



PLANNING COMMISSION

Community Center – 415 S. Hwy 395

Where Life is Sweet

September 14, 2022 at 7:00 PM

AGENDA

*Other ways of viewing or participating in live meetings are available through:
Zoom with Meeting ID: 882 2908 9006 Passcode: 377906 Telephone number to join is: 1 253
215 8782; or submitting comments to meetings@hermiston.or.us*

1. CALL TO ORDER - 7:00 PM

A. Elect Chair and Vice-Chair

2. MINUTES

A. Minutes of the July 13, 2022 regular planning commission meeting

3. HEARINGS

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

4. NEW BUSINESS

A. Southwest Hermiston Urban Renewal Area (SHURA) Presentation

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

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

D. Facade Grant- Stanton Smith 4N2811CB Tax Lot 6900- 395 E Main St

5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

6. ADJOURN

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

Please contact Hermiston City Hall, 235 E Gladys Ave, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service

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HERMISTON PLANNING COMMISSION

Regular Planning Commission Meeting

July 13, 2022

Vice-Chairman Fialka called the meeting to order at 7:02PM. Present were Commissioners Caplinger, Doherty, Hamm, and Kirkpatrick. Chairman Saylor and Commissioners Burns and Sargent were excused. Staff in attendance included Planning Director Clinton Spencer, City Attorney Richard Tovey and Heather La Beau. Youth Advisory Members Jeannine Heredia and Elizabeth Doherty were also excused.

Election of Chair & Vice-Chair

Due to the number of commissioners absent, Commissioner Hamm moved and Commissioner Caplinger seconded to postpone the election of a chair and vice-chair until the next scheduled meeting. Motion passed unanimously.

Minutes

Commissioner Caplinger moved and Commissioner Hamm seconded to approve the minutes of the June 8, 2022, regular meeting. Motion passed unanimously.

Hearing- Annexation Pena 120 E Oregon Ave/1650 NE North St 4N2802CB Tax Lots 5400 & 5500

There were no conflicts of interests declared. Vice Chairman Fialka opened the hearing at 7:05PM and read the hearing guidelines.

Planning Director Spencer presented the staff report. The applicant is requesting annexation to connect to city sewer services. The septic system on the property is failing and a sewer line is available within 300 feet to service the property. Additionally, NE North St right of way between Oregon and it's south boundary and the alley adjacent to the properties are proposed for annexation.

Commissioners discussed the road history of NE North St, city limits boundaries, and the street improvements. The development on the west side of NE North St will be required to install a half street plus 10 feet, curb, gutter, and sidewalk. The annexation conditions of approval include the signing of a street improvement agreement for both of the property's street frontages.

Vice-Chairman Fialka closed the hearing at 7:18PM.

Findings of Fact

1. The City has received consent to annexation from the property owner for approximately 0.45 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 June 22 and 29, 2022. 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 June 22, 2022.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on July 13, 2022. Comments received at the hearing are incorporated into the planning commission record.
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 June 29 and July 6, 2022. 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 July 25, 2022. 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. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
 12. Sewer is available to service this property in NE North St and E Oregon Ave. At the time of connection, the applicant is responsible for all connection fees.
 13. Water is available to service this property in E Oregon Ave. At the time of connection, the applicant is responsible for all connection fees.

Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density/Mobile Home Residential (MH).
2. The proposed Multi-Structure Residential (R-4) zoning designation corresponds with the underlying comprehensive plan map designation.

Conditions of Approval

1. Applicant shall sign a street improvement agreement agreeing to future improvement of E Oregon Ave adjacent to the frontage of the property.
2. Applicant shall sign a street improvement agreement agreeing to future improvement of NE North St adjacent to the frontage of the property.

Commissioner Caplinger moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Hamm moved and Commissioner Caplinger seconded to adopt the findings of fact. Motion passed unanimously. Commissioner Hamm moved and Commissioner Kirkpatrick seconded to impose conditions of approval. Motion passed unanimously. Commissioner Doherty moved and Commissioner Hamm seconded to recommend approval of annexation to the city council. Motion passed unanimously.

Hearing- Conditional Use Hermiston School District Rocky Heights Elementary 650 W Standard Ave 4N2810 Tax Lot 100

There were no conflicts of interest declared. Vice-Chairman Fialka opened the hearing at 7:20PM. The hearing guidelines were read earlier in the meeting.

Planning Director Spencer presented the staff report. This request is to modify the Conditional Use Permit granted in November of 2020. The plan for the modular classrooms has changed. The current proposal is to retain two modular classrooms and relocate them for use by the on-site preschool. Parking is sufficient to accommodate the additional buildings. The conditions of approval from November 2020 remain in effect.

Testimony

Colin McArthur 160 E Broadway Eugene- Mr. McArthur is with Cameron McCarthy representing the school district. This proposal involves modifying the existing conditional use permit for the purpose of beneficial reuse of the modular buildings and expansion of the pre-school facilities. The proposal is in align with the City's code and comprehensive plan.

Dr. Tricia Mooney 305 SW 11th St- The construction timeline is moving forward. The pre-school will not be operational in its attended capacity at the start of the school year. The modular buildings will be moved as

part of the demolition process.

Vice-Chairman Fialka closed the hearing at 7:31PM.

Commissioner Kirkpatrick moved and Commissioner Caplinger seconded to make the project file a part of the record. Motion passed unanimously.

Findings of Fact (as prepared by the applicant)

See attached.

Conditions of Approval

1. All areas used for the standing and maneuvering of vehicles shall be paved prior to occupancy.
2. All storm water drainage shall be retained on site.
3. Developer 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.
4. Parking lot lighting shall be designed and installed to avoid light pollution on adjacent residential properties.
5. Existing sidewalk on W Standard Ave shall be evaluated for compliance with ADA standards. Sidewalk panels exceeding ADA standards for cross slope shall be replaced.
6. All civil improvements shall be designed in accordance with City of Hermiston standard plans and specifications and approved by the city engineer prior to commencement of construction.
7. Signage shall comply with all provisions in Chapter 155 of the Hermiston Code of Ordinances.

Commissioner Hamm moved and Commissioner Caplinger seconded to approve the findings of fact. Motion passed unanimously. Commissioner Doherty moved and Commissioner Hamm seconded to adopt the conditions of approval. Motion passed unanimously. Commissioner Kirkpatrick moved and Commissioner Hamm seconded to approve the modification of the conditional use permit subject to the conditions of approval. Motion carried unanimously.

New Business- Replat Campbell 1660 N First St 4N2802CB Tax Lot 5900

Planning Director Spencer presented the staff report. The subject property has recently received a variance and site plan approval. The next step is a replat of the property to eliminate underlying lot lines and partition the area that is proposed for development. The existing sewer line is required to be abandoned and a new sewer easement is being dedicated on the plat. The existing 395 access will continue to service the larger lot. The smaller lot will be serviced by NE North St and E Oregon Ave. A street improvement agreement is required as the lot may not develop as currently proposed.

Testimony

Tyler Campbell 80492 Sunshine Lane- In response to commissioners' questions, Mr. Campbell responded that Popeye's desired a corner lot and ODOT was opposed to moving the existing Highway 395 access. The jog in the southeast corner is a result of the history between the previous owners. There are not currently plans for the larger lot. Mr. Campbell would like to rest for some time and then do a joint development or lease on the property. There is no plans to use the existing building.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by N First Street, E Oregon Ave and NE North St.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of the partition. The property is currently serviced by N First St, E Oregon Ave and NE North St. Parcel 1 has 128.24' of N First St frontage and will retain highway access. Parcel 1 has 125.35' of NE North St frontage. Parcel 2 has 100' of N First St frontage, 100' of NE North St frontage and 260' of frontage on E Oregon Ave. Parcel 2 will not access to N First St, driveways are proposed on both NE North St and E Oregon Ave.

§154.17 Easements.

There is a 25' utility easement dedicated on this plat for utilities. The easement is intended to accommodate sewer service to both parcels. There is an existing sewer line serving the existing building on Parcel 1. This building is planned for removal and the sewer line will be abandoned. The easement is shown on the plat and the easement requirements are satisfied.

§154.18 Blocks.

Block standards in this section are specific to residential development. No block spacing standard is required for this partition.

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains a vacant sales office and is 45,233 square feet. Parcel 2 is undeveloped and is 35,569 square feet.

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

§154.20 Character of Development.

The property is zoned C-2. Uses permitted in the C-2 zone are listed in 157.041 of the Hermiston Code of Ordinances. There is no minimum lot size in this zone. The applicant proposes the replat to create a new parcel for development of a restaurant with drive-through.

§154.21 Parks, School Sites and the Like.

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

§154.22 Access Management.

Driveways are proposed on E Oregon Ave and NE North St for Parcel 2. Parcel 1 will retain the existing N First St access.

§154.35 Preliminary Plat Requirements

This replat contains two lots and is considered a replat removing platted lot lines, but also functions as a minor partition creating two lots from one parent parcel. Under §154.35(B), minor partitions containing three lots or fewer, may be exempt from preliminary plat review and proceed directly to final platting.

Minimum Improvements Required

§154.60 Permanent Markers

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

154.61 General Improvements

N First St is a fully improved state highway. E Oregon Ave is a paved city street with full improvements on the north side of the street. NE North St is an unimproved portion of city street adjacent to the property. Parcel 2 will be responsible for constructing street improvements to the respective street frontages of E

Oregon Ave and NE North Street at such time that development occurs on said lot. Parcel 1 will be responsible improvements to NE North Street at such time that development occurs on Parcel 1.

§154.62 Water Lines

Water lines exist in N First St, E Oregon Ave and NE North St. No upgrades are necessary. All costs associated with connection to municipal water service shall be borne by the developer.

§154.63 Sanitary Sewer System

Sewer lines exist in E Oregon Ave, NE North St and on the west side of N First St. No upgrades are necessary. All costs associated with connection to municipal sewer service shall be borne by the developer.

The sales office located on Parcel 1 is currently served by a private line from E Oregon Ave. Abandonment of this connection is required for replat approval. Without abandonment, the existing sewer line will be located under the proposed restaurant on Parcel 2.

Final Plat

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

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required however, correction is needed to label NE North St on the plat**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required however, correction is needed to correctly show NE North Street on the plat**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**

- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)

There is no minimum or maximum lot size in this zone. Parcel 1 is 45,233 square feet and Parcel 2 is 35,569 square feet. The existing sales office is a permitted use in the C-2 zone. The proposed redevelopment of Parcel 2 into a restaurant with drive-through is also a permitted use in the C-2 zone.

§157.101 Development Hazard Overlay

Figure 12 of the Hermiston Comprehensive Plan indicates that this property is subject to development hazards due to excessively well drained soils. Therefore as a condition of approval the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Conditions of Approval

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. Sewer and water connections shall be approved by City Staff. All costs associated with permits and installation shall be borne by the property owner.
3. The existing sewer line from E Oregon Ave serving the sales office shall be abandoned.
4. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
5. The applicant shall sign a street improvement agreement to participate in the future improvement of E Oregon Ave with curb, gutter, sidewalk, paving, and drainage improvements.
6. The applicant shall sign a street improvement agreement to participate in the future improvement of NE North St with curb, gutter, sidewalk, paving, and drainage improvements.
7. NE North Street shall be labeled and mapped on the plat as required by §154.46 of the Hermiston Code of Ordinances.

Commissioner Hamm moved and Commissioner Caplinger seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Caplinger moved and Commissioner Hamm seconded to adopt the findings of fact. Motion passed unanimously. Commissioner Hamm moved and Commissioner Doherty seconded to approve the final plat with the conditions. Motion passed unanimously.

Planner Comments and Unscheduled Communications

There will not be a meeting in August. September's meeting will include a presentation on the proposed

Urban Renewal Agency for the Prairie Meadows development.

The developer continues to work on remediation of the large amount of standing water in the Highland Meadows subdivision.

Commissioners noted the landscape improvements proposed with the E Elm Ave Storage project have not been installed.

Adjourn

Vice-Chairman Fialka adjourned the meeting at 7:57PM.

DRAFT

HERMISTON SCHOOL DISTRICT HERMISTON ROCKY HEIGHTS ELEMENTARY PORTABLE BUILDINGS CONDITIONAL USE PERMIT APPLICATION

WRITTEN STATEMENT

1.0 PROJECT INFORMATION

Applicant's Request: Hermiston School District #8R requests Conditional Use Permit application approval to relocate two existing portable buildings on the Hermiston Rocky Heights Elementary School site.

Property Owner: Hermiston School District #8R
305 SW 11th St.
Hermiston, OR 97838
541.667.6000

Applicant: Tricia Mooney, Superintendent
Hermiston School District #8R
305 SW 11th St.
Hermiston, OR 97838
541.667.6000

Applicant's Representative: Colin McArthur, AICP
Cameron McCarthy
160 E. Broadway, Eugene OR 97401
541.485.7385
cmcarthur@cameronmccarthy.com

Project Name: Hermiston Rocky Heights Elementary Portable Buildings

Subject Property: Assessor's Map No. 4N281000
Tax Lot 00100

Location: 650 W Standard Avenue

Property Size: 21.12 acres (919,987.2 square feet)

Development Area: 1.07 acres (46,428 square feet)

Zoning Designation: R-2 Duplex Residential

Overlay Zoning Designation: None

Plan Designation: Medium Density Residential

Plan Overlay Designation: None

2.0 DESCRIPTION OF PROPOSAL

Hermiston School District #8R (the Applicant) requests Conditional Use Permit application approval to relocate two existing portable buildings on the Rocky Heights Elementary School site. The development area is located at the southeast corner of the Rocky Heights Elementary School site at 650 W Standard Avenue.

The subject site is comprised of one parcel identified on Assessor's Map No. 4N281000, Tax Lot 00100. The property is zoned R-2 Duplex Residential. The subject property is located within Hermiston city limits, and accordingly within Hermiston's UGB. The subject site is owned by the Applicant.

The Rocky Heights Elementary School site is 21.12 acres in a primarily residential area near downtown Hermiston. The site is bordered by Northwest 7th Street to the west, West Standard Avenue to the south, and residential development to the north and east. A replacement elementary school is currently under construction in the northwest corner of the site. Athletic fields and open lawn area are located to the east and south of the new elementary school. The site is relatively flat, with only about five feet of elevation change. The site also contains three existing portables and a parking lot in the southeast corner of the site, which is adjacent to the development area.

As shown on Sheet L100 Existing Conditions & Demo Plan and Sheet L200 & 204 Site Plans (Exhibit B), the site design proposes the relocation of two existing portable buildings from the north side of the former elementary school building to the southeast corner of the site, where they will be adjacent to three existing portable buildings. The existing parking stalls in the west portion of the parking lot will be restriped and will provide 2 ADA stalls adjacent to the relocated portable buildings. A new curb and sidewalk are proposed along the north edge of the existing parking lot to serve the new portables. A fenced lawn area will be located on the northern edge of the development area. In addition, a relocated shed and trash service area is proposed to the northeast of the relocated portable buildings. The relocated portables will be accessible via a proposed concrete sidewalk and ramp. The existing sidewalk and driveways along W Standard Avenue, south of the relocated portables, will be replaced and improve to meet ADA compliance.

The portable buildings will be used to house a childcare/preschool program that will expand capacity to what is currently being offered in the Hermiston community. The proposal will enhance the overall design of the site by organizing all the portable buildings in one location and improving the southeast corner of the property. The relocation of the portable buildings, and the accompanying site improvements, is also complementary to the design of the replacement elementary school building and landscape resulting in a cohesive design for the entire site.

As shown in Exhibit C Portable Building Photographs, both existing portable buildings have a rectangular footprint and gable roofs. The portables are painted light gray with dark gray trim. The building exterior is clad in wood siding. Each portable building has a footprint of 1,792 square feet.

In summary, the applicant requests Conditional Use Permit approval per HC §157.208. Findings of compliance with applicable approval criteria are provided in Section 4.0.

3.0 SUBMITTAL REQUIREMENTS

Described below are each of the required procedural and informational requirements necessary for the submittal of a Conditional Use Permit application. Findings of compliance with applicable provisions are provided in Section 4 Approval Criteria and Standards.

3.1 Conditional Use Permit

.1 Filing Fee

The required filing fee for the CUP is provided with the initial submittal.

.2 Written Statement

A written statement is provided as part of the initial application submittal. Findings of compliance with applicable criteria in HC §157.208 are provided in Section 4.0.

.3 Evidence that the applicant is the owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.

A deed is included in Exhibit A.

.4 Two copies (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets and alleys.

A site plan is included in Exhibit B.

4.0 APPROVAL CRITERIA & STANDARDS

As noted previously, Hermiston School District #8R (the Applicant) requests Conditional Use Permit application approval to relocate two existing portable buildings on the Rocky Heights Elementary School site.

As shown on Sheet L100 Existing Conditions & Demo Plan and Sheet L200 Site Plan (Exhibit B), the site design proposes the relocation of two existing portable buildings from the north side of the former elementary school building to the southeast corner of the property, where they will be adjacent to three other existing portable buildings. The parking stalls on the west side of the existing parking lot will be restriped and to provide 2 ADA stalls adjacent to the relocated portable buildings. A fenced lawn area is located on the northern edge of the development area, and a relocated shed and trash service area are in the northeast corner of the development area. The relocated portables will be accessible via a proposed concrete sidewalk and ramp. Existing sidewalks and driveways along W Standard Avenue, south of the relocated portables, will be replaced and improved to meet ADA compliance.

The subject site is zoned R-2 Duplex Residential and is in accordance with standards and procedures outlined in Title XV – Land Usage – of the municipal code and the Comprehensive Plan. The applicability of the development criteria necessary for a Conditional Use Permit per HC §157.208 is outlined below.

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

This Conditional Use Permit application is in accordance with the applicable criteria listed below from the Hermiston Comprehensive Plan. The applicable policies and implementing actions are provided in **bold** text. Findings addressing compliance with each policy are provided in plain text. The findings demonstrate that the proposal is in conformance with the applicable comprehensive plan policies and standards outlined in the R-2 zone.

POLICY 26: Schools

The City of Hermiston will support and facilitate the provision of high-quality elementary and secondary education in the community.

Implementing Actions:

- 1) ***
- 2) **May engage in joint planning activities with the school district and county intermediate educational district to:**
 - a. **Identify future facility needs;**
 - b. **Acquire appropriate sites;**
 - c. **Utilize school facilities during non-school hours for community educational and recreational activities.**

The Applicant proposes the relocation of two existing portable buildings at the Rocky Heights Elementary School site. The proposed relocation allows the District to continue to serve the growing youth and future student population by providing childcare and preschool programming in the portable buildings. The proposal will also enhance the experience of the childcare users by

relocating the use to an area adjacent to other portables which provide added convenience and cohesion to the site. The relocation also includes site improvements, such as circulation, ADA accessibility, and lawn areas, around the portable buildings. These site improvements heighten the quality of the development site and a use that is necessary to meet childcare and educational needs of the community.

