 1683 N Deerhorn Ave Kuna ID Schlager Zimmerman Architects – Police staff take the patrol cars home, so parking is adequate. Staff safety is improved with onsite parking and the sally port. The addition will not be easily visible to the public as it's along the back of the property and adjacent to Weber Field. The aesthetic upgrades, funded through the state, are mainly for re-encapsulating the seismic bracing. Additional netting with a graphic is proposed along the top of the baseball field fence.

Joseph Hull 1761 SW 32<sup>nd</sup> PL Pendleton- McCormack Construction and Pendleton Planning Commission president - Mr. Hull supports the project. The second stairwell is a result of conversations with the city's building official. They hope to begin phase one in March.

Chairman Fialka closed the hearing at 8:51PM.

### Findings of Fact

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

1. The property is located within the Medium Density Residential (R-2) zone.
2. The Medium Density Residential zone list of conditional uses include the conditional uses listed in the R-1 zone. A governmental structure or land use is a use subject to a conditional use permit per 157.025(B)(6) of the Hermiston Code of Ordinances.
3. The planning commission held a public hearing on the proposed conditional use on February 14, 2024, as required by 157.205(A) of the Hermiston Code of Ordinances.
4. Comprehensive Plan Policy 27 Police Protection states that the city may expand the safety center as needed to accommodate growth of the police, fire department, and municipal court. The court has vacated the building, but additional growth of the police and fire department continues.
5. Comprehensive Plan Policy 28 Fire Protection states that the city will encourage expansion of fire facilities as necessary to accommodate 20-year growth through appropriate budgeting. This expansion is funded through a seismic refit grant.
6. Comprehensive Plan Policy 29 Promote adequate and efficient provision of local government services and facilities. This expansion is planned for in the police department's capital improvement plan.

**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.**



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7. The property consists of four tax lots and is approximately 2.94 acres in size.
8. The proposed addition will fit within the property boundary as shown on the site plan and meet the zone setback requirements established in 157.026.
9. Total lot coverage, including all other public buildings is 20%. The allowable lot coverage in the R-2 zone is 45%.
10. No additional driveways are proposed for the site.
11. Eighty-three parking spaces are proposed, and 66 spaces are required. The parking requirement is met.

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

12. The site is serviced by a six-inch public water line in S 1<sup>st</sup> St.
13. The site is serviced by an eight-inch public sewer line in S 1<sup>st</sup> St.
14. Municipal services are adequate to accommodate additional bathrooms and incidental sewer and water demand by the expansion.
15. S 1<sup>st</sup> Street is designated as an urban major collector adjacent to the development site. The road is presently improved to major collector status.
16. Traffic impact from the proposed expansion will be minimal and no significant increase in personnel is anticipated.
17. A non-compliant sidewalk is installed along the S 1<sup>st</sup> Street frontage of the development site. The city will require replacement of curb, gutter, and sidewalk as a condition of approval for the development.

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

18. The area under consideration is an area subject to a cluster of public uses. McKenzie Park, The Arc, the Teen Adventure Park, Bob Shannon Safety Center, Hermiston High School, Hermiston School District maintenance offices, the Hermiston Post Office, and the Hermiston Food Pod are all within 500 feet of the site.
19. There are additional commercial facilities north of Orchard Ave and south at Highland Ave.
20. The area is a neighborhood subject to high traffic demands and high usage. The expansion of the safety center is unlikely to generate additional noise or traffic above that already seen in the neighborhood. As an expansion to the existing use, there is a demonstrated level of compatibility with surrounding uses. The expansion will not denigrate the existing compatibility.
21. The location of fire and emergency services are located in close proximity to public uses and high-volume corridors. The location is intended to be central to the service area to minimize response time and may provide monitoring for additional safety for park users.
22. The proposed addition is architecturally compatible with the overall building design. Architectural renderings are included in the project file.

#### **Conditions of Approval**

1. 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.
2. All storm water shall be retained on-site.
3. All signage shall comply with Chapter 155 of the Hermiston Code of Ordinances.
4. Bicycle parking shall be installed in accordance with 157.150(L) of the Hermiston Code of Ordinances.



*Where Life is Sweet*

# PLANNING COMMISSION

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Regular Meeting Minutes  
February 14, 2024

5. The applicant shall replace curb, gutter, and sidewalk along the frontage of the development site extending from the south property line of Tax Lot 200 northward to the intersection of the existing sidewalk and the McKenzie Park path approach lying north of the existing building.

Commissioners suggested police department use is a higher intensity use than other office space. Commissioner Hamm moved, and Commissioner Kirkpatrick seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved, and Commissioner Collins seconded to adopt the findings of fact as written. Motion passed. Commissioner Hamm moved and Commissioner Kirkpatrick seconded to impose conditions of approval. Motion passed. Commissioner Collins moved, and Commissioner Doherty seconded to approve the conditional use application subject to the conditions of approval. Motion passed.

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

A volunteer is still needed for the upcoming transportation planning work.

### **Adjournment**

Chairman Fialka adjourned the meeting at 9:00PM.