The proposed relocation enables the provision of high-quality educational facilities, which directly aligns with Policy 26. The relocation ensures that the District can continue to meet the community's needs for early education and childcare services since these portable buildings will add capacity to the current childcare and preschool options in Hermiston. This Policy is satisfied.

Hermiston Zoning Code

The proposed development is also in accordance with the Hermiston Zoning Code given a school is a conditional use in the R-2 zone per §157.026(B)(1). In a R-2 zone, a use permitted as a conditional use in a R-1 zone and their accessory uses are permitted (§157.025 (B-10)). The proposed development includes the relocation of two existing portable buildings, restriping of parking stalls, a fenced lawn area, relocated shed and trash service area, and accessible sidewalks and ramps and improved driveways.

§157.026(C) states that in a R-2 zone, minimum lot depth shall be 80 feet, and the minimum lot width shall be 60 feet. As shown on Exhibit B, the lot exceeds these requirements.

§157.210(A) of the Hermiston Code of Ordinances establishes that conditional uses must have setbacks that are at least two thirds the height of the principal structure. In this case, the principal structure is 12 feet and 0 inches at the highest point, necessitating an 8-foot setback from all lot lines. Provided setbacks are over 124 feet on all sides.

§157.026(E) states that in a R-2 zone, no building shall exceed a height of 35 feet. The maximum height of each existing portable building is 12 feet and 0 inches. §157.026(F) states in a R-2 zone, buildings shall not occupy more than 45% of the lot area. Tax Lot 4N281000 00100 is 21.12 acres (919,987.2 square feet). The two existing portable buildings proposed for relocation are 1,792 square feet each (3,584 total square feet), and therefore are 0.4% of the lot area.

Per §157.175 Off-Street Parking Requirements and Table 157.176, elementary schools require 1.5 spaces per teacher. In this context, 7.5 spaces would be required. Parking spaces are illustrated in Exhibit B L204 and provided below:

- 1.5 spaces x (5 teachers) = 7.5 spaces
- Total = 7.5 spaces required (47 provided)

Proposed parking numbers total 47 spaces, as shown in Exhibit B, and provided below:

- Restriped Southeast Parking Lot: 47 total parking spaces (2 ADA)

§157.179 Design Requirements outline the following design standards for Off-Street Parking:

(A) Hard surfaces required; maintenance. Areas used for standing and maneuvering of vehicles shall have a hard surface and be maintained adequately for all-weather use and so drained as to avoid flow of water across a property line.

- (B) Minimal resident disturbance.** Except for parking to serve single or duplex residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five or more than six feet in height except where vision clearance is required.
- (C) Extension beyond property line prohibited.** Parking spaces within a parking lot shall be designed and constructed so that no portion of a parked vehicle, including an opened door, will extend beyond the property line.
- (D) Glare from lighting prohibited.** Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling.
- (E) Access aisles.** Access aisles shall be of sufficient width for all vehicle turning and maneuvering.
- (F) Driveways required.** All parking spaces, except single-family and duplex residential, shall be served by a driveway so that no backing movements or other maneuvering within a street other than an alley will be required.
- (G) Safety for traffic and pedestrians required.**
 - (1) Off-street parking areas.** Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives.
 - (2) Minimum vision clearance area.** Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center-line, the street right-of-way line and a straight line joining the lines through points of ten feet from their intersection.

The existing Southeast parking lot is currently a durable asphalt surface. The proposed development includes restriping the existing parking lot, with current asphalt paving to remain, and adding a curb and sidewalk in front of relocated portable buildings. The new striping will provide ADA parking stalls adjacent to the relocated portable buildings. The number of stalls included in the restriping design exceeds the required parking spaces. The existing parking lot driveways are to be replaced with ADA-compliant driveways.

As such, the parking lot will maintain and include hard surfaces per criterion A. The parking lot restriping will result in minimal resident disturbance per the plan and setbacks shown on Exhibit B L204, as the parking lot footprint is unaltered from its current design, therefore, creating no disturbance per criterion B. Per criterion C, no parked vehicle will extend beyond the property line, and lighting will not create or reflect substantial glare per criterion D. Access aisles are of sufficient width for vehicle turning and maneuvering as shown in Exhibit B, per criterion E. Driveways are existing and will be replaced with ADA-compliant driveways in their current locations, per criterion F,

and safety for traffic and pedestrians is illustrated in Exhibit B with designated pedestrian concrete and landscape.

In sum, the proposed development is in accordance with the Hermiston Zoning Code, as summarized on Sheet L200 and L204 Site Plans (Exhibit B).

2. 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. Explain fully:

The property is owned by the Applicant. The site is fully contained within the Urban Growth Boundary (UGB). The total site area is 21.12 acres and the subject site is capable of accommodating the proposed development, which is 1.07 acres. As shown on Sheet L200 and L204 Site Plan (Exhibit B), the proposed site development includes the relocation of two existing portable buildings, restriping of parking stalls at the existing Southeast parking lot, a fenced lawn area, relocated shed, and trash service area, improved driveways, and accessible sidewalks and ramps.

The site is zoned R-2 and the proposed use is for childcare and preschool. This use complies with the current zoning, as specified in the Hermiston Code sections 157.026(B)(1) & 157.025 (B)(10). Given the acreage of the site, and its current use, the site is physically capable of continuing to accommodate the existing portable buildings, the landscape improvements, the restriping of the existing southeast parking lot, and the sidewalk and driveway improvements along W Standard Avenue. §157.026(F) states in a R-2 zone, buildings shall not occupy more than 45% of the lot area. Tax Lot 4N281000 00100 is 21.12 acres (919,987.2 square feet). The two existing portable buildings proposed for relocation are 1,792 square feet each (3,584 total square feet), and therefore are 0.4% of the lot area.

§157.210(A) of the Hermiston Code of Ordinances establishes that conditional uses must have setbacks that are at least two-thirds the height of the principal structure. In this case, the principal structure is approximately 12 feet and 0 inches at the highest point, necessitating an 8-foot setback from all lot lines. Provided setbacks are over 124 feet on all sides. As such, the proposed development is adequate in size and shape to accommodate the proposed use, as summarized on Sheets L200 and L204 Site Plan (Exhibit B). This criterion is satisfied.

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

As previously noted, the proposed site development includes the relocation of two existing portable buildings, restriping of parking stalls at the existing Southeast parking lot, a fenced lawn area on the north side of the development area, a relocated shed and trash service area on the northeast corner of the development area, and accessible sidewalks, driveways, and ramps that connect the relocated portable buildings to the site and adjacent parking lot.

Currently, 41 parking stalls exist (2 ADA stalls). The parking lot restriping will result in an additional 6 stalls for a total of 47 parking stalls (2 ADA stalls). The site is already served by municipal water and sewer lines. Additional findings pertaining to electrical and utility capacity are provided below.

Electrical

The proposal involves reconnecting the two portables with a new electrical utility service and fiber from RHES. No new lighting is proposed in the existing parking lot area.

Sanitary Sewer

A 4-inch lateral will be extended to the portables from the existing sewer main in Standard Ave.

Water System

A 1-inch service will be extended to the portables from the existing water main in Standard Avenue.

Storm System

The existing grade of the southeast parking lot directs runoff to the adjacent lawn area along 7th Street. Building roof runoff will drain and infiltrate within drywells located adjacent to the portable buildings and northern lawn area.

Erosion and Sediment Control

Onsite erosion and sediment control measures will be required. The District will obtain coverage under an Oregon DEQ 1200-C Permit.

Offsite Improvements

The sidewalk and driveways along W Standard Avenue are to be replaced and meet ADA compliance.

In summary, public facilities are of adequate size and quality to serve the proposed use.

**4. The proposed use will prove reasonably compatible with surrounding properties.
Explain fully:**

The development area is within the Rocky Heights Elementary School site. The proposed development is to relocate two existing portable buildings to the southeast corner of the site, provide landscape improvements adjacent to the portables, restripe parking stalls in the western half of the southeast parking lot, fence the northern lawn area adjacent to the portables, relocate a shed and trash service area to the northeast corner of the portables, and improve circulation with accessible concrete sidewalks and ramps that connect the relocated portable buildings to the site and adjacent parking lot. Existing sidewalk, ramps, and driveways along W Standard Avenue will be replaced and improved to meet ADA compliance. The proposed relocation and related improvements are designed to complement the design of the replacement elementary school and will enhance the user experience of these childcare and early educational facilities.

As shown in Exhibit C Portable Building Photographs, both existing portable buildings have a rectangular footprint and gable roofs. The portable buildings are painted light gray with dark gray trim. The building exterior is clad in wood siding. Each portable building has a footprint of 1792 square feet. The building size and architectural style align with the design of the three existing portables to the east of the development area in the southeast corner of the site.

4.2 Conclusion

Based on the preceding findings, and the evidence incorporated herein, this request for Conditional Use Permit and Site Plan Review approval establishes compliance with all applicable approval criteria and standards.

HERMISTON IRRIGATION DISTRICT



East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
E-mail: Office@HermistonID.org

July 5, 2022

City of Hermiston
Planning Director
Attn: Planner Spencer
235 E Gladys Ave
Hermiston OR 97838

**RE: HERMISTON SCHOOL DISTRICT 8R:
ROCKY HEIGHTS ELEMENTARY SCHOOL, Dr. Tricia Mooney
4N2810 100**

Planner Spencer,

The Hermiston Irrigation District has reviewed the application for conditional use permit for the removal and relocation of modular buildings at Rocky Heights Elementary School, located at 650 Standard Avenue. An internal review of this property revealed that it has 19.1 acres of water rights and is entitled to irrigate from HID's system.

There is a 25' x 25' easement along the Northern border of the property. Although the irrigation line is no longer in use, this easement has not been released by the Bureau of Reclamation.

This Property contains water rights. HID will work with the Hermiston School District to process a transfer through Oregon Water Department to get them moved.

HID has no objection to this conditional use permit. Thank you for the opportunity to be part of the planning process.

Respectfully,


Annette Kirkpatrick
District Manager



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

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

Summary and Background

The City of Hermiston has submitted a request for a conditional use permit master plan approval for the construction of a new Teen Adventure Park located at 345 S 1st St. The property is described as 4N 28 11CC Tax Lot 2300. The subject parcel lies within the Outlying Commercial (C-2) zoning district located between Highway 395 and S 1st Street, north of E Highland Ave. Specific amenities proposed for the park include a skate park, a parkour area, a climbing boulder, a restroom, and various landscape and pedestrian improvements. The park is funded through State of Oregon grants and a local match.

The park is planned for two phases. Phase 1 includes skate park and pedestrian improvements, as well as the restroom installation. Phase 2 will install the parkour area, climbing boulder, and site furnishings such as benches. Certain conditional uses may receive a master plan approval from the planning commission. A public park is one of the uses eligible for a master plan approval per §157.210(F) of the Hermiston Code.

Staff has prepared a burden of proof discussing the overall site development plan as well as draft findings of fact and recommended conditions of approval. The attached burden of proof functions as the staff report narrative.

Tie-In to Council Goals

The Teen Adventure Park has been approved and funded by the city council. A resolution of support was adopted as part of the grant application process and the project is funded in the 2022-23 city budget.

Fiscal Information

Phase 1 has received a grant of \$545,366 from the State of Oregon. Phase 2 is not yet funded but has a grant request of \$537,366. Each phase requires a 50% match from the City of Hermiston.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the proposed conditional use permit master plan as submitted
- Approve the proposed conditional use permit master plan with amendments either to configuration or conditions of approval
- Deny the proposed conditional use permit master plan

Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to adopt findings of fact
- Motion to impose conditions of approval
- Motion to approve conditional use permit master plan

Submitted By:

Clinton Spencer, Planning Director

BURDEN OF PROOF

City of Hermiston Teen Adventure Park

345 S 1st St

September 14, 2022

Background

The City of Hermiston has received a grant to construct a new park on city-owned property located at 345 S 1st Street. The property is described as 4N 28 11CC Tax Lot 2300. The subject parcel lies within the Outlying Commercial (C-2) zoning district located between Highway 395 and S 1st Street, north of E Highland Ave. The city owns the development site and the adjacent railroad right of way is leased separately and not part of the development proposal.

The proposed park is locally known as the Teen Adventure Park and will provide recreational facilities targeting Hermiston youth. Specific amenities proposed for the park include a skate park, a parkour area, a climbing boulder, a restroom, and various landscape and pedestrian improvements.

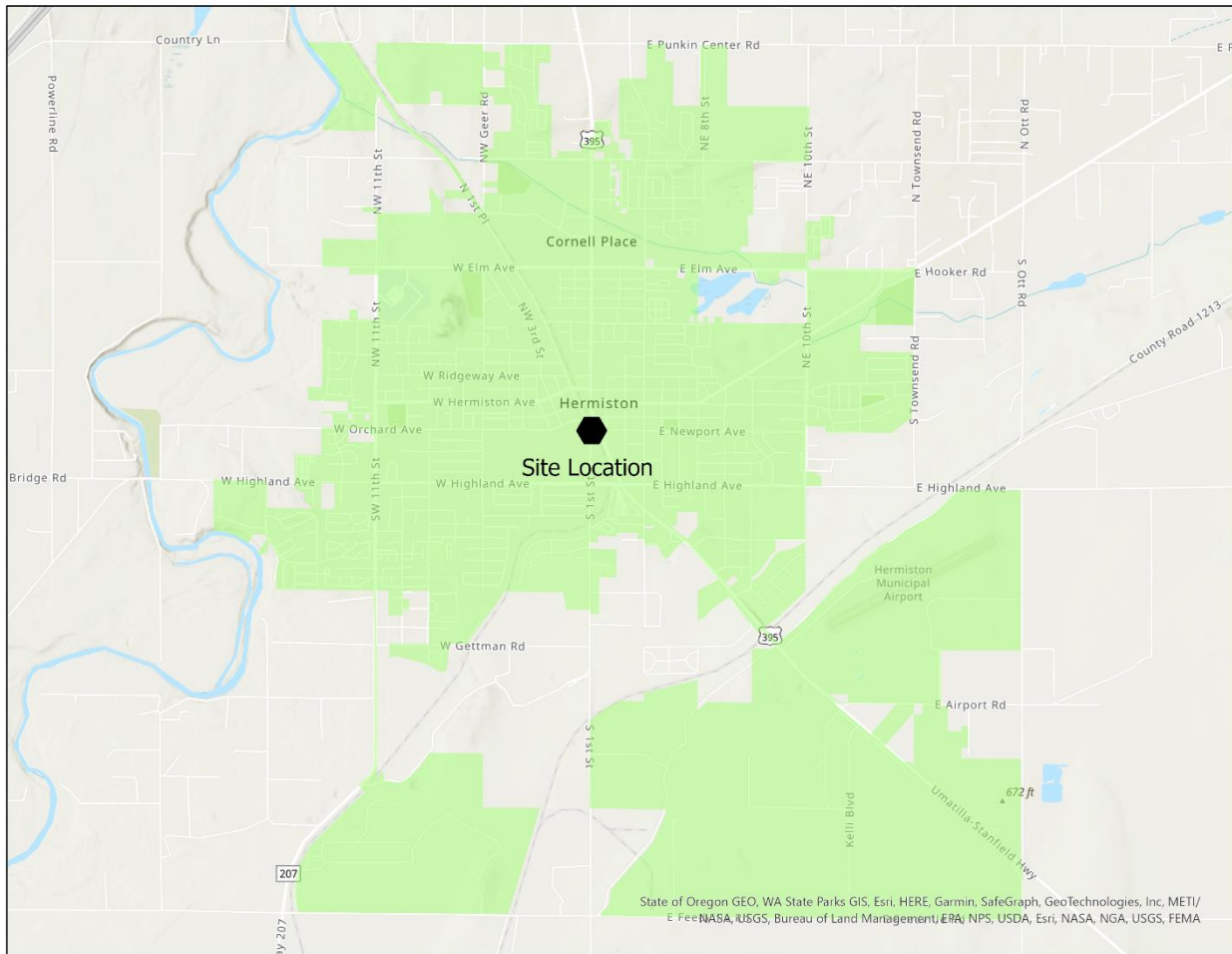


Figure 1 Vicinity Map



Figure 2 Property Map

The park is planned for two phases. Phase 1 includes skate park and pedestrian improvements, as well as the restroom installation. Phase 2 will install the parkour area, climbing boulder, and site furnishings such as benches. Certain conditional uses may receive a master plan approval from the planning commission. A public park is one of the uses eligible for a master plan approval per §157.210(F) of the Hermiston Code of Ordinances. Staff has recommended that the parks department request a master plan approval for this project as multiple funding streams are proposed and construction will require multiple phases.

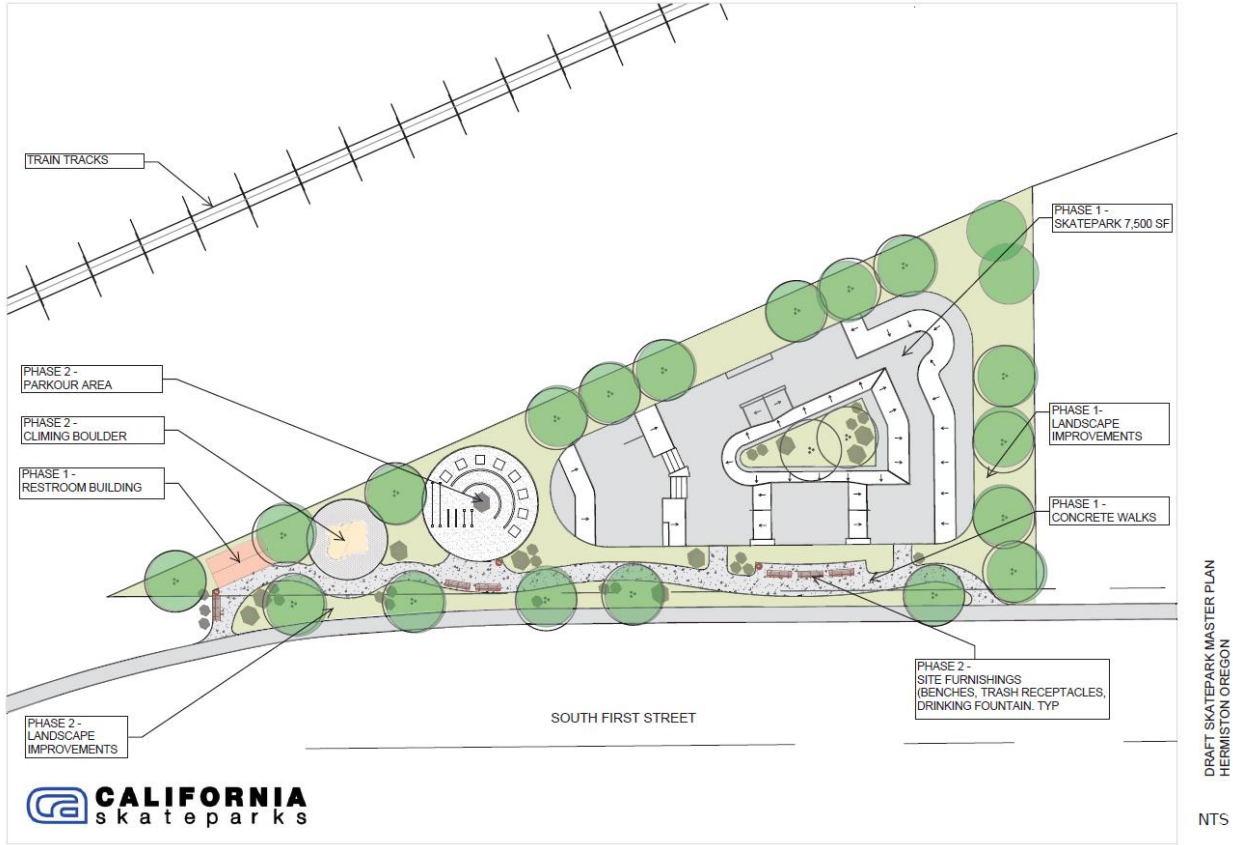


Figure 3 Park Layout



Figure 4 3D Render

As noted, Phase 1 includes the skate park, restroom, and pedestrian improvements. This phase has received a Land and Water Conservation Fund grant totaling \$545,366. A local match is also required. If the conditional use permit is approved by the planning commission, construction is likely to start near January 1, 2023. Phase 2 includes the parkour area, climbing boulder, and pedestrian improvements. This phase is still seeking funding. The estimated budget for Phase 2 is \$537,366 plus a local match. Since the funding of Phase 2 is contingent upon additional public grants, planning staff recommends using the master plan approval process to review the design of the entire facility. A master plan approval will vest development of the park as a whole and allow the parks department to pursue Phase 2 construction as soon as a grant is obtained, rather than performing a separate conditional use permit review for each phase. Should the design of Phase 2 vary significantly from what is under consideration with this master plan (e.g. adding a picnic shelter, playground, etc.), then a new conditional use permit will be required.

The proposed Teen Adventure Park encompasses approximately 22,600 square feet of land. This parcel was purchased by the city for future park development and is adjacent to the Union Pacific Railroad right of way to the north and east. To the south, the Hermiston School District operates a large maintenance facility for all school properties. Across S 1st St to the west, the city operates the public safety center housing the police department and Umatilla County Fire District, as well as McKenzie Park. Expanding park operations in this area is a logical use of vacant land along the railroad tracks. This area is difficult to conventionally develop with commercial uses. Public uses such as a park compliment the existing public use nature of the corridor. It will also allow the city to abandon the existing skate park located further south on S 1st St and adjacent to Weber Field on the Hermiston High School grounds.

The property is zoned Outlying Commercial (C-2). The C-2 zone permits a park as a conditional use per §157.041(B)(5) of the Hermiston Code of Ordinances. Additionally, a public park may be permitted as a discrete use or as a multi-phase master planned development per §157.210(F) of the Hermiston Code of Ordinances.

A public park is not a use defined as requiring off-street parking in the Hermiston code. However, a use within a park such as an amphitheater, athletic field, or other gathering space may have a defined parking ratio. In this case, there are no proposed uses within the park itself requiring the provision of off-street parking per city code. There is off-street parking within 500 feet of the development site at the Maxwell Event Center which is required by city agreement to be available for use by the general public, except during event center rental times. Utilizing nearby off-street parking in this manner satisfies the requirements of §157.178(E) which states, *“(E) Location of spaces. Off-street parking spaces shall be located on the same lot with the building. However, non-residential required parking spaces may be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.”* Thus, even though there is not a defined off-street minimum parking standard for this use, there is off-street public parking available to serve this use and McKenzie Park.

Public notice requirements for the property have been met as follows:

- Notice of public hearing published in Hermiston Herald on August 31, 2022
- Notice of proposed land use action posted on property on August 31, 2022
- Notice of public hearing provided by direct mail to all property owners within 300 feet on August 31, 2022

§157.208 of the Hermiston Code of Ordinances provides the method and approval criteria necessary for approving or denying a conditional use. The specific findings required by this section are:

1. The proposal is in conformance with the comprehensive plan and zoning code.
2. 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.
3. Public facilities are of adequate size and quality to serve the proposed use.
4. The proposed use will prove reasonably compatible with surrounding properties.

In granting a conditional use permit, the planning commission may impose, in addition to those standards and requirements expressly specified by the zoning code, any additional conditions they consider necessary to protect the best interests of the surrounding property or the city as a whole. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of off-street parking and loading spaces required; limiting the number, size and location of signs; requiring screening and landscaping to protect adjacent property and any other condition deemed necessary by the commission.

The City has prepared draft findings of fact and conditions of approval to accompany this report. Findings of fact are attached as Exhibit A to this report. Proposed conditions of approval are attached as Exhibit B.

Staff recommends that the planning commission consider the evidence presented at the public hearing and approve a master plan for the Teen Adventure Park subject to the proposed conditions of approval.

EXHIBIT A

Findings of Fact for Teen Adventure Park Conditional Use Permit

345 S 1st Street

September 14, 2022

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

1. The property is located within the Outlying Commercial zone.
2. The Outlying Commercial zone lists a park as a use subject to a conditional use permit per §157.041(B)(5) of the Hermiston Code of Ordinances.
3. The planning commission held a public hearing on the proposed conditional use on September 14, 2022 as required by §157.207(A) of the Hermiston Code of Ordinances.
4. Park development standards are not specifically governed within the zoning ordinance as is common with schools and other conditional uses. Therefore, it is not possible to determine whether the Teen Adventure Park itself is in conformance with the zoning ordinance. However, as noted, parks in general are considered a conditional use in all residential and commercial zones. Since residential and commercial zoning is applied to the majority of land within the city, and is located in all areas of the city, it is logical to infer that the intent of the zoning ordinance is to provide parks and public uses in all areas of the city to insure the broadest access.
5. Policy 16 of the comprehensive plan establishes parks, recreation, and open space policies.
6. Policy 16 establishes the overarching goal that the city will “...acquire and develop additional parks and recreational facilities through the community...” The subject property represents a newly acquired city property purchased with the express intent of developing the site for youth oriented recreational activities, specifically a skate park.
7. Implementing actions for park development in the comprehensive plan include identifying and acquiring additional park to comply with the recommended park to population ratio.
8. The Teen Adventure Park at this location is specifically incorporated into the City of Hermiston Parks Master Plan adopted in 2021 through a public process by the Parks and Recreation Committee and City Council.
9. Policy 31 establishes a goal of creating an integrated transportation system. Specifically, Policy 31 indicates the City of Hermiston “...will establish land uses so as to reduce the need to travel and encourage economic development to provide local jobs which reduce the need to commute...” Establishing a new youth-oriented recreational facility within walking distance of the Hermiston High School and within the commercial downtown core, creates a new recreational opportunity in close proximity to the high school which will generate a high percentage of targeted users, and within walking or biking distance of the majority of Hermiston’s residential neighborhoods. This location will reduce the likelihood of creating substantial vehicular trips solely to access this amenity.

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

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

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

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

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

20. The proposed park is located within a cluster of public uses. McKenzie Park and the public safety center housing the Hermiston Police Department and Umatilla County Fire District #1 lie across S 1st St to the west. The Hermiston High School and school district maintenance facility are located

to the south. To the east are railroad tracks, a public walking path, and Highway 395 S. To the north lie commercial businesses and a public event center.

21. The proposed Teen Adventure Park, as a similar use to the adjacent park, and with a stated target demographic of adolescents likely already attending the Hermiston High School, is a complimentary and compatible use with nearby land uses.
22. No structures, with the exception of the permanent restroom, are proposed. No issues of architectural compatibility are raised through the overall park design.

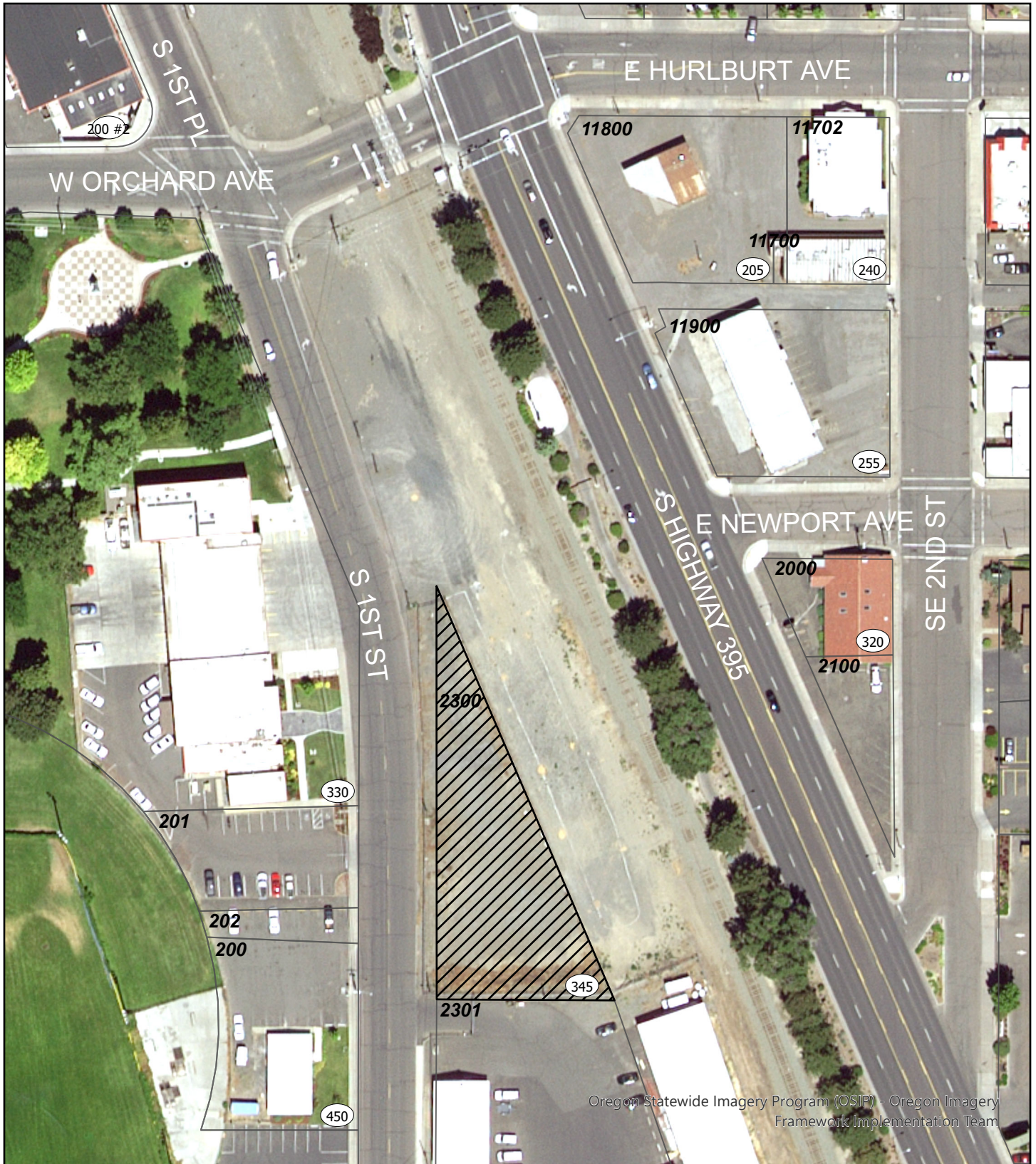
EXHIBIT B

Conditions of Approval for Teen Adventure Park Conditional Use Permit

345 S 1st Street





September 14, 2022

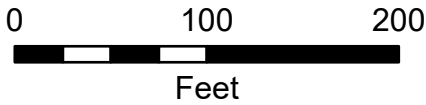
1. Sidewalk shall be installed along the S 1st Street frontage of the site concurrent with Phase 1 construction. Sidewalk installation shall also include approximately 250 feet of off-site installation to complete the sidewalk from the intersection of W Orchard Ave and S 1st St to the development site.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



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

Legend

-  Area of Proposed Conditional Use Permit
-  Property Line
-  City Limits
-  Urban Growth Boundary





Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

Southwest Hermiston Urban Renewal Area (SHURA) Presentation

Summary and Background

The Hermiston Planning Commission is being asked to make a recommendation to the City Council regarding the Council’s consideration and adoption of the proposed Southwest Hermiston Urban Renewal Plan (Plan).

The focus of the Planning Commission’s review is the conformance of the Plan with the Hermiston Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the Hermiston City Council on the conformance to the Hermiston Comprehensive Plan issue. There are no explicit review criteria for a Planning Commission for the review of an urban renewal plan. The Oregon Revised Statute (ORS) ORS 457.085(4) states that “An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095”. The generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan to the Local Goals and Objectives (Section XIII of the Plan), and particularly to its conformance to the City of Hermiston Comprehensive Plan.

The City adopted a Housing Capacity Analysis (HCA) prepared by Johnson Economics and Angelo Planning in January of 2021. The findings demonstrate that there is a need for more home buying opportunities in the heart of Hermiston’s income distribution, where most households are found. There is also a need for additional subsidized affordable units for low-income households. In general, there is need for more apartment units of all types to alleviate low vacancy and availability in the community. The analysis demonstrates a need for 2,030 new housing units by 2040. Of these new units, 61.5% are projected to be ownership units, and 38.5% are projected to be rental units. There is some new need for ownership housing at the low-end of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$175k to \$300k).

Developing the Southwest Hermiston Urban Renewal Area (Area) into a residential use will address more than half of the 20-year housing need for Hermiston. The Area is located in the southwest quadrant of Hermiston, just north of W Feedville Road, east of Hermiston Highway 207 and west of Highway 395. The Area consists of approximately 392.80 total acres: 383.20

acres of land in tax lots and 9.60 acres of public rights-of-way and is shown in Figure attached Plan. There are projected to be 1,100 single family units of different sizes, 150 multi-family units and 80 senior housing units, providing a projected total of 1,330 housing units. Workforce housing is a target market for the development. The installation of infrastructure will facilitate the development of this property. The provision of funding for parks will provide recreational opportunities for the area residents, City of Hermiston residents, and regionally.

The land is subject to geographic constraints and high public infrastructure demand which make conventional development cost prohibitive. Urban renewal is the most effective financing tool to provide infrastructure over a great distance and at the capacity necessary to develop the land at urban density. Without the provision of urban level services, the land will remain blighted and undeveloped for the foreseeable future. The inability to develop the land at urban density without using urban renewal to provide services causes a skewing of the city's residential land inventory.

It is anticipated that the Plan will take nineteen years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$18,100,000 (Eighteen Million One Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the Southwest Hermiston Plan (Report). The projected impacts to the taxing districts are shown in the attached urban renewal report.

The projects proposed to be undertaken in the Plan are intended to help improve conditions in the urban renewal area including assistance for new development, providing recreation improvements and utility infrastructure improvements.

All phases of urban renewal development and implementation are subject to public meetings. This session of the planning commission is a public meeting. Although this session is not a public hearing and subject to broad noticing requirements, the meeting agenda was published on September 7, 2022 on the city's website and the agenda packet and staff report have been available for download since that date.

Tie-In to Council Goals

The City Council has made the creation of this urban renewal area a priority project for 2022.

Fiscal Information

The urban renewal area is projected to generate approximately \$20,000,000 in revenue over the lifetime of the area. The maximum indebtedness proposed for the area is \$18,100,000. The area will front load the majority of the infrastructure costs early in the district life through financing. Park development will be financed through both outside financing and pay as you go funding from the urban renewal area's tax increment. Unlike the downtown urban renewal area which captures and utilizes 100% of the tax increment within the area, the southwest urban renewal area will use revenue sharing with outside districts once 10% of the maximum indebtedness is reached within the assessed value of the area. Specific financial projections for annual tax revenue, project cost, and shared revenue are included within the urban renewal report.

Alternatives and Recommendation

Alternatives

The planning commission may make a determination that the urban renewal plan with the Hermiston Comprehensive Plan.

The planning commission may also recommend that the city council adopt the proposed urban renewal plan.

The planning commission may also make a determination that the plan is not in conformance with the Hermiston Comprehensive Plan.

Recommended Action/Motion

Staff recommends that the planning commission make a determination that the urban renewal plan conforms with the Hermiston Comprehensive Plan and that the city council adopt the proposed plan.

Submitted By:

Clint Spencer, Planning Director

Report Accompanying the Southwest Hermiston Urban Renewal Plan

This document remains draft until the City Council adoption of the Southwest Hermiston Urban Renewal Plan.



Adopted by the City of Hermiston

Date

Ordinance No. _____

List of Participants

Mayor

Dr. David Drotzmann

City Council

Lori Davis, Ward 1

Roy Barron, Ward 2

Jackie C. Myers, Ward 3

Phillip Spicerkuhn, Ward 4

Maria Duron, at large

Rod S. Hardin, at large

Nancy Peterson, at large

Doug Primmer, at large, Council President

Hermiston Urban Renewal Agency

Dr. David Drotzmann

Lori Davis

Roy Barron

Jackie C. Myers

Phillip Spicerkuhn

Maria Duron

Rod S. Hardin

Nancy Peterson

Doug Primmer

Planning Commission

Position 1 Annette Kirkpatrick

Position 2 Philip Hamm

Position 3 Ben Doherty

Position 4 Patrick Collins

Position 5 Josh Burns

Position 6 Dean Fialka

Position 7 Ben Sargent

Position 8 Margaret E. Saylor, Chair

Position 9 Derek Caplinger

City Manager

Byron Smith

Economic Development/Assistant City Manager

Mark Morgan

Planning Director

Clinton Spencer

Finance Director

Mark Krawczyk

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

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Nick Popenuk

Ali Danko

Rob Wyman

FCS Group

Todd Chase

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I. DEFINITIONS

“Agency” is the Hermiston Urban Renewal Agency created under ORS 457.035 and 457.045. It is also referred to as “HURA”.

“Area” means the properties and rights-of-way located within the Southwest Hermiston Urban Renewal Area.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the Southwest Hermiston Urban Renewal Plan.

“City” means the City of Hermiston, Oregon.

“City Council” or “Council” means the Hermiston City Council.

“Comprehensive Plan” means the City of Hermiston Comprehensive Plan and its implementing ordinances, policies, and standards.³ Double my insertion of

“County” means Umatilla County, Oregon.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within the Southwest Hermiston Urban Renewal Plan at the time of adoption. The county assessor certifies the assessed value after the adoption of the Southwest Hermiston Urban Renewal Plan.