DRAFT





# Hermiston Planning Commission

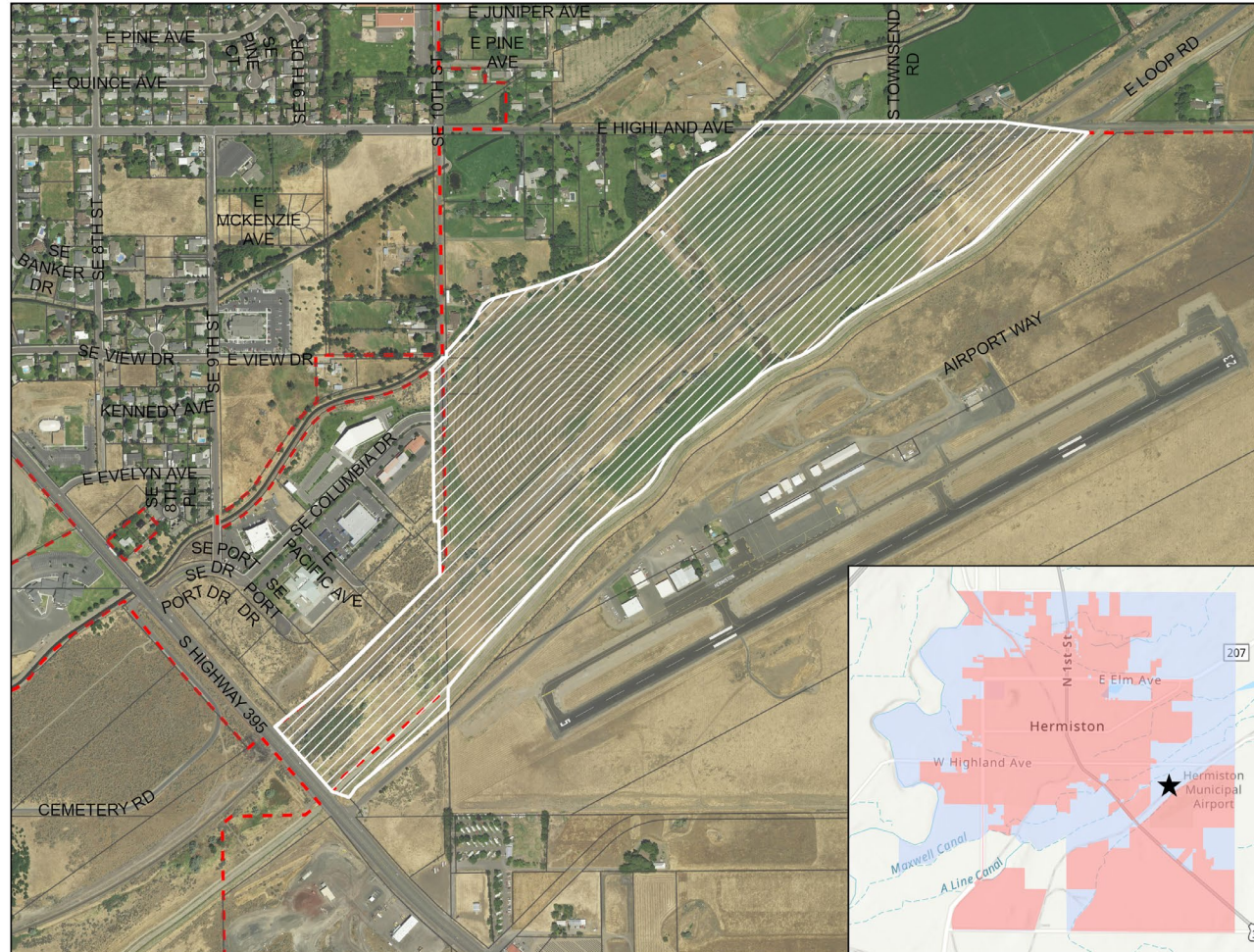
February 14, 2024





# Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

Subject Property

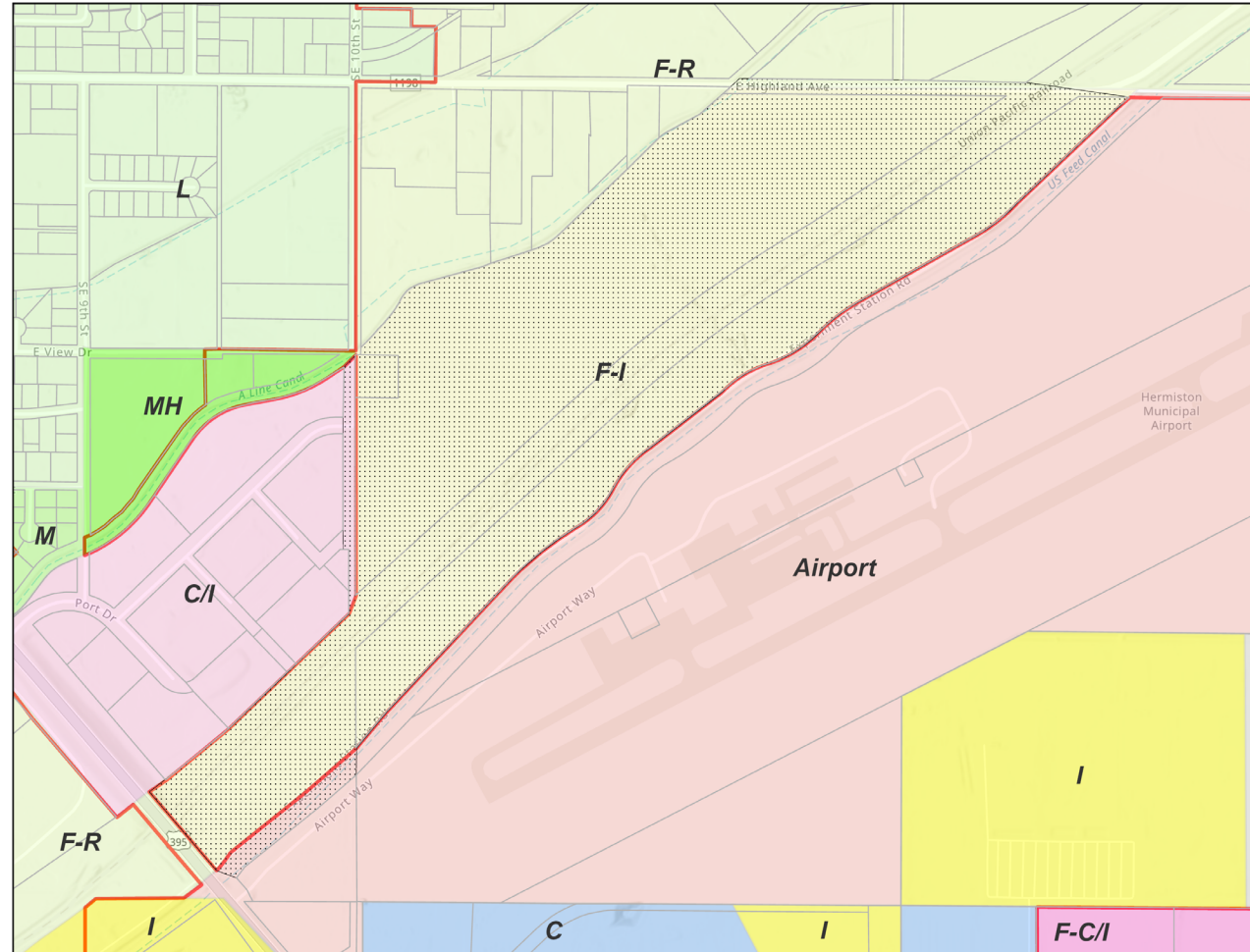


# Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

Existing  
Comprehensive Plan  
and Zoning  
Designation

*Future Industrial  
Comp Plan*

*F-2 General Rural  
Zoning*



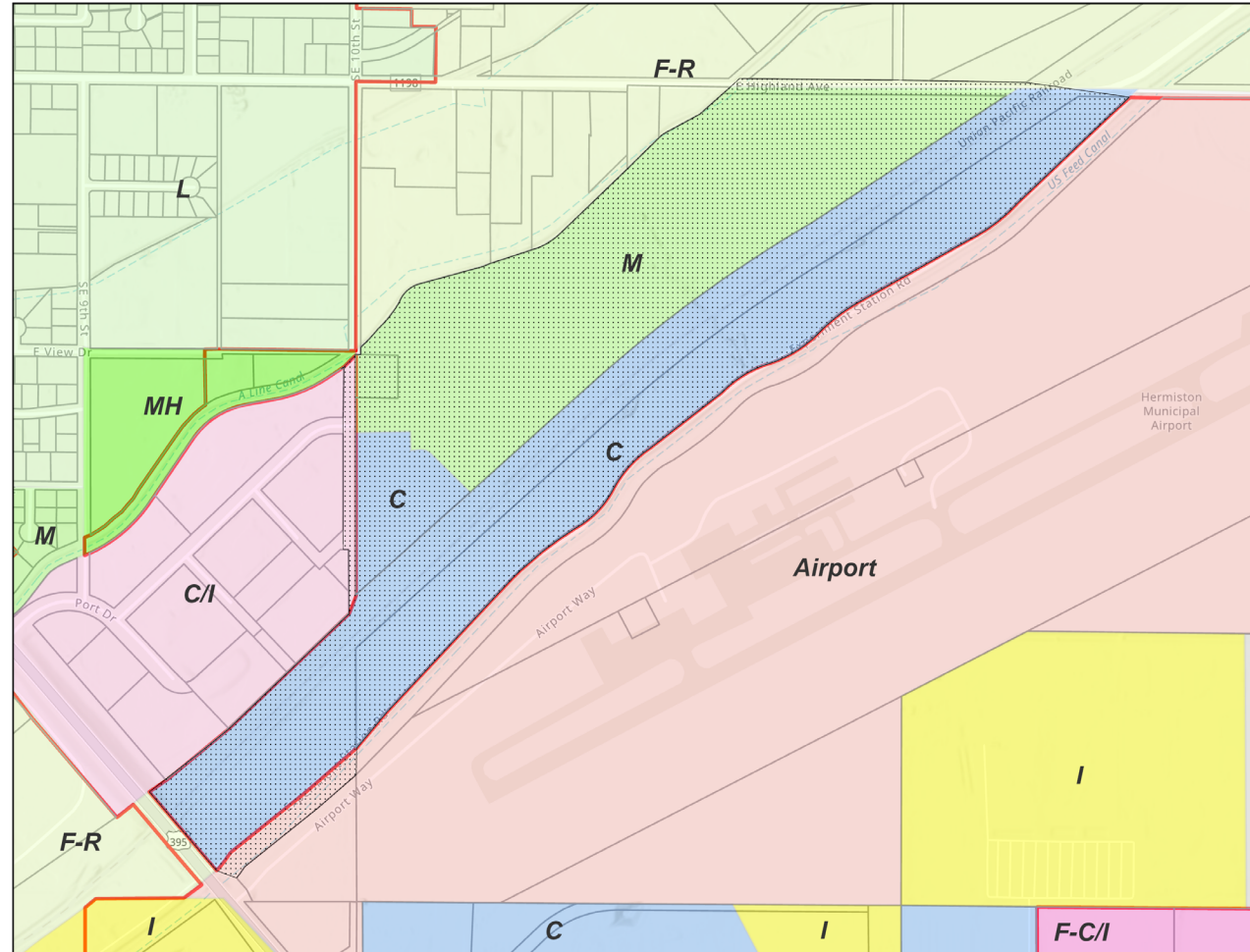


# Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

Proposed  
Comprehensive Plan  
and Zoning  
Designation

*Medium Density  
Residential (49 Acres)  
and Commercial (32  
Acres) Comp Plan*

*Medium High Density  
Residential (49 Acres)  
and Outlying  
Commercial (32  
Acres) Zoning*



# Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works



Southbound canal crossing



SE 10<sup>th</sup> St extension



Northbound canal crossing





# Comprehensive Plan Map Amendment and Annexation—Hermiston Home Works

- Impact on land supply
  - 80 acres of future industrial land in city's UGB
  - Factored into current employment land inventory
    - Part of overall 605-acre employment land supply
    - Reduces 605 acre supply by 50 acres
    - City requires at least 145 acres of employment lands for 20 years
  - Adds 50 acres to residential land inventory
    - City has a supply of 1,400 vacant and partially vacant residential acres
    - Adding 50 acres to the residential supply adds the capacity for at least 300 additional housing units
    - City has need of 2,045 housing units over 20 years
    - Existing land supply can support up to 18,000 housing units
- Industrial and residential land supplies are both able to accommodate proposed amendment





# Comprehensive Plan Map Amendment and Annexation—Hermiston Home Works

- Conditions of Approval
  - A trip cap of 642 peak hour trips is imposed upon the property. Residential trips shall be capped at 325 peak hour trips and the newly designated commercial area south of the railroad tracks shall be capped at 110 peak hour trips.
  - The city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
  - Where restrictive foundation soils are evident, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.
  - At such time as development is proposed, the city will notify the Oregon Department of State Lands of the development proposal, soliciting comment on the potential wetland status.
  - Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.



# Bob Shannon Safety Center Conditional Use Permit

Section 2, Item A.

Subject Property

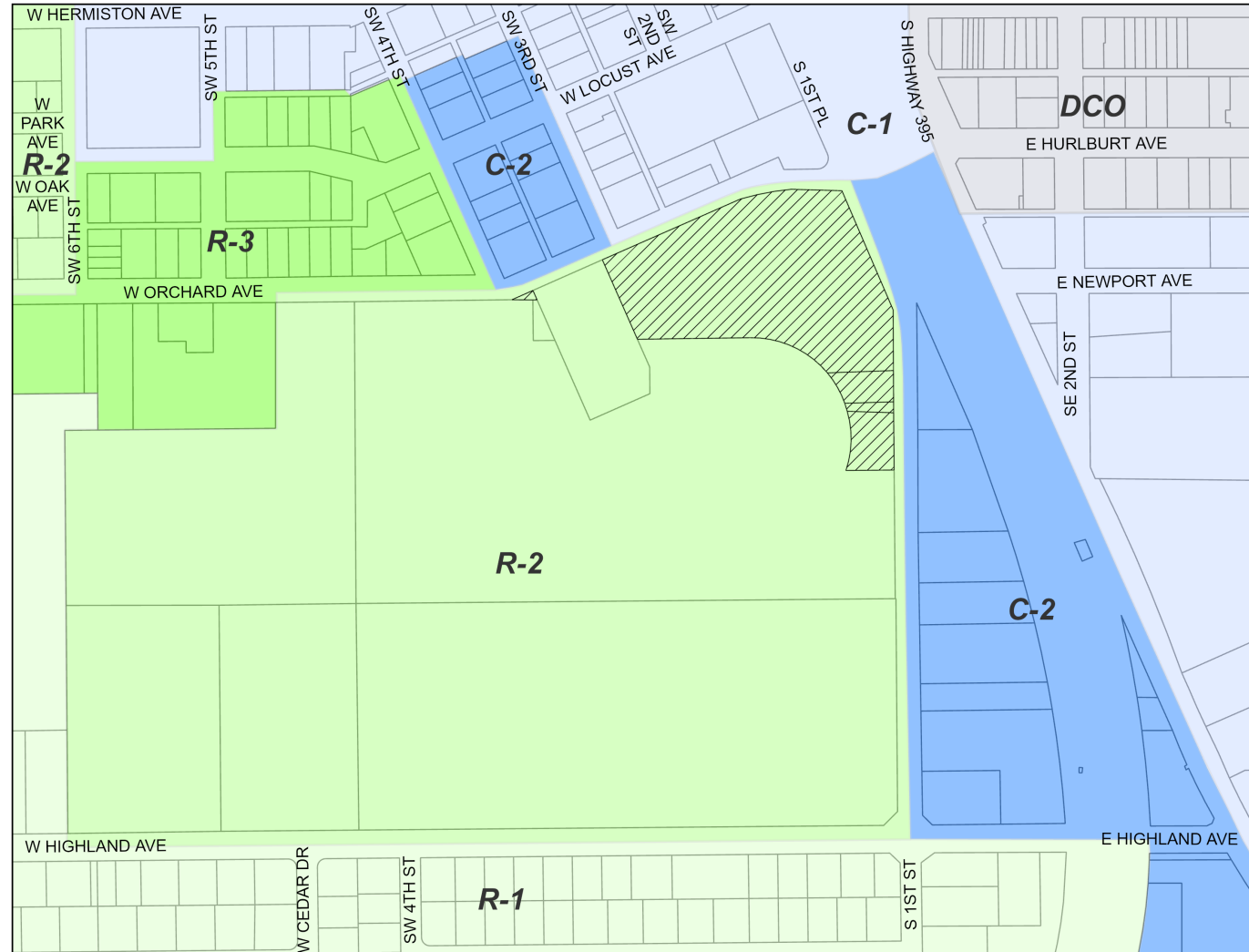




# Bob Shannon Safety Center Conditional Use Permit

Section 2, Item A.

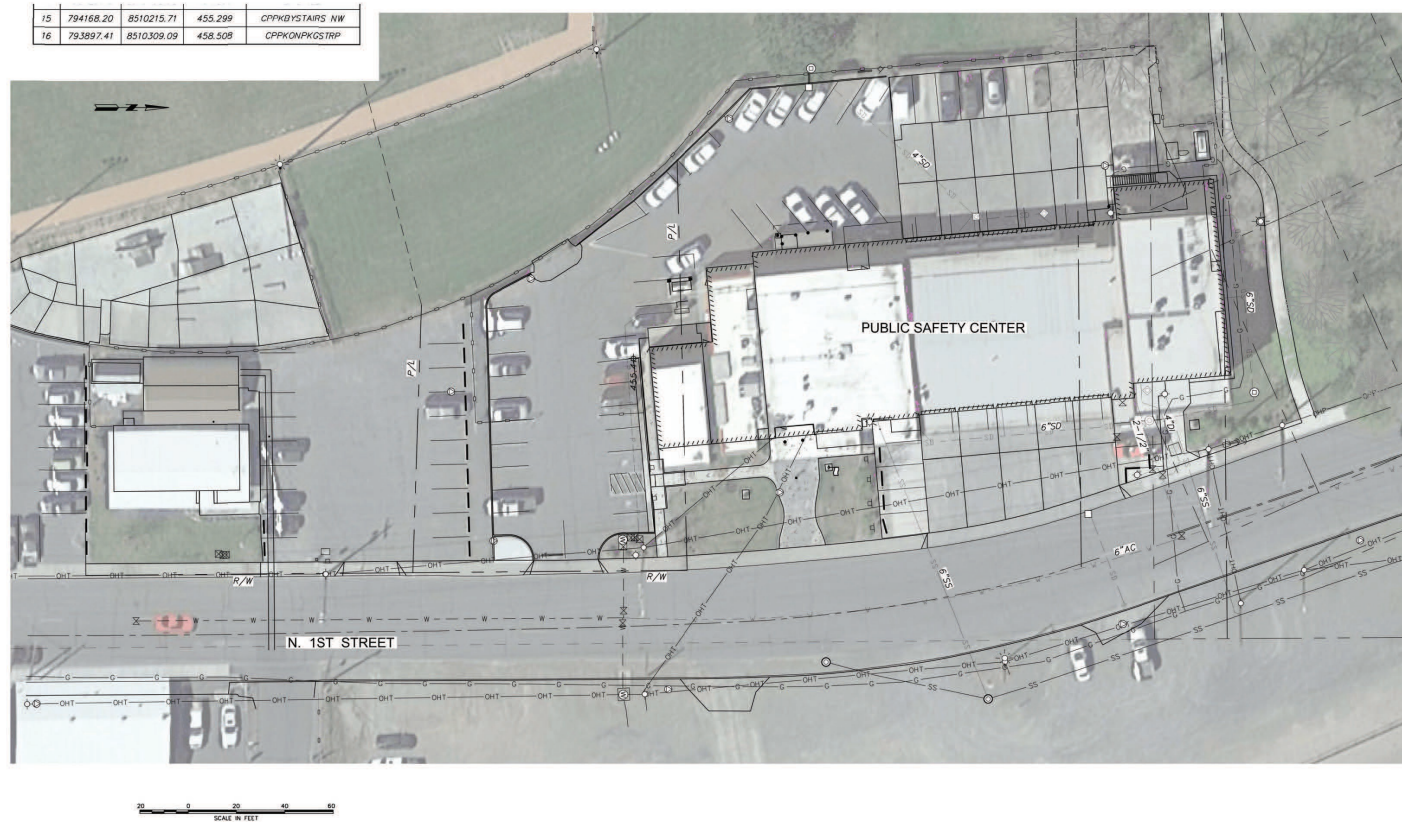
Zoning Map



# Bob Shannon Safety Center Conditional Use Permit

Section 2, Item A.