“Southwest Hermiston Urban Renewal Plan” means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in the Southwest Hermiston Urban Renewal Plan, or portion thereof, over the assessed value specified in the certified statement.

“Maximum Indebtedness” means the maximum principal amount of indebtedness that may be incurred by a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

“Plan” or “ means the official plan for the Southwest Hermiston Urban Renewal Plan pursuant to ORS 457.

“Plan Area” or means a blighted area included in the Southwest Hermiston Urban Renewal Plan under ORS 457.160.

“Planning Commission” means the Hermiston Planning Commission.

“Project(s)” or means any work or undertaking carried out under the Southwest Hermiston Urban Renewal Plan.

“Report Accompanying Southwest Hermiston Urban Renewal Plan” or “Report” means the official report that accompanies the Southwest Hermiston Urban Renewal Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of the Southwest Hermiston Urban Renewal Plan.

“Tax increment revenues” means the funds allocated by the assessor to the Hermiston Urban Renewal Agency due to increases in assessed value over the frozen base within the area.

“Urban Renewal” means the statutory authority provided in ORS 457.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3)

II. INTRODUCTION

The Report Accompanying the Southwest Hermiston Urban Renewal Plan (Report) contains background information and project details that pertain to the Hermiston Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Hermiston City Council (City Council) as part of the approval of the Plan.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. The Report requirements include:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
- A relocation report. (ORS 457.087(9))

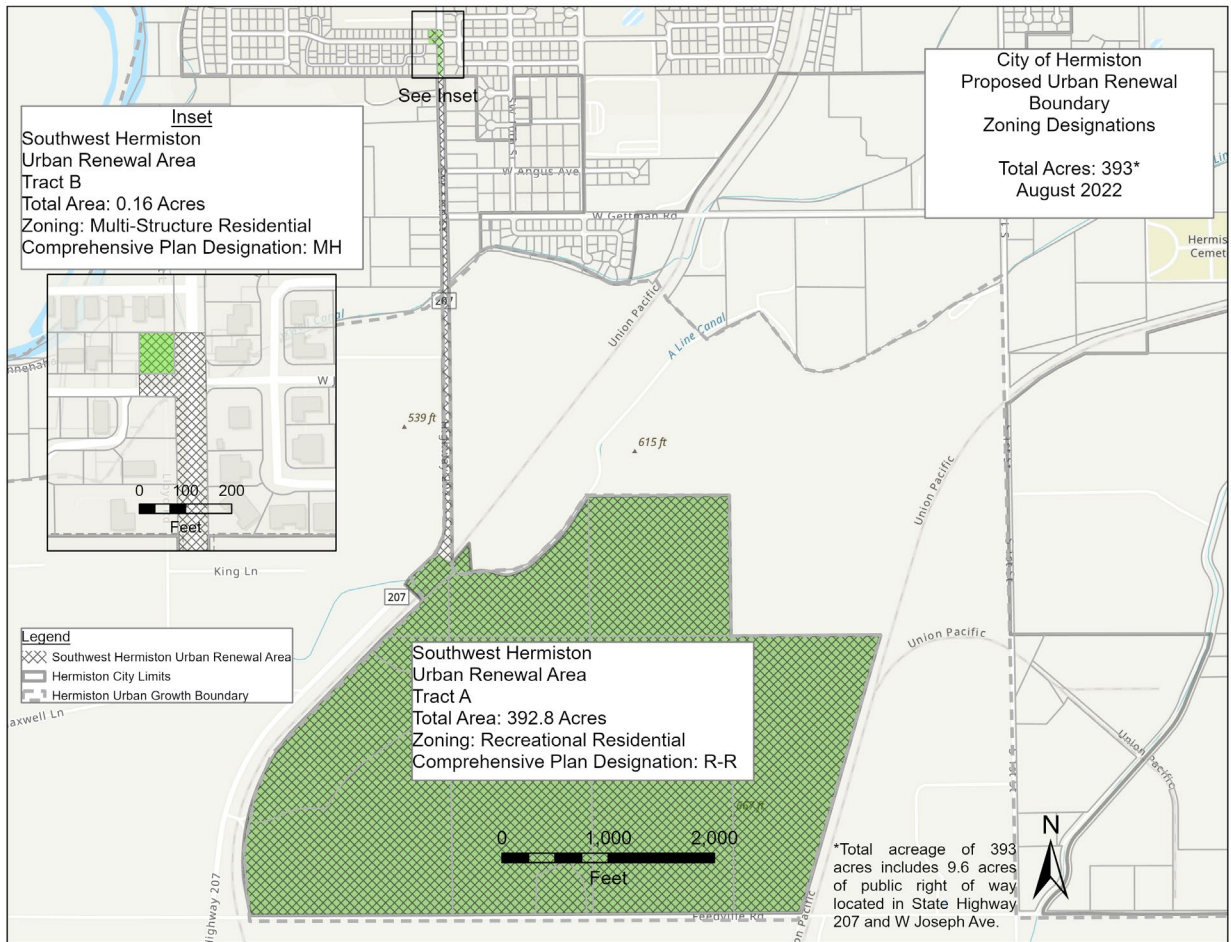
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the Hermiston Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

Figure 1 – Southwest Hermiston Urban Renewal Area Boundary



Source: City of Hermiston

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. The infrastructure projects are intended to facilitate the development of housing in the Area by assisting in the provision of needed infrastructure to the Area.

A. Infrastructure Upgrades

1. Water transmission line (existing conditions included in narrative)

Construct approximately 6,000 linear feet of new 12” ductile iron water line from the new reservoir located on an elevated area in the southeast portion of the Area, going northwest through the Area to connect to an existing 12” City of Hermiston water main located within the OR207 right-of-way. This project will connect the storage reservoir to the rest of the city’s waterworks.

2. Joseph Booster Pump Station upgrades (existing conditions included in narrative)

Provide upgrades to the Joseph Booster Pump Station, which currently boosts water from the City’s main pressure zone to higher elevations in the southwestern portion of the city using one 15hp pump, two 25hp pumps, and one large 100hp pump. In order to boost water further to this area, this project will install three new larger pumps with variable frequency drives, make associated upgrades to electrical and control systems, and make adjustments to existing valving, which will include installation of two pressure-reducing valves.

3. Sewer main line (existing conditions included in narrative)

Construct approximately 5,300 linear feet of 8” PVC gravity sewer main from the intersection of OR207 and Gettman Road, south to the vicinity of Hermiston Irrigation District’s A-Line Canal, and east under the railroad tracks and canal, to serve the larger area 2 million-gallon reservoir. To be able to develop in the Area, this sewer line must be constructed.

4. 2 million gallon reservoir (existing conditions included in narrative)

Construct a two million-gallon water reservoir on an elevated point in the southeast portion of the Area to serve the Area with pressurized and backup water.

B. Parks and Pathways

1. Community Park development

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

EXISTING CONDITIONS: This area is undeveloped and includes no public parks nor any pathways.

C. Developer Incentives

1. System Development Charge reimbursement for development of workforce housing

EXISTING CONDITIONS:

The Area is undeveloped and is not presently an urban renewal area, so City/Agency funding does not exist to provide incentives for developers to develop workforce housing in the Area.

D. Administration

1. Financing fees

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

EXISTING CONDITIONS: The Area is not presently in an urban renewal area so requires no administrative responsibilities from the urban renewal agency. Once an urban renewal plan with its associated requirements for administration exists for the Area, there will be a need for administrative funds to be allocated for that administration.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in Fiscal Year Ending (FYE) 2023 constant dollars and the estimated year of expenditure dollars. These costs are also shown in “year of expenditure” costs, which assumes inflation of 5.0% annually. City staff provided the cost estimates for these projects. These estimates will be refined in the annual budgeting process, acknowledging of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

Table 2 - Estimated Cost of Each Project in Constant FYE 2023 and Year of Expenditure Costs

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

Source: City of Hermiston and Tiberius Solutions

The majority of the projects are projected to be funded in FYE 2024 through a \$12.5 million loan, with a portion of the debt service for the loan funded by other funding sources through FYE 2033, when substantial development is projected to have occurred, resulting in sufficient tax increment financing (TIF) revenues to cover the debt service. The other funding sources are expected to be reduced annually as TIF from the new development is available to offset their contributions.

The Agency is projected to incur an additional \$5.3 million in debt in FYE 2033, using TIF revenues to pay the debt service.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs. This funding is identified as “other funding sources” in the financial tables.

This financial analysis shows the described projected borrowings in Table 3.

The scenario presented in this Report is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the District’s division of taxes in FYE 2042. The amounts shown are the principal amounts of the borrowings. The total payments, including interest, are shown in the second column of Table 6.

Table 3 - Estimated Borrowings and Amounts

Loan	Loan A	Loan B
Principal Amount	\$ 12,474,001	\$ 5,236,071
Interest Rate	5.00%	5.00%
Loan Term	20	20
Loan Year	2024	2033
Interest Payment Start	2024	2033
Principal Payment Start	2024	2033
Annual Payment	(\$1,000,946)	(\$420,156)

Source: Tiberius Solution

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2042 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2024 and beyond assume an annual growth rate of 3% for existing assessed value in the Area plus specific exception value assumptions. Exception value is the value of new development in the Area, shown in Table 4. The exception value assumptions included in this analysis were determined by the City and developer, and forecast 1,330 new housing units are developed, including single-family, multi-family, and senior housing. These projections of growth are the basis for the projections in Table 7 through Table 12.

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the Area to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 5 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.

The first year of tax increment collections is anticipated to be FYE 2024. Gross TIF revenues is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate only includes permanent tax rates. General obligation bonds and local option levies are excluded and will not be impacted by this Plan.

The “Increment Shared” column in Table 5 refers to revenue sharing with the overlapping taxing districts. Revenue sharing is covered in the Revenue Sharing section of this Report on page 21.

Table 4 - Exception Value Assumptions

Unit Type	SF Small	SF Standard	SF Large	Multi-Family	Senior Housing
Total Number of Units	300	525	275	150	80
Number of Years	30	35	30	20	20
FYE 2022 RMV	\$350,000	\$475,000	\$600,000	\$250,000	\$325,000
CPR	.7001	.7001	0.7001	.8645	0.8645
First FYE on Tax Roll	2029	2029	2029	2038	2038

RMV: real market value

CPR: Change Property Ratio from Umatilla County Assessor, SAL 7a, FYE 2022

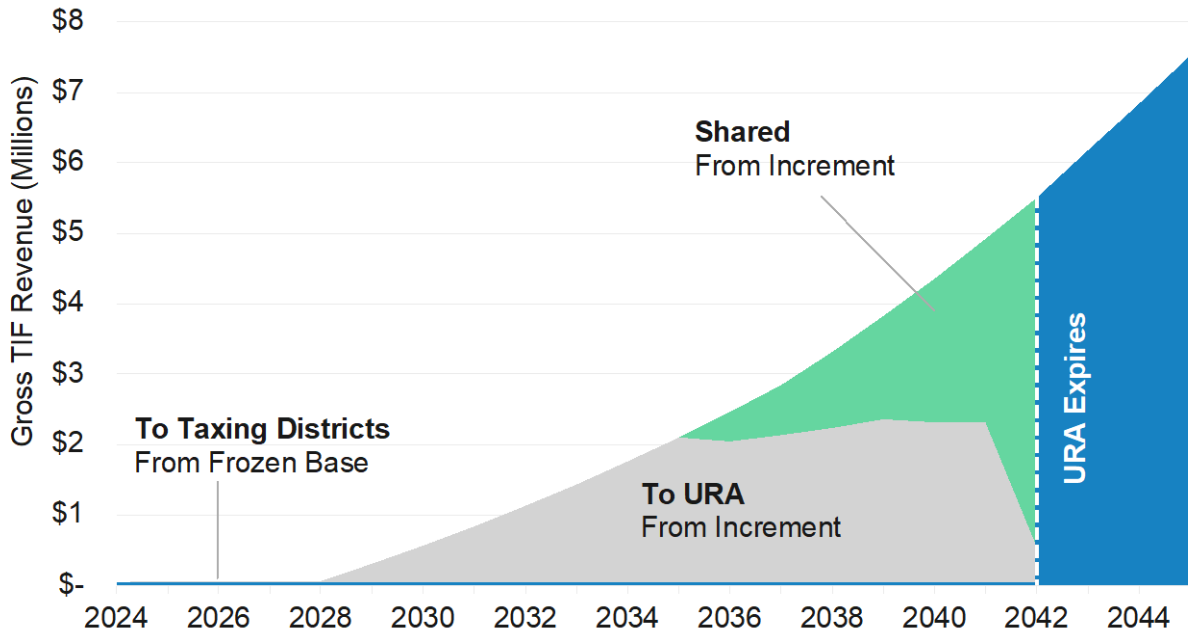
Source: Monte Vista Homes and City of Hermiston

Table 5 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Used	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2024	3,206,735	3,121,349	85,386	-	17.4674	1,491	(112)	1,380	-	1,380
2025	3,294,682	3,121,349	173,333	-	17.4674	3,028	(227)	2,801	21	2,821
2026	3,385,268	3,121,349	263,919	-	17.4674	4,610	(346)	4,264	42	4,306
2027	3,478,571	3,121,349	357,222	-	17.4674	6,240	(468)	5,772	64	5,836
2028	3,574,673	3,121,349	453,324	-	17.4674	7,918	(594)	7,325	87	7,411
2029	17,557,842	3,121,349	14,436,493	-	17.4674	252,168	(18,913)	233,255	110	233,365
2030	32,377,033	3,121,349	29,255,684	-	17.4674	511,021	(38,327)	472,694	3,499	476,193
2031	48,069,821	3,121,349	44,948,472	-	17.4674	785,133	(58,885)	726,248	7,090	733,338
2032	64,675,284	3,121,349	61,553,935	-	17.4674	1,075,187	(80,639)	994,548	10,894	1,005,442
2033	82,234,060	3,121,349	79,112,711	-	17.4674	1,381,893	(103,642)	1,278,251	14,918	1,293,170
2034	100,788,402	3,121,349	97,667,053	-	17.4674	1,705,989	(127,949)	1,578,040	19,174	1,597,214
2035	120,382,242	3,121,349	117,260,893	-	17.4674	2,048,243	(153,618)	1,894,625	23,671	1,918,295
2036	141,061,251	3,121,349	114,071,062	23,868,840	17.4674	1,992,525	(149,439)	1,843,086	28,419	1,871,505
2037	162,872,903	3,121,349	119,230,362	40,521,192	17.4674	2,082,644	(156,198)	1,926,446	27,646	1,954,092
2038	190,271,126	3,121,349	124,777,592	62,372,185	17.4674	2,179,540	(163,466)	2,016,075	28,897	2,044,971
2039	219,166,903	3,121,349	132,394,817	83,650,737	17.4674	2,312,593	(173,444)	2,139,149	30,241	2,169,390
2040	249,625,430	3,121,349	129,527,005	116,977,076	17.4674	2,262,500	(169,688)	2,092,813	32,087	2,124,900
2041	281,714,468	3,121,349	129,527,005	149,066,114	17.4674	2,262,500	(169,688)	2,092,813	31,392	2,124,205
2042	315,504,431	3,121,349	28,243,442	284,139,640	17.4674	493,340	(37,000)	456,339	31,392	487,731
TOTAL:						21,368,563	(1,602,643)	19,765,924	289,644	20,055,565

Source: Tiberius Solutions

Figure 2 - TIF Projections



Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 6 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund urban renewal projects in constant 2023 dollars in five-year increments. Table 6, Table 7, and Table 8 show more detailed tables on the allocation of tax revenues to debt service. Table 10, Table 11, and Table 12, show potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the urban renewal area in FYE 2042, a 19-year time frame for taking division of tax revenues. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$18,100,000 (Eighteen Million One Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$18,100,000 is \$20,055,565 and is from permanent rate tax levies. The additional TIF revenue is greater than the maximum indebtedness due to the projected cost of the interest on borrowings (loans). There are two loans shown in this financial analysis.

Table 6 - TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers

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

Source: Tiberius Solutions

Table 7 - Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources	-	-	-	-	-	-
Beginning Balance	-	-	-	-	-	-
Other Funding Sources	6,812,327	1,011,172	1,010,311	1,009,435	1,008,544	1,007,641
TIF: Current Year	19,765,922	1,380	2,801	4,264	5,772	7,325
TIF: Prior Years	289,644	-	21	42	64	87
Total Resources	26,867,892	1,012,551	1,013,132	1,013,741	1,014,380	1,015,052
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(16,385,366)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)
Loan B	(4,201,559)	-	-	-	-	-
Early Principal Payment	-	-	-	-	-	-
Loan A	(2,900,262)	-	-	-	-	-
Loan B	(3,026,269)	-	-	-	-	-
Total Debt Service, Scheduled Only	(20,586,925)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)
Total Debt Service	(26,513,455)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)
Debt Service Coverage Ratio		0.00	0.00	0.00	0.01	0.01
Transfer to URA Projects Fund	(354,437)	(11,605)	(12,186)	(12,795)	(13,434)	(14,106)
Total Expenditures	(26,867,892)	(1,012,551)	(1,013,132)	(1,013,741)	(1,014,380)	(1,015,052)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

Table 8 - Tax Increment Revenues and Allocations to Debt Service, page 2

	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035
Resources	-	-	-	-	-	-	-
Beginning Balance	-	-	-	-	-	-	-
Other Funding Sources	782,393	540,305	283,938	12,651	145,937	-	-
TIF: Current Year	233,255	472,694	726,248	994,548	1,278,251	1,578,040	1,894,625
TIF: Prior Years	110	3,499	7,090	10,894	14,918	19,174	23,671
Total Resources	1,015,758	1,016,498	1,017,276	1,018,093	1,439,107	1,597,214	1,918,295
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)
Loan B	-	-	-	-	(420,156)	(420,156)	(420,156)
Early Principal Payment	-	-	-	-	-	-	-
Loan A	-	-	-	-	-	(157,206)	(477,342)
Loan B	-	-	-	-	-	-	-
Total Debt Service, Scheduled Only	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,421,102)	(1,421,102)	(1,421,102)
Total Debt Service	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(1,421,102)	(1,578,308)	(1,898,444)
Debt Service Coverage Ratio	0.23	0.48	0.73	1.00	0.91	1.12	1.35
Transfer to URA Projects Fund	(14,812)	(15,552)	(16,330)	(17,147)	(18,005)	(18,906)	(19,851)
Total Expenditures	(1,015,758)	(1,016,498)	(1,017,276)	(1,018,093)	(1,439,107)	(1,597,214)	(1,918,295)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 9 - Tax Increment Revenues and Allocations to Debt Service, page 3

	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042
Resources	-	-	-	-	-	-	-
Beginning Balance	-	-	-	-	-	-	-
Other Funding Sources	-	-	-	-	-	-	-
TIF: Current Year	1,843,086	1,926,446	2,016,075	2,139,149	2,092,813	2,092,813	456,339
TIF: Prior Years	28,419	27,646	28,897	30,241	32,087	31,392	31,392
Total Resources	1,871,505	1,954,092	2,044,971	2,169,390	2,124,900	2,124,205	487,731
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(1,000,946)	(1,000,946)	(1,000,946)	(1,000,946)	(370,228)	-	-
Loan B	(420,156)	(420,156)	(420,156)	(420,156)	(420,156)	(420,156)	(420,156)
Early Principal Payment	-	-	-	-	-	-	-
Loan A	(429,560)	(511,105)	(600,889)	(724,159)	-	-	-
Loan B	-	-	-	-	(1,309,180)	(1,677,446)	(39,643)
Total Debt Service, Scheduled Only	(1,421,102)	(1,421,102)	(1,421,102)	(1,421,102)	(790,384)	(420,156)	(420,156)
Total Debt Service	(1,850,662)	(1,932,207)	(2,021,991)	(2,145,261)	(2,099,564)	(2,097,602)	(459,799)
Debt Service Coverage Ratio	1.32	1.38	1.44	1.32	2.69	5.06	1.16
Transfer to URA Projects Fund	(20,843)	(21,885)	(22,980)	(24,129)	(25,336)	(26,603)	(27,932)
Total Expenditures	(1,018,093)	(1,954,092)	(2,044,971)	(2,169,390)	(2,124,900)	(2,124,205)	(487,731)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2042 a 19-year program of tax increment collections.

The amount of money available for projects in 2023 constant dollars for the Area is approximately \$15,304,285. See Table 2 for the individual project analysis. This \$15,304,285 is calculated by taking the maximum indebtedness (MI) and bringing it back to constant 2023 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 19 years is important to enable the Agency to make projections on the allocation of funds throughout the life of the Area.

Table 10 through Table 12 show the approximate \$15,304,285 of 2023 constant dollars for projects inflated over the life of the Area including administrative expenses. All costs shown in Table 10 through Table 12 are in year-of-expenditure dollars, which are adjusted by 5.0% annually to account for inflation. The year of expenditure total cost is \$18,064,509.

The 5% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

Table 10 - Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources		-	-	-	-	-	-
Beginning Balance	-	-	-	-	-	-	-
Transfer from TIF Fund	354,437	11,605	12,186	12,795	13,434	14,106	14,812
Bond/Loan Proceeds	17,710,072	12,474,001	-	-	-	-	-
Total Resources	18,064,509	12,485,606	12,186	12,795	13,434	14,106	14,812
Expenditures (YOE \$)							
Community Park	(2,756,250)	(2,756,250)	-	-	-	-	-
Neighborhood Parks and Pathways	(3,420,900)	-	-	-	-	-	-
Water Transmission Line	(1,788,255)	(1,788,255)	-	-	-	-	-
Joseph Booster Pump Station Upgrades	(810,338)	(810,338)	-	-	-	-	-
Sewer Main Line	(2,946,983)	(2,946,983)	-	-	-	-	-
2 Million Gallon Reservoir	(3,922,695)	(3,922,695)	-	-	-	-	-
SDC Expenditures	(1,710,450)	-	-	-	-	-	-
Financing Fees	(354,201)	(249,480)	-	-	-	-	-
Administration Costs	(354,437)	(11,605)	(12,186)	(12,795)	(13,434)	(14,106)	(14,812)
Total Expenditures	(18,064,509)	(12,485,606)	(12,186)	(12,795)	(13,434)	(14,106)	(14,812)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036
		-	-	-	-	-	-
Resources	-	-	-	-	-	-	-
Beginning Balance	-						
Transfer from TIF Fund	15,552	16,330	17,147	18,005	18,906	19,851	20,843
Bond/Loan Proceeds	-	-	-	5,236,071	-	-	-
Total Resources	15,552	16,330	17,147	5,254,076	18,906	19,851	20,843
Expenditures (YOE \$)		-	-	-	-	-	-
Community Park	-	-	-	-	-	-	-
Neighborhood Parks and Pathways	-	-	-	(3,420,900)	-	-	-
Water Transmission Line	-	-	-	-	-	-	-
Joseph Booster Pump Station Upgrades	-	-	-	-	-	-	-
Sewer Main Line	-	-	-	-	-	-	-
2 Million Gallon Reservoir	-	-	-	-	-	-	-
SDC Expenditures	-	-	-	(1,710,450)	-	-	-
Financing Fees	-	-	-	(104,721)	-	-	-
Administration Costs	(15,552)	(16,330)	(17,147)	(18,005)	(18,906)	(19,851)	(20,843)
Total Expenditures	(15,552)	(16,330)	(17,147)	(5,254,076)	(18,906)	(19,851)	(20,843)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 12 - Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042
	-	-	-	-	-	-
Resources	-	-	-	-	-	-
Beginning Balance						
Transfer from TIF Fund	21,885	22,980	24,129	25,336	26,603	27,932
Bond/Loan Proceeds	-	-	-	-	-	-
Total Resources	21,885	22,980	24,129	25,336	26,603	27,932
Expenditures (YOE \$)	-	-	-	-	-	-
Community Park	-	-	-	-	-	-
Neighborhood Parks and Pathways	-	-	-	-	-	-
Water Transmission Line	-	-	-	-	-	-
Joseph Booster Pump Station Upgrades	-	-	-	-	-	-
Sewer Main Line	-	-	-	-	-	-
2 Million Gallon Reservoir	-	-	-	-	-	-
SDC Expenditures	-	-	-	-	-	-
Financing Fees	-	-	-	-	-	-
Administration Costs	(21,885)	(22,980)	(24,129)	(25,336)	(26,603)	(27,932)
Total Expenditures	(21,885)	(22,980)	(24,129)	(25,336)	(26,603)	(27,932)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

VIII. REVENUE SHARING

Revenue sharing thresholds are projected to be reached in FYE 2036. This is because the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is met during FYE 2035, triggering the revenue sharing.

Revenue sharing means that at the thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the taxes from incremental growth in the Area. The first threshold is met when annual TIF revenues exceed 10% of the original maximum indebtedness of the Plan or \$1,810,000. The year after the 10% threshold is reached, the Agency will receive the 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is met when annual TIF revenues exceed 12.5% of the maximum indebtedness or \$2,262,500. If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness in all future years, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier. Revenue sharing projections are shown in Table 13.

Table 13 – Revenue Sharing Projections

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

Source: Tiberius Solutions

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2053 and are shown in Table 14 and Table 15.

The Hermiston School District # 8 and the Intermountain Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 14 and Table 15 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 14 shows the general government levies, and Table 15 shows the education levies.

Table 14 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	General County	City of Hermiston	Port of Umatilla	Umatilla County Fire District 1	County Radio District	Cemetery District 8 Hermiston	W. Umatilla Mosquito Control
2024	(225)	(481)	(12)	(138)	(13)	(7)	(16)
2025	(460)	(983)	(25)	(283)	(27)	(15)	(33)
2026	(702)	(1,500)	(38)	(431)	(42)	(23)	(50)
2027	(952)	(2,033)	(51)	(585)	(57)	(31)	(68)
2028	(1,209)	(2,582)	(65)	(742)	(72)	(39)	(86)
2029	(38,059)	(81,309)	(2,056)	(23,380)	(2,271)	(1,233)	(2,700)
2030	(77,661)	(165,915)	(4,196)	(47,708)	(4,635)	(2,516)	(5,510)
2031	(119,598)	(255,510)	(6,461)	(73,471)	(7,137)	(3,875)	(8,485)
2032	(163,974)	(350,317)	(8,859)	(100,732)	(9,785)	(5,313)	(11,633)
2033	(210,899)	(450,567)	(11,394)	(129,558)	(12,586)	(6,833)	(14,962)
2034	(260,484)	(556,502)	(14,073)	(160,020)	(15,545)	(8,440)	(18,480)
2035	(312,848)	(668,373)	(16,902)	(192,188)	(18,670)	(10,137)	(22,195)
2036	(305,217)	(652,071)	(16,489)	(187,500)	(18,214)	(9,889)	(21,654)
2037	(318,686)	(680,846)	(17,217)	(195,774)	(19,018)	(10,326)	(22,609)
2038	(333,508)	(712,510)	(18,018)	(204,879)	(19,903)	(10,806)	(23,661)
2039	(353,799)	(755,860)	(19,114)	(217,344)	(21,113)	(11,463)	(25,100)
2040	(346,543)	(740,359)	(18,722)	(212,887)	(20,680)	(11,228)	(24,585)
2041	(346,429)	(740,116)	(18,716)	(212,817)	(20,674)	(11,225)	(24,577)
2042	(79,542)	(169,936)	(4,297)	(48,864)	(4,747)	(2,577)	(5,643)
TOTAL:	(3,270,795)	(6,987,770)	(176,705)	(2,009,300)	(195,189)	(105,968)	(232,045)

Source: Tiberius Solutions

Table 15 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Hermiston School District #8	Intermountain E.S.D.	Blue Mountain CC	Subtotal	Total
2024	(386)	(49)	(52)	(487)	(1,380)
2025	(789)	(99)	(107)	(996)	(2,821)
2026	(1,205)	(152)	(163)	(1,520)	(4,306)
2027	(1,633)	(206)	(221)	(2,059)	(5,836)
2028	(2,074)	(261)	(280)	(2,615)	(7,411)
2029	(65,300)	(8,224)	(8,832)	(82,357)	(233,365)
2030	(133,248)	(16,782)	(18,023)	(168,053)	(476,193)
2031	(205,202)	(25,845)	(27,755)	(258,802)	(733,338)
2032	(281,341)	(35,435)	(38,054)	(354,829)	(1,005,442)
2033	(361,853)	(45,575)	(48,943)	(456,371)	(1,293,170)
2034	(446,930)	(56,290)	(60,451)	(563,671)	(1,597,214)
2035	(536,774)	(67,606)	(72,603)	(676,983)	(1,918,295)
2036	(523,682)	(65,957)	(70,832)	(660,471)	(1,871,505)
2037	(546,791)	(68,868)	(73,958)	(689,616)	(1,954,092)
2038	(572,221)	(72,071)	(77,397)	(721,688)	(2,044,971)
2039	(607,035)	(76,455)	(82,106)	(765,597)	(2,169,390)
2040	(594,586)	(74,887)	(80,422)	(749,896)	(2,124,900)
2041	(594,392)	(74,863)	(80,396)	(749,651)	(2,124,205)
2042	(136,476)	(17,189)	(18,459)	(172,125)	(487,731)
TOTAL:	(5,611,910)	(706,814)	(759,054)	(7,077,787)	(20,055,565)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section.

Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2043.

The Frozen Base is the assessed value of the Area established by the County Assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 16 - Additional Revenues Obtained after Termination of TIF - FYE 2043

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
General County	2.8487	8,892	991,197	1,000,089
City of Hermiston	6.086	18,997	2,117,606	2,136,603
Port of Umatilla	0.1539	480	53,549	54,029
Umatilla County Fire District 1	1.75	5,462	608,908	614,370
County Radio District	0.17	531	59,151	59,682
Cemetery District 8 Hermiston	0.0923	288	32,116	32,404
W. Umatilla Mosquito Control	0.2021	631	70,320	70,951
Subtotal	11.303	35,281	3,932,847	3,968,128
Education				
Hermiston School District #8	4.8877	15,256	1,700,661	1,715,917
Intermountain E.S.D.	0.6156	1,922	214,196	216,118
BMCC	0.6611	2,064	230,028	232,092
Subtotal	6.1644	19,242	2,144,885	2,164,127
TOTAL:	17.4674	\$54,523	\$6,077,732	\$6,132,255

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 203 values), including all real, personal, manufactured, and utility properties in the Area, is projected to be \$3,121,349. The Umatilla County Assessor will certify the frozen base once the urban renewal plan is adopted. The frozen base assessed value of the City of Hermiston Downtown Urban Renewal Area is \$42,262,899. The Downtown Urban Renewal Area has excess value of \$15,049,186. The total assessed value of the City of Hermiston as stated in the Umatilla County Assessor SAL 4a for FYE 2022 was \$1,168,246,817.

The percentage of total City assessed value in urban renewal areas is 3.94%, below the 25% threshold. ORS 457.160 (2)(b) states “For municipalities having a population of less than 50,000, according to the latest state census:

- A. The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to [ORS 457.435](#).”

The Area contains approximately 392.8 acres, including public rights-of-way. The City of Hermiston Downtown Urban Renewal area contains 125.2 acres. The City of Hermiston contains 5,402 acres. This puts 9.6% of the city’s acreage in an urban renewal area, which is below the 25% threshold.

Table 17 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

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

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions, City of Hermiston, and Umatilla County Department of Assessment and Taxation SAL 4a and SAL 4e (FYE 2022)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

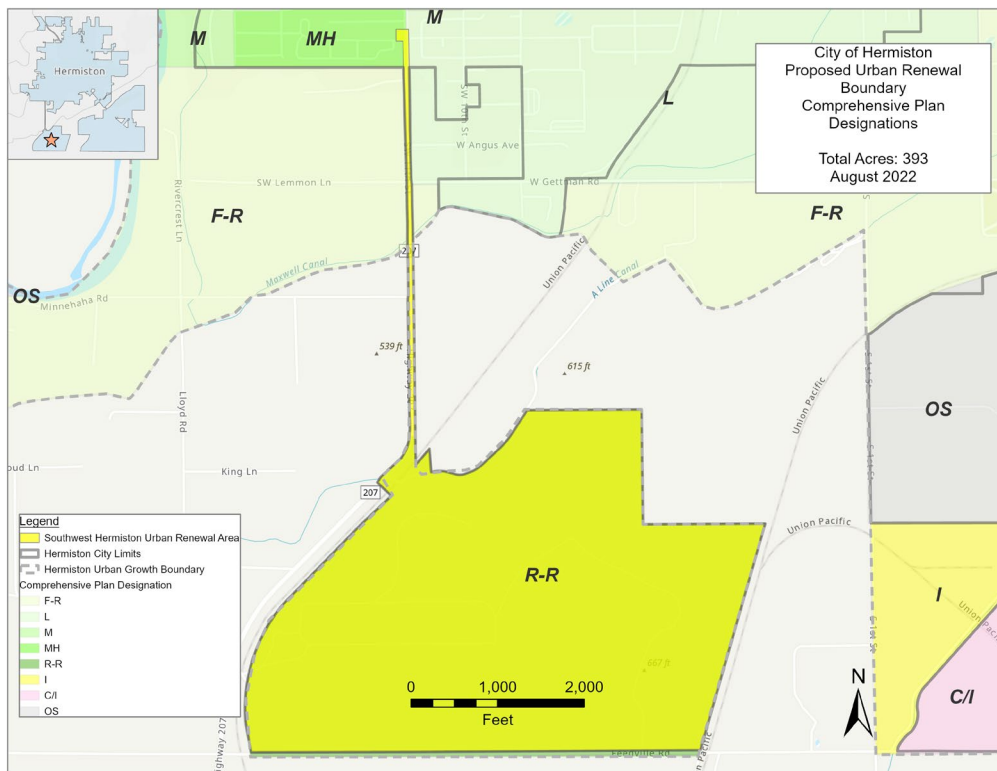
The Area consists of nine parcels that will be in one development and a parcel for the new water reservoir. These parcels combined are 392.8 acres, including 9.6 acres of right-of-way. The zoning and comprehensive plan designations for the nine development taxlots are all Recreational Residential. The zoning for the booster pump station is Multi-Structure Residential and its comprehensive plan designation is Medium Density Residential. The detailed land use, zoning, and comprehensive plan designations in the Area can be seen in Table 18.

Table 18 - Land Use, Zoning and Comprehensive Plan Designations in the Area

Land Use	Zoning	Comprehensive Plan	Acres
Vacant	Recreational/Residential RR	Recreational Residential R-R	383.04
Vacant	Multi-Structure Residential R-4	Medium Density Residential MH	0.16
Right of Way			9.6
TOTAL:			392.8

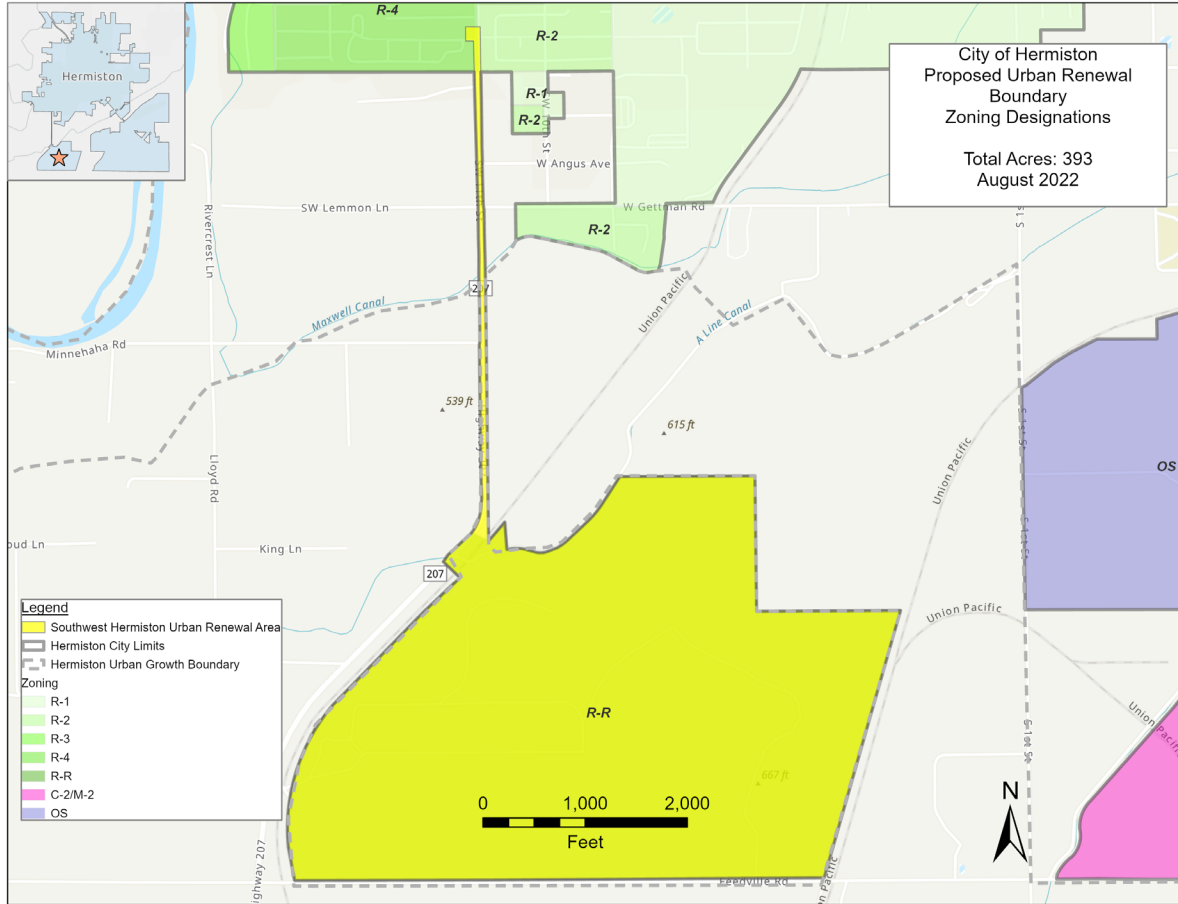
Source: Compiled by Elaine Howard Consulting, with data from the City of Hermiston (FYE 2022)

Figure 3 - Hermiston Urban Renewal Area Comprehensive Plan Designations



Source: City of Hermiston

Figure 4 - Hermiston Urban Renewal Area Zoning Designations



Source: City of Hermiston

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects identified by the City of Hermiston in itemizing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections III and IV of this report.