Existing Improvement

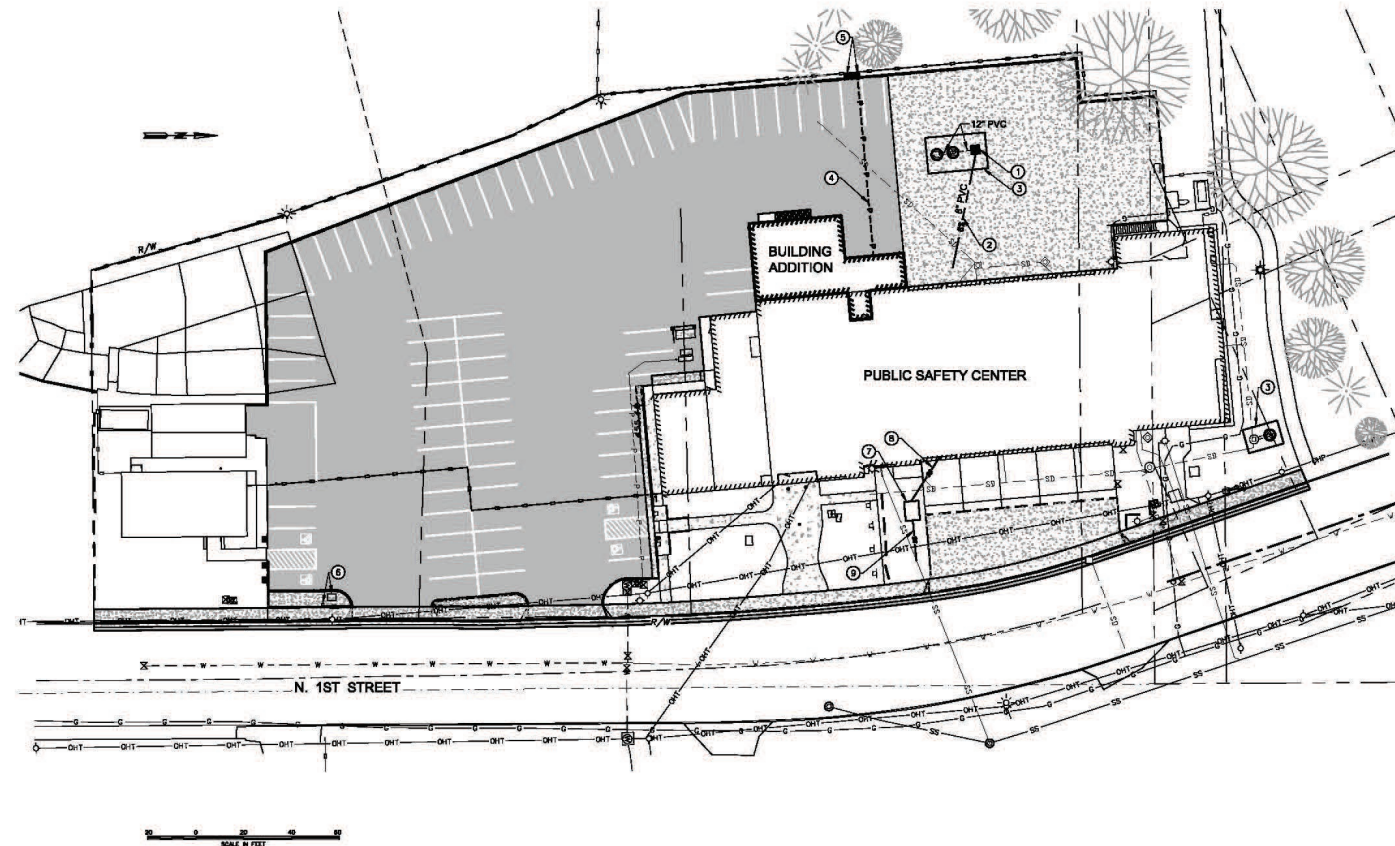




# Bob Shannon Safety Center Conditional Use Permit

Section 2, Item A.

Proposed Expansion





# Bob Shannon Safety Center Conditional Use Permit

Section 2, Item A.

- Conditions of Approval

- The applicant shall replace curb, gutter, and sidewalk along the frontage of the development site extending from the south property line of Tax Lot 200 northward to the intersection of the existing sidewalk and the McKenzie Park path approach lying north of the existing building.
- 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.
- All storm water shall be retained on-site.
- All signage shall comply with Chapter 155 of the Hermiston Code of Ordinances.
- Bicycle parking shall be installed in accordance with 157.150(L) of the Hermiston Code of Ordinances.





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of March 13, 2024

**Title/Subject**

Subdivision- Fieldstone Crossing Phase 2 Hermiston School District 8R 4N2815CA Tax Lot 1300-1653 SW 9th St

**Summary and Background**

The Hermiston School District has submitted an application to create a new subdivision on 9 acres of Low Density Residential land. The proposed subdivision is south of the Fieldstone Crossing subdivision and east of SW 9<sup>th</sup> St. The property is owned by the Hermiston School District and is zoned Low Density Residential (R-1).

The development plan consists of 12 lots. The lots range in size from 10,232 to 12,300 square feet and one lot size at 240,131 square feet reserved for future development. The lot layout resembles that of the existing Fieldstone Crossing directly to the north. It is the school district’s intent to continue designing and building homes as vocational training for high school students. The Fieldstone project has been successful and popular with Hermiston High School students. Students work in architecture, wiring, framing, and many other trades on each house. One house is built per year.

The development is serviced by SW 9<sup>th</sup> Street and W Gettman Ave. SW 9<sup>th</sup> Street provides one point of access for the development. Additional access is available to the remaining undeveloped portion of the property on W Gettman Road.

All of the proposed lots are designed to meet or exceed the R-1 guidelines. Specific findings addressing lot design are attached to this report as Exhibit A. Recommended conditions of approval are attached as Exhibit B.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on February 28, 2024. A sign was placed on the property on February 28, 2024.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, and 157.025 of the Hermiston Code of Ordinances.

**Tie-In to Council Goals**

Housing continues to be a council priority.

**Fiscal Information**

There are 12 low density residential lots resulting in 11 new homes proposed for the subdivision. Each house should sell in the \$500,000 range. At full build-out the development will generate approximately \$38,000 in revenue to the city each year.

**Alternatives and Recommendation**

Alternatives

The planning commission may choose to:

- Approve the subdivision plat and conditions
- Approve the subdivision plat and modify the conditions
- Modify the subdivision plat
- Reject the subdivision plat

Recommended Action/Motion

Staff recommends that the planning commission approve the preliminary plat subject to the draft conditions.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the preliminary plat with conditions of approval

**Submitted By:**

Clinton Spencer, Planning Director

**EXHIBIT A**

**Findings of Fact**

**Fieldstone Crossing Phase 2 Subdivision**

**March 13, 2024**

**Chapter 94: Streets and Sidewalks**

One new street is proposed on the preliminary plat. The applicant proposes a new east-west cul-de-sac extending eastward from SW 9<sup>th</sup> St. This new east-west cul-de-sac shall be designated as SW Fieldstone Ct on the final plat.

**Chapter 154: Subdivisions**

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is adjacent to SW 9<sup>th</sup> Street. One new street is proposed. A new cul-de-sac extending east from SW 9<sup>th</sup> St is proposed. The new cul-de-sac does not exceed 400 feet in length. Union Pacific Railroad tracks forms the east boundary of Lot 12, which is an oversized lot reserved for future development. Lot 12 remains vacant land for the school's future use. Further extension of this street is impractical. No other connections to the existing street network are proposed.

154.16 Street and Alley Width.

All streets have a width of at least 50 feet which meets the minimum requirement for local residential streets. The proposed cul-de-sac has a radius of over 50'. No new alleys are proposed as part of the preliminary plat. The street design standards are satisfied.

154.17 Easements.

Easements of 10 feet in width are provided on all street frontages. These easements are public utility easements that accommodate storm drainage, utilities, and sidewalks.

154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal. City standards require a maximum block length of 600 feet. This development will have a 100-foot block length.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19 of the Hermiston Code of Ordinances. Apart from lots 5, 6, and 7, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 5, 6, and 7 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3). All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone. Where possible, all side lot lines are at right angles or are radial to

street lines. There are two corner lots in the proposed development, each of which have sufficient width and depth to allow the establishment of front building lines on both local residential street frontages. Lots 7, 8, 9, 10, and 11 are serviced by the development's local street network and also have frontage on W Gettman Road. To preserve the functionality of traffic movements on W Gettman Road, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lots 7,8,9,10, and 11 shall not access W Gettman Road.

154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size permitted in the R-1 zone for single-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances.

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 development. There are two existing schools in the neighborhood.

Preliminary Plat

The preliminary plat contains most of the information required by 154.35 of the Hermiston Code of Ordinances.

The following items are not included with the preliminary plat:

- (a) Grades and profiles of proposed streets

The above information must be included unless waived by the planning commission. Profiles for the streets will be required as part of the civil drawing review process or final plat process. Staff recommends that the planning commission waive the required information for the preliminary plat but require it for civil drawing submission.

Required Minimum Improvements

154.60 Permanent Markers.

All subdivisions shall be surveyed in accordance with ORS 92.050 through 92.080. The preliminary plat has been surveyed.

154.61 General Improvements.

As a condition of approval for the final plat, the city will require the installation of grading, storm drainage, curb and gutter, sidewalks, street paving and all service utilities. All improvements must comply with the Public Works Department standard plans and specifications manual. As a condition of approval, the planning commission shall require the applicant to sign an improvement agreement with the city agreeing to specific development conditions. In lieu of completion of such work, the City may accept a Letter of Credit in an amount and conditions to be specified.