1. Transportation

The *City of Hermiston Transportation Systems Plan Final Report* was completed in 1997 and amended in 2000, 2003, 2014, and 2017. There were no identified projects in this Area. However, development within the Area is expected to generate traffic impacts and related public capital investments for mitigation that are included in citywide or subarea transportation system development charges. There will be traffic mitigations but they will not be urban renewal projects but funded separately and included in a TSP revision to be developed concurrently with the development plan.

2. Parks

The *Hermiston Parks, Recreation and Open Space Master Plan* was completed on July 29, 2020

No parks were identified for this Area as development was not expected to occur at the time the analysis was completed in 2020.

Vision Statement

Hermiston actively provides inviting parks, trails, and programs for all walks of life. We celebrate our unique abilities, values and cultures. Parks and Recreation facilities and programs are the heart of our physical and emotional well-being.

The following needs were identified in the Parks Master Plan.

Facility Needs

- Indoor Aquatic and Athletic Facility, Wellness Center
- Universally accessible facilities
- Expanded trail facilities (walking, bicycling)
- Parks in Northeast, specifically, and east generally
- More athletic fields, specifically soccer or multipurpose fields.
- Areas for large group gatherings for extended periods of time
- Restrooms
- Water access
- Skate Park

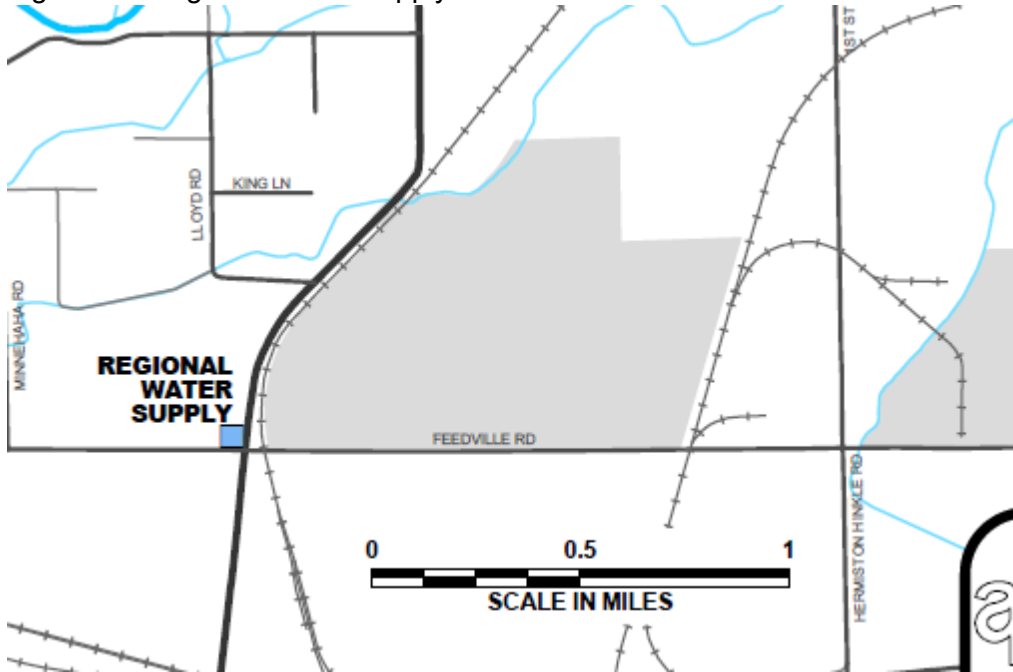
3. Water, Sanitary Sewer and Storm Water

The *Hermiston Capital Improvement Plan* (CIP) was completed in January 2021 by Anderson Perry & Associates, Inc. The following information comes from that document.

a) Water

The regional water supply is located to the west of the site.

Figure 5 - Regional Water Supply



Source: Hermiston Capital Improvement Plan, Figure 1

Project W 27 was identified to provide water to the Area.

Project Number: W 27.0

Project Name: Southwest Storage Reservoir

Fund: Water

Subcategory: Storage

Estimated Cost: \$3,100,000 (plus inflation depending on year constructed)

Fiscal Year: Undefined

Project Description:

The project will include developing a new reservoir located in the southwest area of the City. Work will include construction of the new reservoir, water line extensions, control systems, valves, site

development, property acquisition, and engineering/permitting services. Specific attention for access to the reservoir roof will be evaluated during design. Access alternatives may entail an exterior stairway system or a ladder system with landings.

Project Justification:

A new 2,000,000-gallon reservoir on the southwest side of town is needed to accommodate additional water demands from ongoing population growth. A new reservoir will reduce the

City's reliance on booster pump stations to pressurize the system, provide compliance with fire flow requirements as well as applicable health and safety rules, and will ensure minimum water distribution system pressures are maintained. A new well constructed in a separate project would keep the reservoir full and operating. The Water System Master Plan prepared in 2018 and 2019 discusses this project in more depth.

Funding Data:

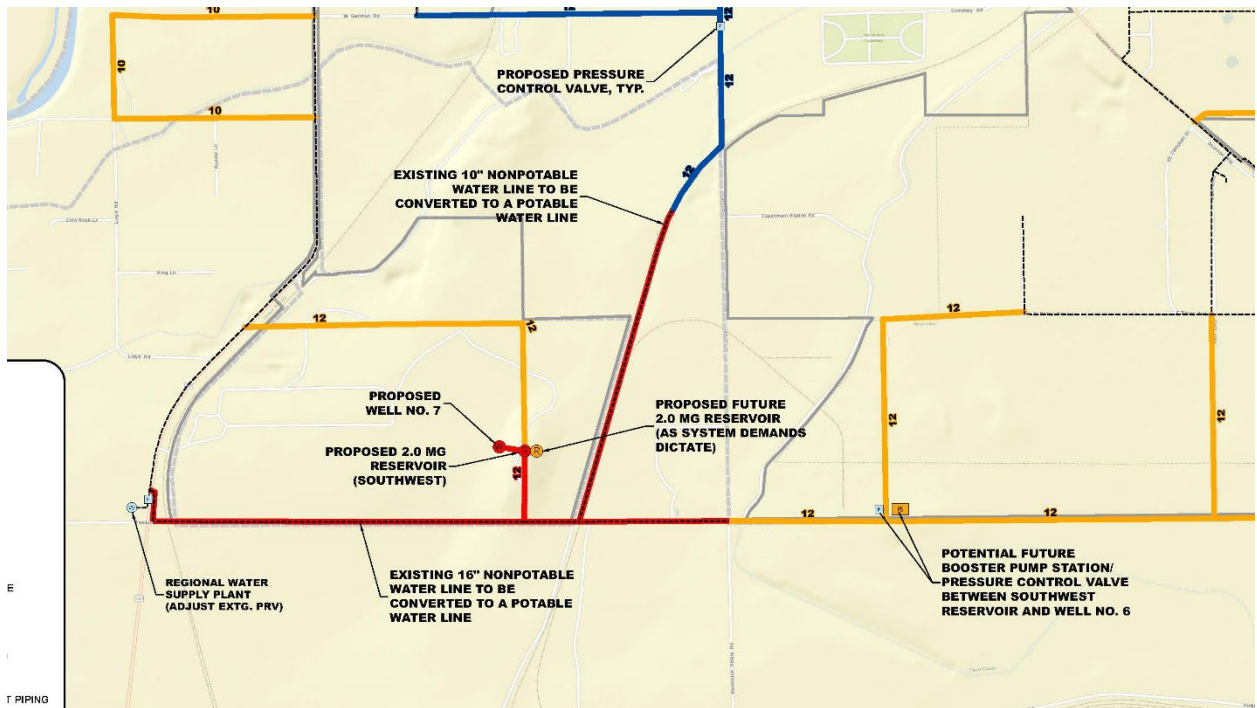
Project No. Fund Name Amount Fiscal Year
W 27.0 Water Fund \$3,100,000 Undefined

Water Systems

There are no existing water systems that serve the Area.

The **Hermiston Water System Master Plan**, completed in 2019 by Anderson Perry & Associates, proposes the following improvements in the Area.

Figure 6 – Water System in the Area



Source: **Hermiston Water System Master Plan** Proposed Water Distribution System Pressure Zone Map , Figure 5-3

Medium Priority Improvements

Provide distribution system piping and/or pressure reducing valves to connect similar pressure zones to reduce the number of and/or reliance on booster pump stations. Provide distribution piping to connect the proposed southwest reservoir to the existing distribution system.(p 6-3)

Long-Term/Future Development Improvements

Provide distribution system piping to serve areas within the City’s urban growth boundary not currently being served. Create a new pressure zone with a booster pump station in east Hermiston to serve existing and future users with system pressures near the City’s recommended minimum system pressure. (p 6-4)

Modifications to Existing Booster Pump Stations

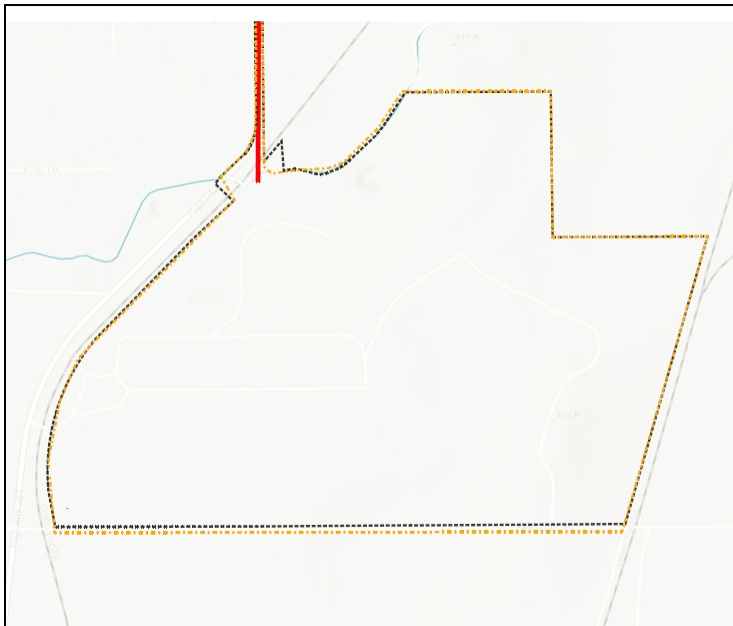
The proposed improvements presented herein would allow the City to discontinue continuous use of the Geer Road booster pump station, Sunland booster pump station, and Moore booster pump station. As part of the proposed northeast reservoir and southwest reservoir improvements, the Alora Heights booster pump station and Joseph booster pump station would be improved to change from 24-hour per day booster pump stations to reservoir fill stations. See Chapters 4 and 5 for further discussion on proposed improvements at the Alora Heights booster pump station and Joseph booster pump station to convert them from “booster” stations to “reservoir fill” stations. Once the system improvements are made, the Geer Road booster pump station and Moore booster pump station are not anticipated to be used on a daily basis.

However, it is recommended that the City maintain the Geer Road and Moore booster pumpstations to act as backups to the Alora Heights and Joseph booster pump stations, respectively. (p 6-4)

b) Sanitary Sewer

The CIP shows a proposed sanitary sewer trunkline to the Area.

Figure 7 - Proposed Future Sanitary Sewer Trunkline and Lift Stations



Source: Figure 1 of the CIP

Lift Station 8

Lift Station 8, also known as “West Side,” was constructed in 1980 and is located on the west end of the City at the northeastern corner of Harrison Park. Lift Station 8 is the primary lift station for the western sanitary sewer trunkline and pumps all sewage from Basins W3 to W21 north through approximately 3,300 feet of 12-inch Class 50 ductile iron pipe to Manhole W1-23 on W. Elm Avenue Extension. Lift Station 8 consists of a wetwell and a drywell. A building above the drywell houses control equipment.

Three 6-MVF-15, centrifugal, vertical, variable speed, single-stage, dry pit-type pumps with non-clogging impellers are located on the bottom floor of the drywell. The pumps are 3-phase, 480-volt (V), 60-Hz pumps manufactured by the Worthington Pump Corporation. Each is rated at 30 Hp with a design pump rate of 900 gpm against 74 feet of TDH. Although the pumps are supposed to be variable speed, some issues with the control system cause the pumps to run at their maximum capacity for all but the first and last few seconds of a run cycle. Attempts have been made to diagnose and fix these issues, but they have been unsuccessful.

Pumps are operated based on wetwell water levels that are sensed by a purged-air, liquid level controller. The control system is a CD-3000-SLB-A Peabody Flomatcher. Telemetry monitoring utilizes an old auto-dialer system by Stead and Baggerly, Inc., to notify City personnel when problems are detected.

Auxiliary power is provided by a 164 kVA, 480-V, 3-phase, 60-Hz diesel generator located on the first floor of the lift station building. It outputs 135 kW and has a fuel tank capacity of 550 gallons. When the power goes out, the transfer switch can automatically change the power source if the engine control switch is set to automatic. The switch can be set to manual if needed. The City has purchased a new natural gas generator that is anticipated to be installed in fall 2020.

Lift Station 8 has been maintained by City personnel and is cleaned approximately once every six months. The wetwell appears to be in good condition. An intake plug valve on Pump 1 has been replaced. Three discharge plug valves, three check valves, and two intake plug valves are on the City’s list to be replaced, but funds to purchase the replacement parts have not been made available. Because the control system does not allow pump speeds to vary, upgrades to the pump control system, potentially with new variable frequency drives (VFDs), are needed to replace the current system. New motors may be required when the VFDs are purchased and installed. (p 3-20)

Basin W8 Trunkline

Basin W8 trunkline is located in the southwest portion of the City between W. Highland Avenue and the Maxwell Canal. The trunkline consists of 8-inch PVC, 8-inch transite, and 8-, 10-, and 12-inch concrete pipe. The trunkline begins at upstream Manhole W8-84 and flows through the basin into the western primary trunkline at Manhole W1-4.

The area south of the basin to the UGB has the potential for future development. When developed, this 52-acre area is expected to contribute approximately 23,300 gpd to the basin’s existing flows. Analyzing this trunkline at minimum slope with combined existing and future flows shows that the pipes appear to have adequate capacity, with pipe flows ranging from 34 to 73 percent of capacity. (p 3-9)

Lift Station 8

Lift Station 8 is the main lift station on the west side of Hermiston, located in the northeast corner of Harrison Park. Three pumps alternate days to pump sewer flows. Lift Station 8 had an average maximum daily run time of 13.08 hours in August 2017. The average run times of Pumps 1, 2, and 3 were 5.4, 4.0, and 3.6 hours, respectively. Operation is being distributed among the pumps in a slightly uneven fashion likely due to differing pump age, impeller wear, and pump rebuild times; however, flow is likely being evenly distributed even though hour meter readings vary slightly between pumps. The design capacity of the pumps at this lift station is 900 gpm. With a maximum daily run time of 13.08 hours and a design pumping rate of 900 gpm, this lift station is theoretically pumping approximately 0.707 MGD or 43.4 percent of the City’s sewage.

Lift Station 8 operates 13.08 hours on average during the maximum month, correlating to 82 percent of capacity. If the lift station continues pumping approximately 43 percent of the City’s sewage through year 2043, the pumps would need to operate for approximately 17.38 hours per day and pump approximately 0.939 MGD. This would result in Lift Station 8 operating at approximately 109 percent of capacity. (P 4-12)

The area north of Feedville Road and between two UPRR tracks will likely be developed. This area would be serviced by extending sewer from Manhole W8-92 west to S.W. 11th Street, then south along S.W. 11th Street. (p 5-6)

Update Lift Station 8 Electrical and Controls

The electrical and pump controls at Lift Station 8 have surpassed their useful life and need to be updated to current industry standards. It is recommended that pumping volumes and pump run hours be monitored as development occurs in areas served by Lift Station 8 as pumping capacities may need to be increased to meet future demands. (p 5-7)

c) Stormwater

Hermiston’s Public Works Standards call for managing stormwater through Underground Injection Control (UIC) systems, or by infiltration swales where depth to groundwater is not sufficient to allow for a UIC. The area is currently undeveloped with no stormwater infrastructure. Based on soil types and groundwater depths in the area, it is anticipated that all stormwater generated within the area will stay within the area predominantly through the use of UIC’s constructed by development as it occurs.

C. Social Conditions

The Area is undeveloped. Therefore, the following demographics are presented for the City of Hermiston as a whole. The following information is excerpted from the *Housing Capacity Analysis* completed in January of 2021 by Johnson Economics¹, which identifies the social conditions in the Area and the relating housing needs.

“Hermiston is a City of nearly 21,400 people (within the UGB) located in Umatilla County in north-central Oregon. The city is the largest city in the county and represents roughly a quarter of the county’s population. The estimated population within the city limits was 19,696 in 2021, meaning that an additional 2,000 people (or 11%) live outside the city but within the UGB.

- *Hermiston’s UGB population makes it roughly the 28th largest city in the state by population, similar in size to other Oregon cities such as Ashland or Happy Valley. The city is roughly 125% the size of nearby Pendleton.*
- *According to the US Census and PSU estimates, Hermiston has experienced moderate growth, growing at just over 42% since 2000. In comparison, Umatilla County and the state are both estimated to have experienced lower growth of less than 24% since 2000.*

Hermiston’s UGB was home to an estimated 7,673 households in 2020, an increase of 1,975 households since 2000. The percentage of families has remained stable from 68% of all households in 2000 to 67% in 2020. The city has a higher share of family households than Umatilla County (64%) and the state (63%).

- *Average household size is estimated to have grown since 2000. Hermiston’s estimated average household size is 2.8 persons. This is slightly larger than the Umatilla County average of 2.7 and the statewide average of 2.5.*

Since 2000, Hermiston’s UGB has grown by roughly 6,285 people within the UGB, or 42% in 20 years. This was higher than the countywide rate of growth. In comparison, the population of the state grew by an estimated 24% during this period.

Data from the City of Hermiston and the US Census indicate that the city added just over 1,930 new housing units since 2000 within the UGB, representing 32% growth in the housing stock. This number of new units is slightly lower than the growth in new households estimated during the same period (1,971), indicating that housing growth has not kept pace with growing need.

As of 2020, the city had an estimated housing stock of roughly 8,051 units for its 7,673 estimated households. This translates to an estimated average vacancy rate of under 5%.

Hermiston has a greater share of homeowner households than renter households. The 2018 ACS estimates that 60% of occupied units were owner occupied, and 40% renter occupied. The ownership rate has risen from an estimated 55% in 2000. During this period the statewide rate fell from 64% to 61%. Nationally, the homeownership rate is 66%.

¹ Johnson Economics. (January 2021). *Housing Capacity Analysis*

The estimated ownership rate is higher across Umatilla County (64%) than it is in Hermiston or the state overall

Hermiston had an estimated 8,051 housing units in 2020, with a vacancy rate of 4.7% (includes ownership, rental units, and second homes). The housing stock has increased by roughly 1,930 units since 2000, or growth of 32%.

Hermiston’s housing stock reflects the pattern of development over time. Seventy-three percent of the housing stock is pre-2000 with the remainder being post-2000. The single largest share of housing stock was built in the 1970’s. Rental units are more likely to be older units, while a larger percentage of ownership units were built since the 1990’s.

The results (of their analysis) show a need for 2,030 new housing units by 2040.

- Of the new units needed, 61.5% are projected to be ownership units, while 38.5% are projected to be rental units.
- There is some new need for ownership housing at the low-end of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$175k to \$300k). This is because some of the city’s current housing is found at lower value levels due to age, condition, and mobile homes. At the same time, most new homes are projected to be priced at higher price points.
- The greatest need for rental units is found at the lowest and some higher price points. Market rents are currently clustered in the \$400 to \$1,000 range in current dollars. Therefore, most units are to be found in this range. There is insufficient rental housing for the lowest income households making \$15,000 or less, and there may also be some support for higher rent units, which may be in new apartment complexes, townhomes or detached single-family homes for rent.“

According to the US Census 2016-2020 update, there are 6,041 households on Hermiston with 2.87 persons in each household. Forty-five percent of the residents speak a language other than English at home.

The following social conditions were taken from the <https://www.census.gov/quickfacts/hermistoncityoregon> Approximately 79% of the residents are white. 52% of the Hermiston residents identify as Hispanic or Latino.

Table 19 – Race in the Area

Race	Percent
White alone, percent	78.90%
Black or African American alone, percent(a)	0.30%
American Indian and Alaska Native alone, percent(a)	0.20%
Asian alone, percent(a)	0.20%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.10%
Two or More Races, percent	7.40%
Hispanic or Latino, percent(b)	52.30%
White alone, not Hispanic or Latino, percent	44.50%

Source: US Census Quick Facts

The largest percentage of residents (31.50%) .in Hermiston are under 18 years of age.

Table 20 - Age in the Area

Age	Percent
Persons under 5 years, percent	8.20%
Persons under 18 years, percent	31.50%
Persons 65 years and over, percent	11.50%
Female persons	51.3%

Source: US Census Quick Facts

In Hermiston, 69 % of the residents have graduated from high school but have not attended college. An additional 16% of residents have earned a bachelor’s degree or higher.

Table 21 - Educational Attainment in the Area

Education	Percent
High school graduate or higher, percent of persons age 25 years+, 2016-2020	69.20%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	16.00%

Source US Census Quick Facts

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Umatilla County Department of Assessment and Taxation for FYE 2023 including all real, personal, manufactured, and utility properties, is estimated to be \$3,121,349.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. The properties in the Area are vacant and undeveloped and not contributing significantly to the tax base in Hermiston.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for facilitating improvement of properties for residential uses, recreation improvements, utility improvements, multi-modal improvements, an incentive program to help facilitate the development of workforce housing and plan administration.

It is anticipated that these improvements will catalyze development on the undeveloped and parcels in the Area and provided needed infrastructure improvements and new recreational opportunities for the community. As the development will be new construction, it will be up to current building code which will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Hermiston by providing assistance to facilitate the development of much needed housing, providing recreational activities to support local residents, and providing infrastructure improvements inside the Area to assist with housing development.

The land is subject to geographic constraints and high public infrastructure demand which make conventional development cost prohibitive. Urban renewal is the most effective financing tool to provide infrastructure to the Area and at the capacity necessary to develop the land at urban density. Without the provision of urban level services, the land will remain blighted and undeveloped for the foreseeable future. Without using urban renewal to provide services, the inability to develop the land at urban density would cause a skewing of the city's residential land inventory.

Without the provision of assistance through urban renewal, the city has a large residential tract which cannot be developed. This excess of undeveloped land makes it difficult to fulfill Statewide Housing Goal 10's needs in general and meet potential housing production strategy needs specifically. The land within the Area constitutes nearly the entirety of the city's 20-year housing needs within the acknowledged Housing Capacity Analysis. The ability to develop this tract at urban density, with the assistance of the formation of an urban renewal district, allows the city to generate sufficient economic growth and maximize tax revenue.

XIII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits. At the writing of this report, the Agency does not anticipate acquiring any property on the Area.

An enumeration by cost range of the housing units to be added is shown in Table 4 on page 10.

Southwest Hermiston Urban Renewal Plan



Where Life is Sweet

Adopted by the City of Hermiston

Date

Ordinance No. _____

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

List of Participants

Mayor

Dr. David Drotzmann

City Council

Lori Davis, Ward 1

Roy Barron, Ward 2

Jackie C. Myers, Ward 3

Phillip Spicerkuhn, Ward 4

Maria Duron, at large

Rod S. Hardin, at large

Nancy Peterson, at large

Doug Primmer, at large, Council President

Hermiston Urban Renewal Agency

Dr. David Drotzmann

Lori Davis

Roy Barron

Jackie C. Myers

Phillip Spicerkuhn

Maria Duron

Rod S. Hardin

Nancy Peterson

Doug Primmer

Planning Commission

Position 1 Annette Kirkpatrick

Position 2 Philip Hamm

Position 3 Ben Doherty

Position 4 Patrick Collins

Position 5 Josh Burns

Position 6 Dean Fialka

Position 7 Ben Sargent

Position 8 Margaret E. Saylor, Chair

Position 9 Derek Caplinger

City Manager

Byron Smith

Economic Development/Assistant City Manager

Mark Morgan

Planning Director

Clinton Spencer

Finance Director

Mark Krawczyk

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk

Ali Danko

Rob Wyman

FCS Group

Todd Chase

DRAFT

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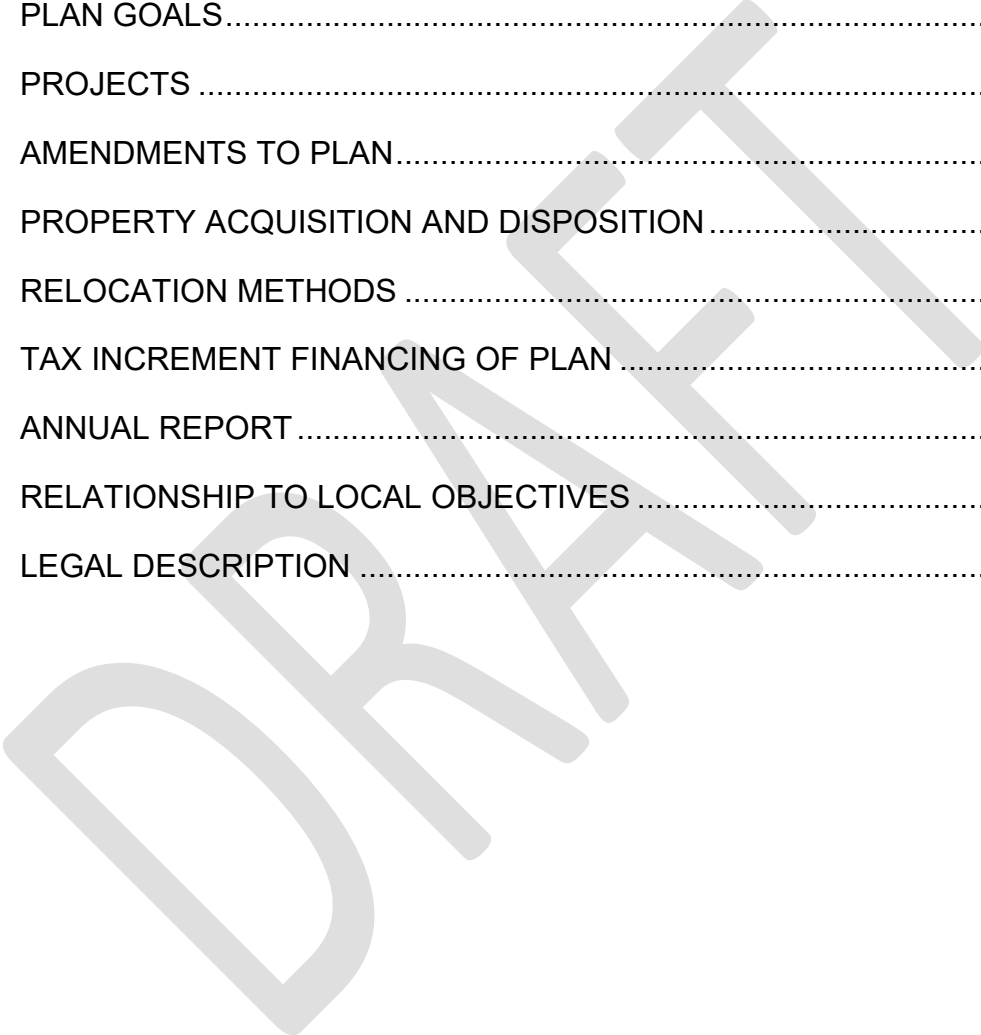
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I. DEFINITIONS

“Agency” is the Hermiston Urban Renewal Agency created under ORS 457.035 and 457.045.

“Area” means the properties and rights-of-way located with the Hayfield Park Urban Renewal Area.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the Southwest Hermiston Urban Renewal Plan.

“City” means the City of Hermiston, Oregon.

“City Council” or “Council” means the Hermiston City Council.

“Comprehensive Plan” means the City of Hermiston Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Umatilla County, Oregon.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a Southwest Hermiston Urban Renewal Plan at the time of adoption. The county assessor certifies the assessed value after the adoption of the Southwest Hermiston Urban Renewal Plan.

“Southwest Hermiston Urban Renewal Plan” means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in the Southwest Hermiston Urban Renewal Plan, or portion thereof, over the assessed value specified in the certified statement.

“Maximum Indebtedness” means the maximum principal amount of indebtedness that may be incurred by a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

“Plan” or “ ” means the official plan for the Southwest Hermiston Urban Renewal Plan pursuant to ORS 457.

“Plan Area” or means a blighted area included in the Southwest Hermiston Urban Renewal Plan under ORS 457.160.

“Planning Commission” means the Hermiston Planning Commission.

“Project(s)” or means any work or undertaking carried out under the Southwest Hermiston Urban Renewal Plan.

“Report Accompanying Southwest Hermiston Urban Renewal Plan” or “Report” means the official report that accompanies the Southwest Hermiston Urban Renewal Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of the Southwest Hermiston Urban Renewal Plan.

“Tax increment revenues” means the funds allocated by the assessor to the Hermiston Urban Renewal Agency due to increases in assessed value over the frozen base within the area.

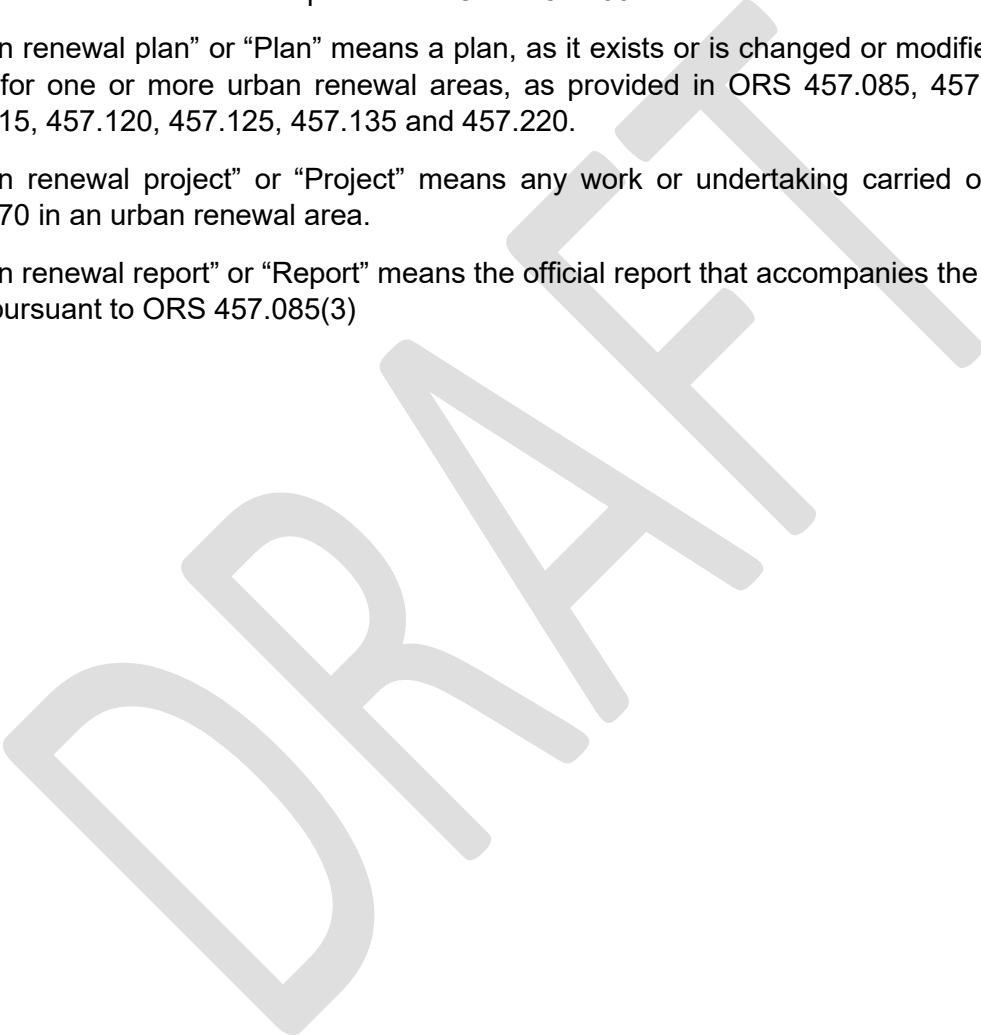
“Urban Renewal” means the statutory authority provided in ORS 457.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3)



II. INTRODUCTION

The city of Hermiston completed a Housing Capacity Analysis by Johnson Economics in January of 2021. The findings demonstrate that there is a need for more home buying opportunities in the heart of Hermiston’s income distribution, where most households are found. There is also a need for additional subsidized affordable units for low-income households. In general, there is need for more apartment units of all types to alleviate low vacancy and availability in the community. The results of the analysis shows a need for 2,030 new housing units by 2040. Of these new units, 61.5% are projected to be ownership units, and 38.5% are projected to be rental units. There is some new need for ownership housing at the low-end of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$175k to \$300k). This is because some of the city’s current housing is found at lower value levels due to age, condition, and mobile homes. At the same time, most new homes are projected to be priced at higher price points.¹

The development of the property included in the Southwest Hermiston Urban Renewal Area (Area) into a residential area will address some of the future housing need of Hermiston. The Area is located in the southwest of the Hermiston city limits, just north of Feedville Road, east of Hermiston Highway 207 and west of Highway 395. There are projected to be 1,100 single family units of different sizes, 150 multi-family units and 80 senior housing units and the ability to help provide assistance to workforce housing. The installation of infrastructure will facilitate the development of this property. The provision of funding for parks will provide recreational opportunities for the area residents and for City of Hermiston residents. .

The land is subject to geographic constraints and high public infrastructure demand which make conventional development cost prohibitive. Urban renewal is the most effective financing tool to provide infrastructure over a great distance and at the capacity necessary to develop the land at urban density. Without the provision of urban level services, the land will remain blighted and undeveloped for the foreseeable future. The inability to develop the land at urban density without using urban renewal to provide services causes a skewing of the city’s residential land inventory.

Without the provision of assistance through urban renewal, the city has a large residential tract which cannot be developed. This excess of undeveloped land makes it difficult to fulfill Statewide Housing Goal 10 needs in general and meet potential housing production strategy needs specifically. The land within the Area constitutes nearly the entirety of the city’s 20-year housing needs within the acknowledged Housing Needs Analysis. The ability to develop this tract at urban density with the assistance of the formation of an urban renewal district allows the city to generate sufficient economic growth and maximize tax revenue.

The Plan Area, shown in Figure 1, consists of approximately 393 total acres, 383.4 acres of land in tax lots and 9.6 acres of public rights-of-way.

It is anticipated that the Plan will take nineteen years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is eighteen million one hundred thousand dollars (\$18,100,000).

¹ Housing Needs Analysis, Johnson Economics, p 22.

Goals and objectives are intended to guide tax increment financing (TIF) investment in the Area over the life of the Plan. The project category descriptions and list of projects are intended to aid future decision makers when considering how best to expend funds generated by TIF.