W Gettman Road is partially improved with curb and gutter for approximately 460 feet along the development site. W Gettman Road shall have improvements in the form of sidewalk, curb, gutter,



drainage improvements, and infill paving for 600 feet along the area of the site proposed for development. SW 9<sup>th</sup> St is fully improved along the entire frontage adjacent to the site.

Final design approval of all improvements must be obtained from the city engineer. Streetlights must also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

154.62 Water Lines.

Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. The development will be serviced by the existing water improvements in SW 9<sup>th</sup> Street. Water improvements in W Gettman Road terminate at the end of the existing paving improvement. As a condition of approval, the city will require the extension of a water main to the east line of Lot 7 in W Gettman Road, a distance of approximately 140 feet.

154.63 Sanitary Sewer System.

Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by DEQ, the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in SW 9<sup>th</sup> Street. Sewer improvements in W Gettman Road terminate at the end of the existing paving improvement. As a condition of approval, the city will require the extension of a sewer main to the east line of Lot 7 in W Gettman Road, a distance of approximately 140 feet.

154.64 Drainage.

All necessary facilities shall be installed sufficient to prevent the collection of surface water in any low spot and to maintain any natural water course.

154.65 Sidewalks.

The applicant shall install sidewalks along all street frontages of all lots as required by the improvement agreement.

154.66 Bikeways.

The City of Hermiston Transportation System Plan does not call for any bikeways in this area.

**Chapter 157: Zoning**

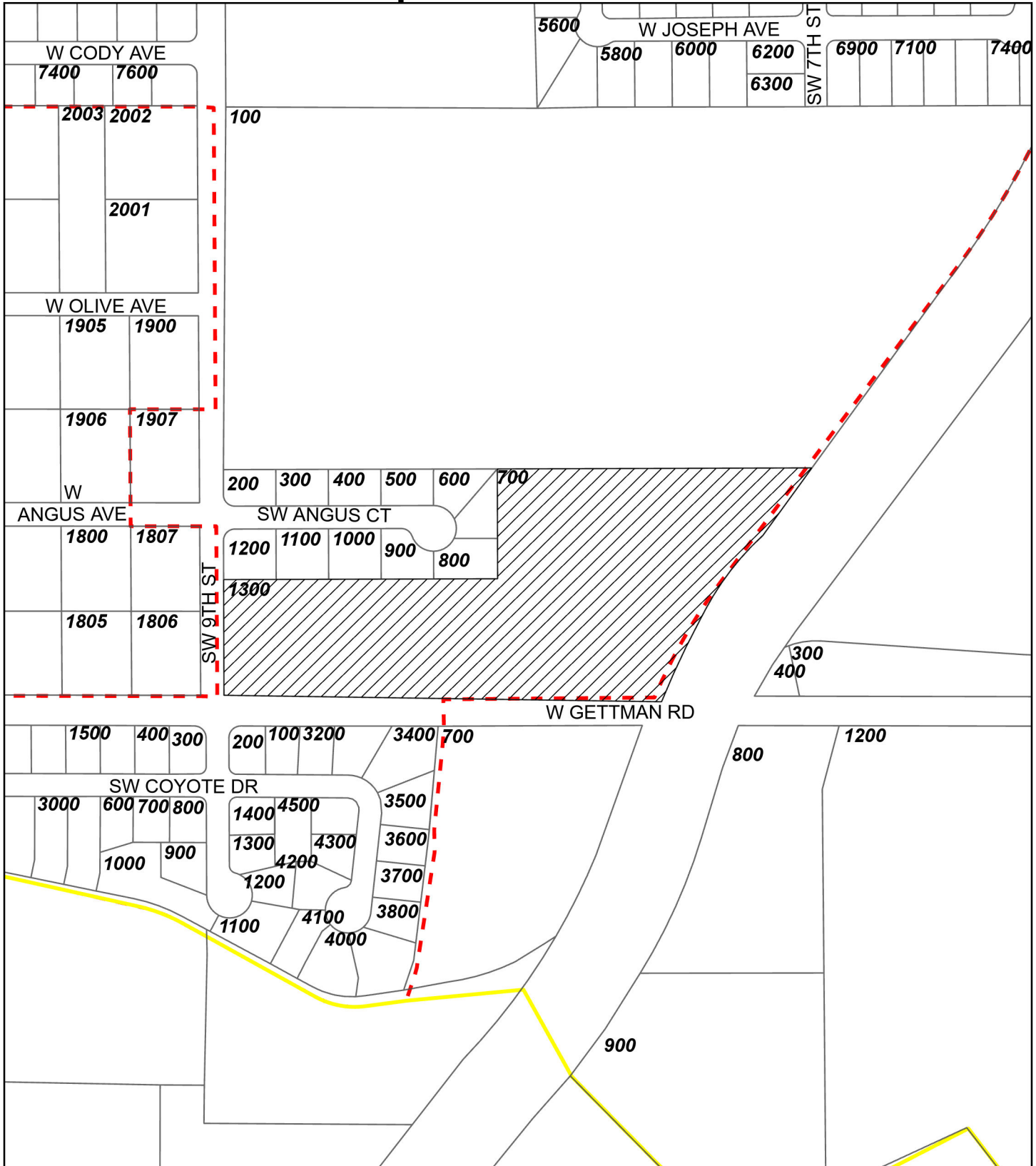
157.025 Low Density Residential Zone (R-1)

All the proposed lots are created in conformance with the requirements of the R-1 zone. All the proposed lots exceed the minimum lot size of 8,000 square feet. Apart from lots 5, 6, and 7, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 5, 6, and 7 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A), and 25-foot minimum street frontage requirement in 157.025(C)(3).





**EXHIBIT B**  
**Conditions of Approval**  
**Fieldstone Crossing Phase 2 Subdivision**  
**March 13, 2024**

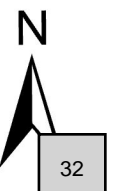
1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
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.
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. The new cul-de-sac shall be labeled as SW Fieldstone Ct on the final plat.
6. Applicant shall improve W Gettman Road frontage of the property with sidewalk to the end of the existing curb and gutter (a distance of approximately 460 feet), and with curb, gutter, sidewalk, drainage improvements, and paving improvements to minor collector status from the terminus of existing curb and gutter to the east end of the development site (a distance of approximately 140 feet).
7. Water and sewer mains shall be extended in W Gettman Road from their current terminus at the paving/chip seal boundary to the east line of Lot 7, a distance of approximately 140 feet.
8. Easements of at least 10' shall be provided along all street frontages.
9. A notation shall be placed on the plat stating Lots 7, 8, 9, 10 and 11 shall not establish driveways onto W Gettman Road.

# Notice of Proposed Land Use Action

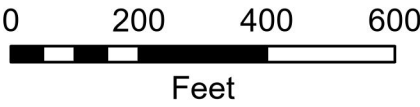
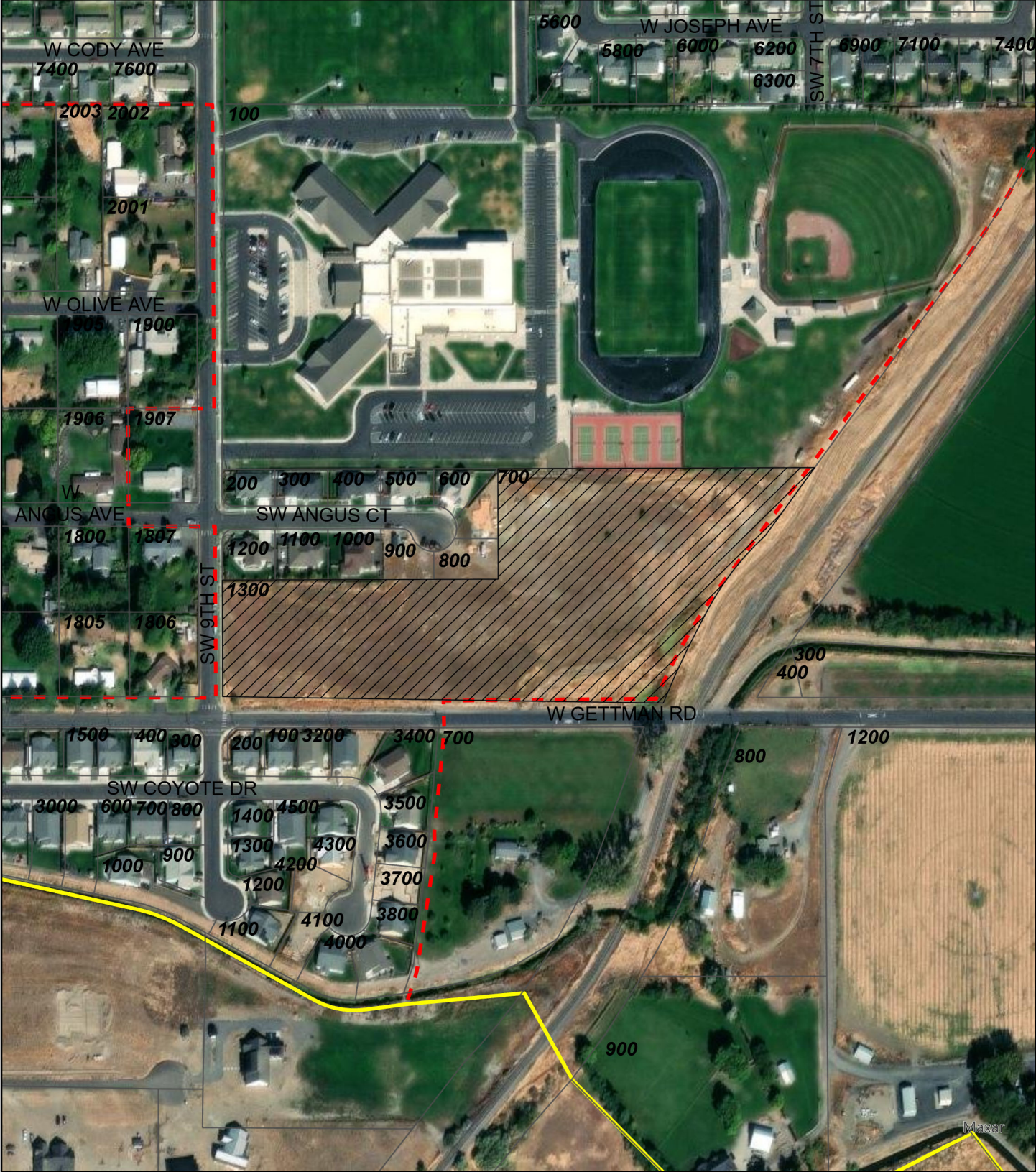


### Legend

-  Area of Proposed Subdivision
-  Property Line
-  City Limits
-  Urban Growth Boundary







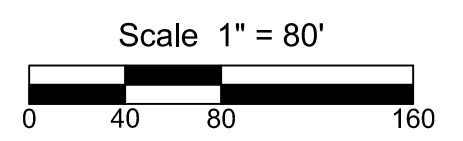
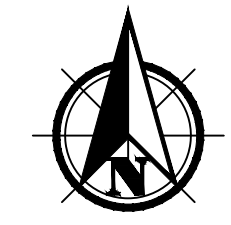
- Legend**
- Area of Proposed Subdivision
  - Property Line
  - City Limits
  - Urban Growth Boundary





# FIELDSTONE CROSSING TENTATIVE PLAN LOT LAYOUT

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

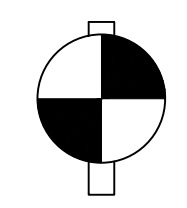


### BASIS OF BEARINGS

NAD83, OREGON STATE NORTH ZONE GRID ESTABLISHED PER THE OREGON STATE REFERENCE NETWORK (OSRN). TO REPRODUCE HOLD A GRID BEARING OF N00°51'41"W ALONG THE CENTERLINE OF SW 9TH ST LOCATED IN SECTION 15, T4N, R28E, W.M. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00006124837236.

### LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 5/8" IRON REBAR PER SURVEY REFERENCES (R3 & R4), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 2 OF 3.
- CALCULATED POINT ONLY, NOT FOUND OR SET
- ( R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- ESMT DENOTES EXISTING UTILITY EASEMENT, SEE LIST
- P.U. & S.W.E DENOTES PROPOSED PUBLIC UTILITY & SIDEWALK EASEMENT
- R/W DENOTES EXISTING RIGHT-OF-WAY
- RW DENOTES PROPOSED RIGHT-OF-WAY
- U.S.B.R. UNITED STATES BUREAU OF RECLAMATION
- SITE BOUNDARY
- - - - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- - - - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- - - - - EXISTING PROPERTY LINE (ADJACENT)
- - - - - EXISTING (EXTG) EASEMENT, SEE LIST
- - - - -598- - - - - 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- - - - - PROPOSED RIGHT-OF-WAY
- - - - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 2)



### VERTICAL DATUM

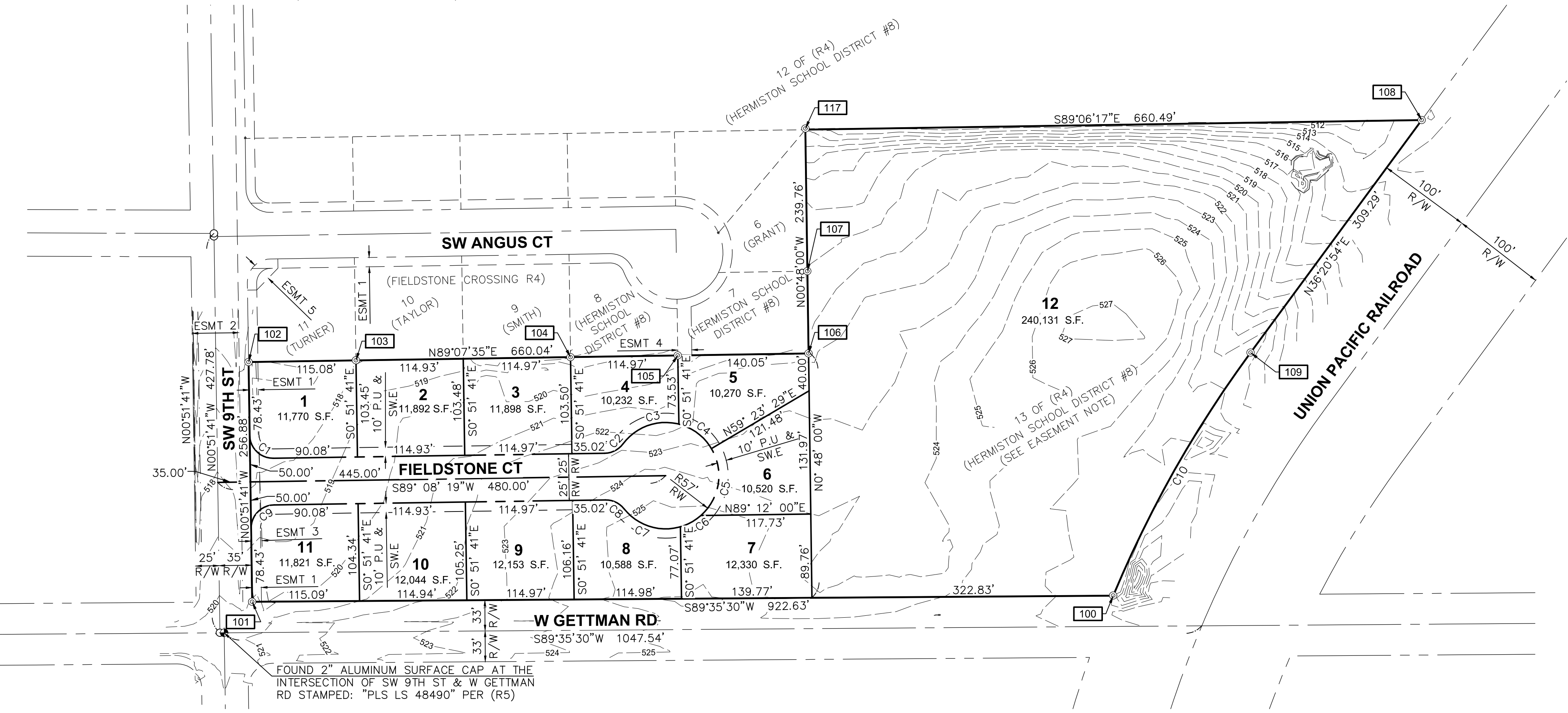
NAVD88 ESTABLISH PER THE OREGON STATE REFERENCE NETWORK (OSRN) PROJECT BENCHMARK BEING A 2" ALUMINUM SURFACE CAP AT THE INTERSECTION OF SW 9TH ST AND W GETTMAN RD LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, T4N, R28E, W.M. THE ELEVATION FOR SAID MONUMENT IS 520.64

### EXISTING EASEMENTS

- 1.) 10' UTILITY EASEMENT PER (R4)
- 2.) 50' U.S.B.R. BURIED PIPE EASEMENT PER (R3)
- 3.) VARIABLE WIDTH EASEMENT PER AFN 2018-6680747.
- 4.) 15' UTILITY EASEMENT PER (R4)
- 5.) VARIABLE WIDTH HOA EASEMENT PER (R4)
- 6.) RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER AFN 1944-1700154

### EASEMENT NOTE

RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION UNDER AFN 1944-1700154. EXACT LOCATION AND WIDTH ARE NOT SPECIFIED.



FOUND 2" ALUMINUM SURFACE CAP AT THE INTERSECTION OF SW 9TH ST & W GETTMAN RD STAMPED: "PLS LS 48490" PER (R5)

### SURVEY REFERENCES

- (R1) SUBDIVISION OF ANGUS ACRES IN BOOK 9 OF PLATS AT PAGE 25 UNDER AFN 1967-0299674
- (R2) PARCEL'S 1-3 PARTITION PLAT NUMBER 1992-8 FOR KAMERRER UNDER AFN 1992-171957
- (R3) PARCEL 3 PARTITION PLAT NUMBER 2000-25 FOR KAMERRER UNDER AFN 2000-3700821
- (R4) SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216
- (R5) SUBDIVISION OF WOLF RUN PHASE 1 IN BOOK 16 OF PLATS AT PAGE 64 UNDER AFN 2018-6700608
- (R6) SUBDIVISION OF WOLF RUN PHASE 3 IN BOOK 16 OF PLATS AT PAGE 86 UNDER AFN 2019-6850434

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024



**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
pbsusa.com

CLIENT: HERMISTON SCHOOL DISTRICT 8R		PROJECT NO.: 68186.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 02/07/2024
CALC BY: ROP	DRAWN BY: DCC	SCALE: 1" = 80'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 3

# FIELDSTONE CROSSING TENTATIVE PLAN LOT LAYOUT

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4  
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

**NARRATIVE**

THIS PROJECT WAS PERFORMED AT THE REQUEST OF HERMISTON SCHOOL DISTRICT #8 TO DEVELOP THE PARCEL DEPICTED AS LOT 13 OF THE SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. ALL MONUMENTS NOTED ON THIS DRAWING WERE VISITED BETWEEN JANUARY 8TH THROUGH JANUARY 30TH, 2024.

PARCEL BOUNDARIES AND EASEMENT ARE BASED ON PIONEER TITLE COMPANY OF UMATILLA COUNTY'S TITLE REPORT AS REFERENCED.

**TITLE REPORT REFERENCE**

TITLE REPORT  
PIONEER TITLE COMPANY OF UMATILLA COUNTY  
ORDER NO: 106475  
REPORT DATED: JANUARY 11, 2024 AT 5:00PM

**LEGAL DESCRIPTION**

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOT 13 OF FIELDSTONE CROSSING SUBDIVISION, RECORDED IN BOOK 16, PAGE 6 IN THE OFFICE OF COUNTY RECORDS IN UMATILLA COUNTY, OREGON.

**OWNER/DEVELOPER**

HERMISTON SCHOOL DISTRICT 8R  
ATTN: TRICIA MOONEY  
305 SW 11TH STREET  
HERMISTON, OREGON 97838

**FLOOD PLAIN NOTE**

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0585G, IN WHICH ZONE X IS DEFINED AS: AREA OF MINIMAL FLOOD HAZARD.

**ZONING**

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: R1 LOW DENSITY RESIDENTIAL TO THE NORTH, AND R2 MEDIUM DENSITY RESIDENTIAL TO THE SOUTH. (UGB) URBAN GROWTH BOUNDARIES TO THE WEST AND EAST, BEING OUTSIDE THE CITY LIMITS.

**EXISTING USE OF PROPERTY**

LAND IS CURRENTLY UNIMPROVED. THERE IS A DIRT ROAD ALONG THE EAST SIDE OF THE SITE. ACCESS TO PUBLIC UTILITIES IS AVAILABLE AT WEST AND SOUTH SIDE OF SITE.

**PUBLIC UTILITY EASEMENT NOTE**

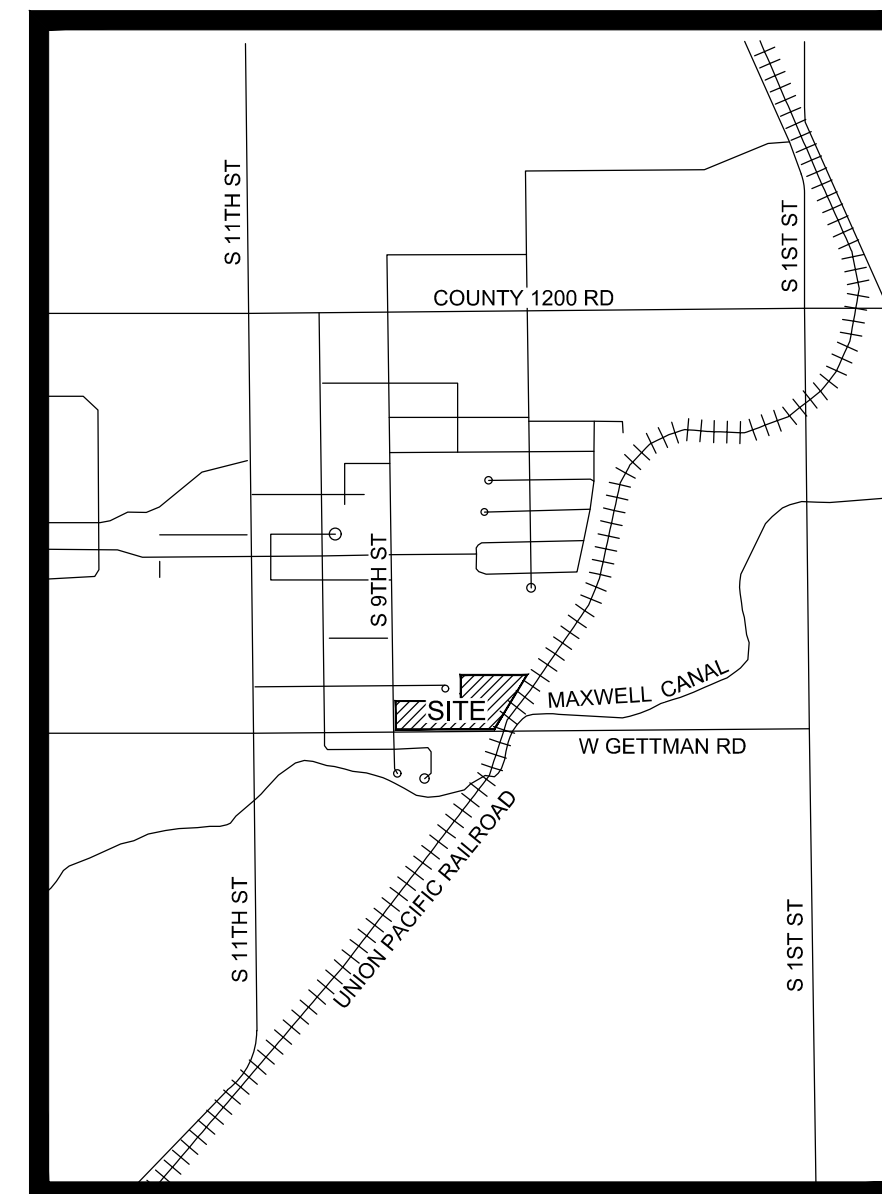
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**SURVEY REFERENCES**

- (R1) SUBDIVISION OF ANGUS ACRES IN BOOK 9 OF PLATS AT PAGE 25 UNDER AFN 1967-0299674
- (R2) PARCEL'S 1-3 PARTITION PLAT NUMBER 1992-8 FOR KAMERRER UNDER AFN 1992-171957
- (R3) PARCEL 3 PARTITION PLAT NUMBER 2000-25 FOR KAMERRER UNDER AFN 2000-3700821
- (R4) SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216
- (R5) SUBDIVISION OF WOLF RUN PHASE 1 IN BOOK 16 OF PLATS AT PAGE 64 UNDER AFN 2018-6700608
- (R6) SUBDIVISION OF WOLF RUN PHASE 3 IN BOOK 16 OF PLATS AT PAGE 86 UNDER AFN 2019-6850434

FOUND CENTERLINE & PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)			
#	DESCRIPTION	BEARING	DISTANCE
100	FOUND 5/8" REBAR W/ YPC STAMPED: "RSI-GBW 02817LS"		HELD
101	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
102	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
103	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
104	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
105	FOUND 5/8" REBAR W/ NO CAP		HELD
106	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
107	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
108	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"		HELD
109	FOUND 5/8" REBAR W/ YPC STAMPED: "RSI-GBW 02817LS"		HELD
117	FOUND 1/2" REBAR W/ NO CAP LYING 1.23' NE OF COMPUTED POSITION. UNABLE TO DETERMINE ORIGIN.		HELD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S45°51'41"E	35.36'
C2	22.88'	25.00'	52°25'41"	N62°55'28"E	22.09'
C3	67.29'	57.00'	67°38'27"	N70°31'51"E	63.45'
C4	44.81'	57.00'	45°02'24"	S53°07'43"E	43.66'
C5	78.75'	57.00'	79°09'23"	S8°58'10"W	72.63'
C6	25.25'	57.00'	25°22'42"	S61°14'12"W	25.04'
C7	67.29'	57.00'	67°38'27"	N72°15'13"W	63.45'
C8	22.88'	25.00'	52°25'41"	N64°38'50"W	22.09'
C9	39.27'	25.00'	90°00'00"	S44°08'19"W	35.36'
C10	299.85	1246.28'	13°47'06"	N29°29'29"E	299.12'



**VICINITY MAP**  
NOT TO SCALE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
[pbsusa.com](http://pbsusa.com)

CLIENT: HERMISTON SCHOOL DISTRICT 8R		PROJECT NO.: 68186.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 02/08/2024
CALC BY: ROP	DRAWN BY: DCC	SCALE: 1" = 80'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>3</u>

# FIELDSTONE CROSSING UTILITY LAYOUT & GRADING PLAN

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4  
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

### LEGEND

ESMT	DENOTES EXISTING UTILITY EASEMENT, SEE LIST
P.U. & SW.E	DENOTES PROPOSED PUBLIC UTILITY & SIDEWALK EASEMENT
R/W	DENOTES EXISTING RIGHT-OF-WAY
RW	DENOTES PROPOSED RIGHT-OF-WAY
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
—————	SITE BOUNDARY
-----	EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
-----	EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
-----	EXISTING PROPERTY LINE (ADJACENT)
-----	EXISTING (EXTG) EASEMENT, SEE LIST
-----598-----	1-FOOT INTERVAL EXISTING GROUND CONTOURS
-----	PROPOSED RIGHT-OF-WAY
-----	PROPOSED RIGHT-OF-WAY CENTERLINE
-----	PROPOSED LOT LINE
-----	PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 2)
-----598-----	1-FOOT INTERVAL PROPOSED FINISH GRADE
-----WL-----	PROPOSED SEWER MAIN
-----SS-----	PROPOSED WATER LINE

### EXISTING EASEMENTS

- 1.) 10' UTILITY EASEMENT (R4)
- 2.) 50' U.S.B.R. BURIED PIPE EASEMENT (R3)
- 3.) VARIABLE WIDTH EASEMENT PER AFN 2018-6680747.
- 4.) 15' UTILITY EASEMENT (R4)
- 5.) VARIES HOA EASEMENT

### UTILITY PROVIDERS:

WATER – CITY OF HERMISTON  
SEWER – CITY OF HERMISTON  
POWER – UMATILLA ELECTRIC COOPERATIVE

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### OWNER/DEVELOPER:

HERMISTON SCHOOL DISTRICT 8R  
ATTN: TRICIA MOONEY  
305 SW 11TH STREET  
HERMISTON, OREGON 97838

### ENGINEER:

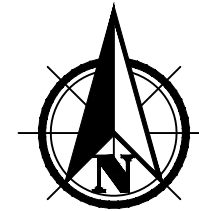
PBS ENGINEERING & ENVIRONMENTAL INC.  
ATTN: MICHAEL MELDER, PE  
5 NORTH COLVILLE, SUITE 200  
WALLA WALLA, WA 99362  
PHONE: (509) 956-3026

### SURVEYOR:

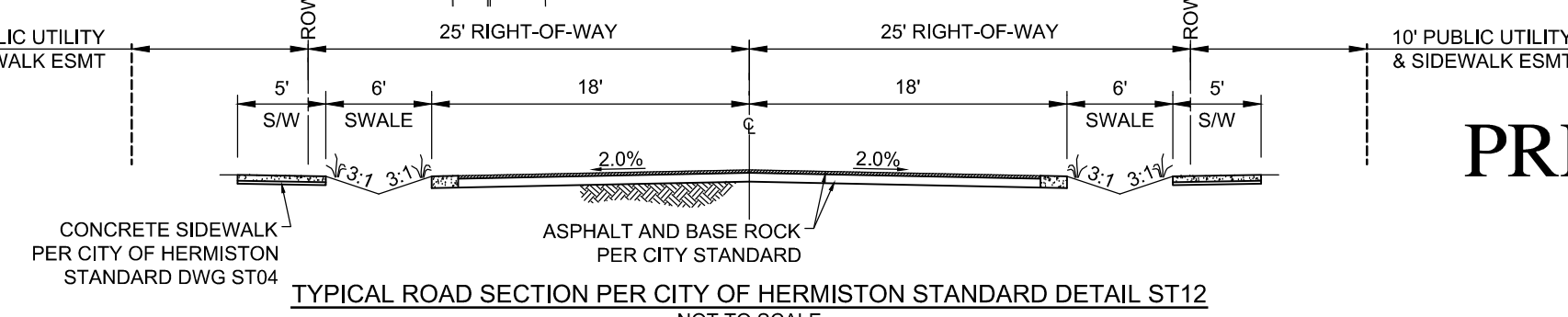
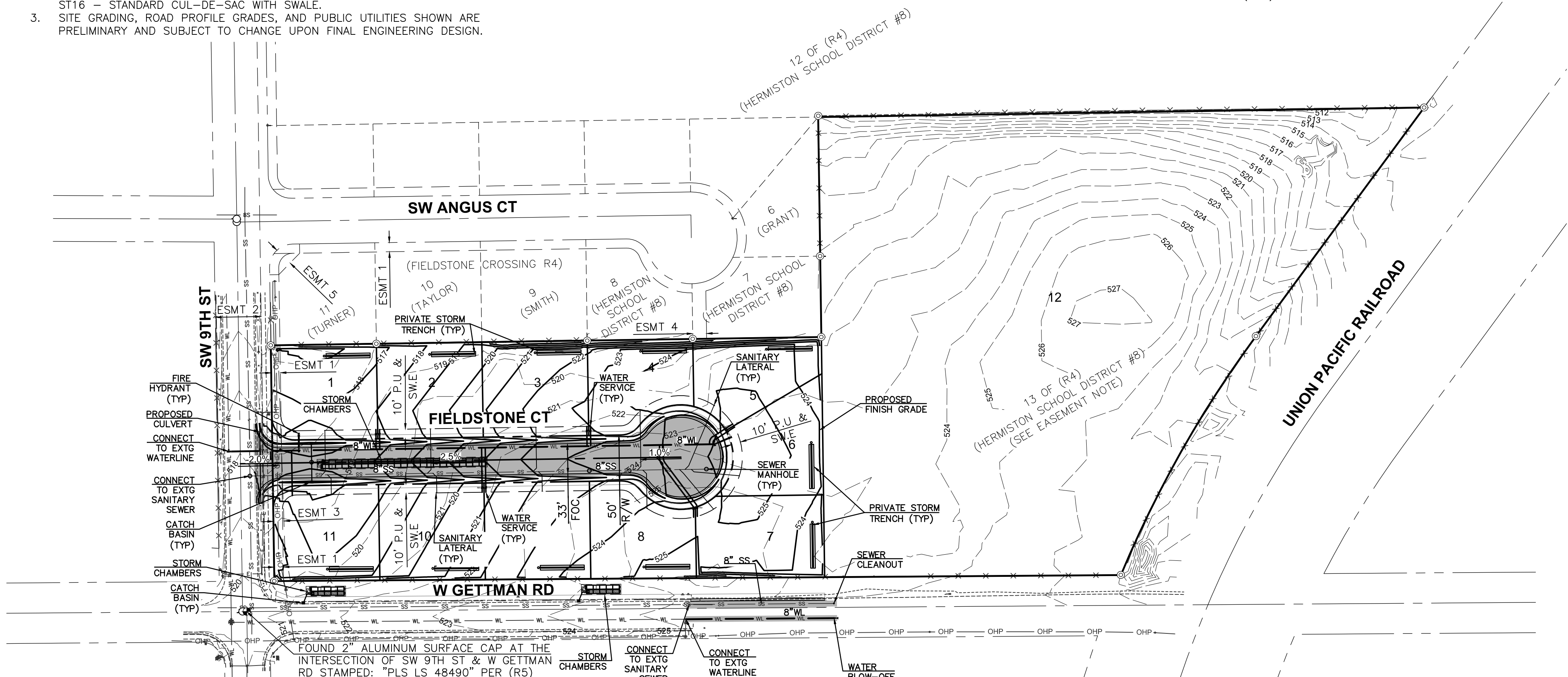
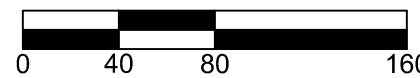
PBS ENGINEERING & ENVIRONMENTAL INC.  
ATTN: ALEX MATARAZZO, PLS  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
PHONE: (509) 942-1600

### NOTES:

1. ROAD SECTION SHOWN PER CITY OF HERMISTON STANDARD FIGURE ST12 – URBAN LOCAL STREET WITH SWALE – OPTION 1.
2. CUL-DE-SAC SECTION SHOWN PER CITY OF HERMISTON STANDARD FIGURE ST16 – STANDARD CUL-DE-SAC WITH SWALE.
3. SITE GRADING, ROAD PROFILE GRADES, AND PUBLIC UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.



Scale 1" = 80'



**PRELIMINARY**

REGISTERED PROFESSIONAL ENGINEER  
89314PE  
OREGON  
NOV. 18, 2014  
JOSEPH MICHAEL MELDER JR.

EXPIRES: DECEMBER 31, 2024



**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
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