The Plan is to be administered by the Hermiston Urban Renewal Agency (HURA or Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section IX. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1 - Statutory References. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XII
ORS 457.085(2)(d)	XI
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

A. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general,

urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The Southwest Hermiston Urban Renewal Area meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

B. Report Accompanying the Plan

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. These requirements include:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

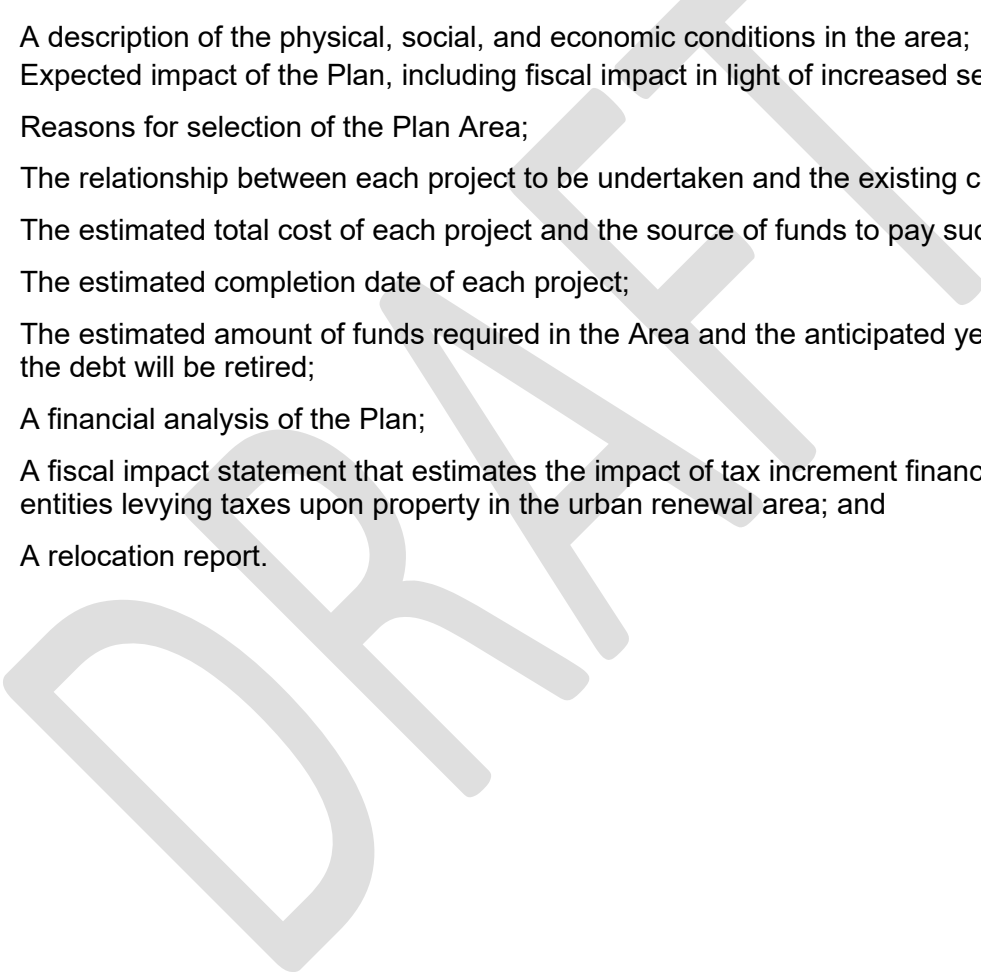
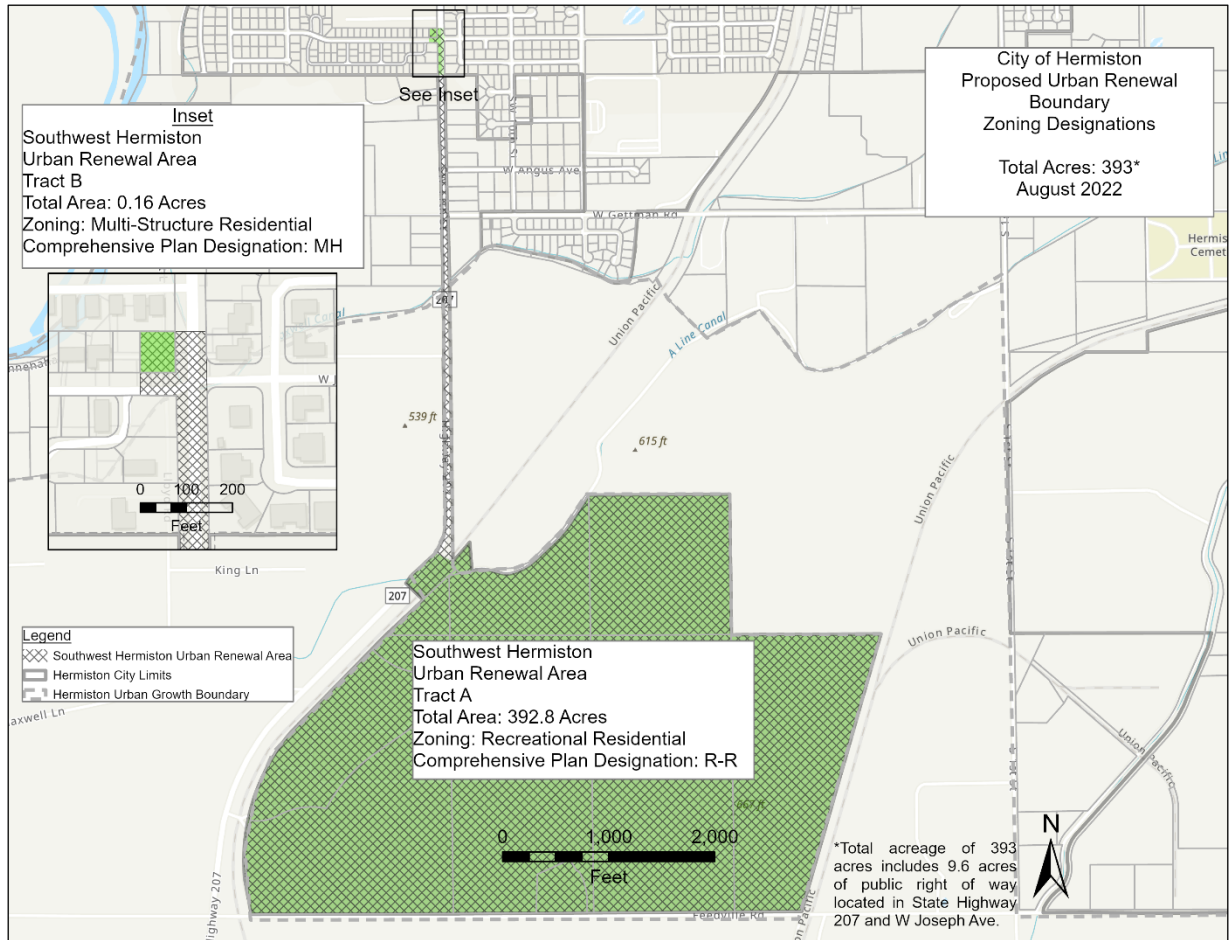


Figure 1 Boundary



Source: City of Hermiston

III. MAXIMUM INDEBTEDNESS

Maximum Indebtedness ("MI") is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$18,100,000 (eighteen million one hundred thousand dollars. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on debt proceeds.

IV. PLAN GOALS

A. Encourage the development of housing

Objective #1 - Construct utility and parkland infrastructure necessary to develop housing.

B. Increase local government tax revenue by attracting private investment

Objective #1 - Begin sharing tax increment revenue with local taxing entities as soon as annual revenues are capable of covering annual debt service.

C. Provide for a connected community with a variety of community space options

Objective #1 - Construct parkland infrastructure necessary to meet the needs of the community.

D. Provide resources to adequately administer the Southwest Hermiston Urban Renewal Plan

Objective #1 – Administer the Plan including the projects, financial accounting and reporting as required by State Statute.

V. PROJECTS

The projects to be undertaken in the Area are infrastructure upgrades, parks and pathways, incentives for development of workforce housing and administration of the Plan.

A. Infrastructure Upgrades

1. Water transmission line

Construct approximately 6,000 linear feet of new 12" ductile iron water line from the new reservoir located on an elevated area in the southeast portion of the Area, going northwest through the Area to connect to an existing 12" City of Hermiston water main located within the OR207 right-of-way. This project will connect the storage reservoir to the rest of the city's waterworks.

2. Joseph Booster Pump Station upgrades

Provide upgrades to the Joseph Booster Pump Station, which currently boosts water from the City's main pressure zone to higher elevations in the southwestern portion of the city using one 15hp pump, two 25hp pumps, and one large 100hp pump. In order to boost water further to this area, this project will install three new larger pumps with variable frequency drives, make associated upgrades to electrical and control systems, and make adjustments to existing valving, which will include installation of two pressure-reducing valves.

3. Sewer main line

Construct approximately 5,300 linear feet of 8" PVC gravity sewer main from the intersection of OR207 and Gettman Road, south to the vicinity of Hermiston Irrigation District's A-Line Canal, and east under the railroad tracks and canal, to serve the larger area 2 million-gallon reservoir. To be able to develop in the Area, this sewer line must be constructed.

4. 2 million gallon reservoir

Construct a two million-gallon water reservoir on an elevated point in the southeast portion of the Area to serve the Area with pressurized and backup water.

B. Parks and Pathways

1. Community Park and Pathways development

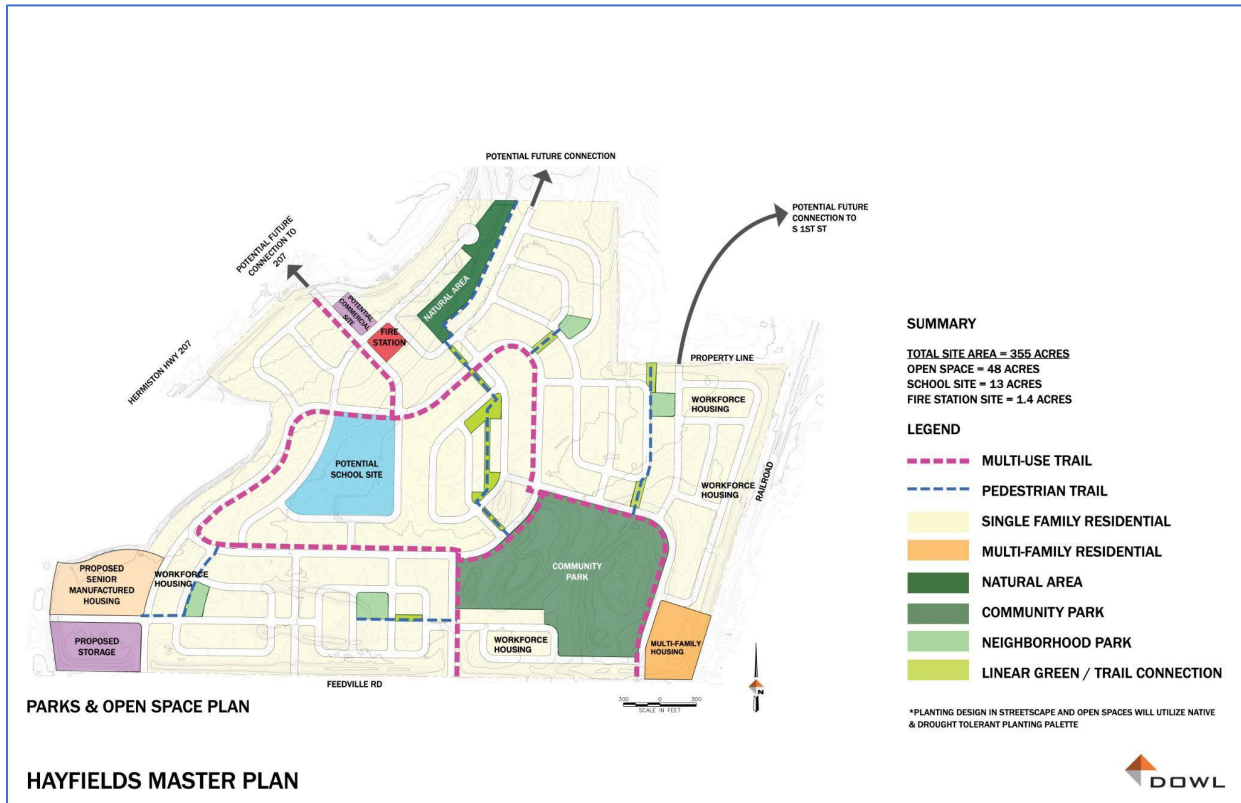
Develop parks within the Area including but not limited to: (1) A large 38-acre community park with amenities designed to enhance the desirability of the entire area, and (2) several smaller neighborhood parks and trails throughout the Area with amenities designed to serve more local demands within the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

Figure 2 Community Park Conceptual Plan



Source: Monte Vista Homes

Figure 3 Parks and Open Space Plan



Source: Monte Vista Homes

C. Developer Incentives

- 1. System Development Charge Reimbursement for development of workforce housing

D. Administration

- 1. Financing fees
- 2. General administration including annual reporting, financial statements and administration of the Plan.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Hermiston, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- (1) Add land to the Southwest Hermiston Urban Renewal Plan boundary except for an addition of land that totals not more than 1% of the existing area of the Southwest Hermiston Urban Renewal Plan boundary; or
- (2) Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Hermiston Comprehensive Plan and/or Hermiston Development Code

Amendments to the Hermiston Comprehensive Plan (“Comprehensive Plan”) and/or Hermiston Development Code that affect the Plan and/or the Plan Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. When a substantial amendment is completed, the Relationship to Local Objectives section will be updated.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section IX. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property’s fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt. In this Plan, the debt is anticipated to be a contractual obligation to provide developer incentives and agreement to reimburse the Agency for preparation of and administration of the Plan.

Tax increment revenues equal the annual permanent rate property taxes imposed on the cumulative increase in assessed value within the Southwest Hermiston Urban Renewal Plan over the total assessed value at the time the Southwest Hermiston Urban Renewal Plan is adopted. Under current law, the property taxes for general obligation (GO) bonds and local option levies are not part of the tax increment revenues.

A. General Description of the Proposed Financing Methods

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) developer incentives (2) planning or undertaking project activities, or (3) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Plan Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

X. ANNUAL REPORT

The Agency shall file Annual Reports in compliance with ORS 457.460.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The numbering of the policies within this section reflects the numbering that occurs in the original document. There is no set standard for the findings in an urban renewal plan. In analyzing the findings, the projects and the resulting development have been compared to the Hermiston Comprehensive Plan.

A. Hermiston Comprehensive Plan

POLICY 1: CITIZEN INVOLVEMENT

THE CITY OF HERMISTON WILL INSURE THAT CITIZENS HAVE AN ADEQUATE OPPORTUNITY TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.

Finding: The City has held numerous meeting son the proposed development in southwest Hermiston. In addition to those meetings, the HURA met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan and the city held a public hearing that was noticed to all residents of Hermiston. All referenced meetings were open, public meetings.

POLICY 3: INTERGOVERNMENTAL COORDINATION

THE CITY OF HERMISTON WILL FACILITATE INTERGOVERNMENTAL COORDINATION SO THAT DECISIONS AFFECTING LOCAL, STATE AND FEDERAL PLANNING AND DEVELOPMENT ACTIONS IN THE HERMISTON AREA ARE RENDERED IN AN EFFICIENT AND CONSISTENT MANNER.

Finding: The City has consulted and conferred with the overlapping taxing districts through a letter after the HURA meeting that described the proposed urban renewal area and provide a copy of the Plan and Report.

POLICY 4: ORDERLY URBAN GROWTH

THE CITY OF HERMISTON WILL PROMOTE COMPACT URBAN DEVELOPMENT WITHIN AND ADJACENT TO EXISTING URBAN AREAS TO INSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND FACILITATE ECONOMIC PROVISION OF URBAN FACILITIES AND SERVICES.

Finding: The City has

POLICY 5: ANNEXATION

THE CITY OF HERMISTON WILL UNDERTAKE AN ANNEXATION PROGRAM TO FACILITATE COMPACT URBAN GROWTH AND THE ORDERLY AND EFFICIENT PROVISION OF FACILITIES AND SERVICES.

Finding: The city’s population is projected to increase to 32,800 people by the year 2003. The Housing Needs Analysis projected the need for 2,030 new housing units to serve this need by 2040. The development of approximately 1,300 housing units in the Area will help address the housing needs of the community.

POLICY 6: CONVERSION

THE CITY OF HERMISTON WILL ADOPT POLICIES AND PROCEDURES GOVERNING THE CONVERSION OF PROPERTY IN THE UNINCORPORATED PORTION OF THE UGB FROM URBANIZABLE TO URBAN.

Finding: The proposed development will follow all city policies and procedures in the development.

POLICY 7: NATURAL RESOURCES

THE CITY OF HERMISTON WILL PROTECT NATURAL RESOURCES TO THE MAXIMUM DEGREE POSSIBLE.

Finding: The proposed development will go through the normal planning and permit application process which will address any natural resources issues.

POLICY 8: SURFACE AND GROUNDWATER RESOURCES

THE CITY OF HERMISTON WILL COORDINATE ACTIVITIES WITH OTHER GOVERNMENT AGENCIES TO PROTECT THE AREA'S SURFACE AND GROUNDWATER SUPPLIES.

Finding: The City will follow this component of the Comprehensive Plan.

POLICY 9: MINERAL AND AGGREGATE RESOURCES

THE CITY OF HERMISTON WILL PROTECT MINERAL AND AGGREGATE RESOURCE SITES FROM CONFLICTING DEVELOPMENT AND PROTECT SURROUNDING PROPERTY OWNERS FROM THE ADVERSE IMPACTS ASSOCIATED WITH EXTRACTION ACTIVITIES.

Finding: There are no mineral and aggregate resources located in the Area.

POLICY 10: HISTORIC RESOURCES

THE CITY OF HERMISTON WILL COOPERATE WITH PRIVATE INTERESTS TO IDENTIFY AND PROTECT HISTORIC RESOURCES AND PRESERVE THE COMMUNITY'S HISTORIC CHARACTER.

Finding: There are no historic resources located in the Area.

POLICY 11: AIR QUALITY

THE CITY OF HERMISTON WILL COMPLY WITH STATE AND FEDERAL STANDARDS TO PROMOTE CONTINUED AIR QUALITY.

Finding: The Comprehensive Plan identifies alternative transportation systems to help address air quality issues. The Area's transportation network includes pathways and trails throughout to promote recreation and alternative forms of transportation.

POLICY 13: WATER QUALITY

THE CITY OF HERMISTON WILL PROTECT WATER QUALITY IN COOPERATION WITH OTHER GOVERNMENTAL AGENCIES.

Finding: The proposed development will be served by a city water, sewer and stormwater system, protecting the city’s ground water.

POLICY 14: NATURAL HAZARDS AND DEVELOPMENT LIMITATIONS

THE CITY OF HERMISTON WILL CONTROL CAREFULLY AND, WHEN NECESSARY, PROHIBIT DEVELOPMENT IN AREAS CHARACTERIZED BY NATURAL HAZARDS AND/OR DEVELOPMENT LIMITATIONS.

Finding: The Area has no natural hazards. There are development limitations that are being addressed by the new infrastructure being constructed to serve the site.

POLICY 15: ENERGY CONSERVATION

THE CITY OF HERMISTON WILL ENCOURAGE THE CONSERVATION OF ENERGY RESOURCES WHEREVER POSSIBLE THROUGH CAREFUL LAND USE PLANNING, COMMUNITY EDUCATION AND ADOPTION OF CONSERVATION-ORIENTED POLICIES.

Finding: The proposed development will be a master planned community that must comply with the energy conservation measures required by the City.

POLICY 16: PARKS, RECREATION AND OPEN SPACE

THE CITY OF HERMISTON WILL ACQUIRE AND DEVELOP ADDITIONAL PARKS AND RECREATIONAL FACILITIES THROUGHOUT THE COMMUNITY AND PRESERVE AS OPEN SPACE CITY-OWNED LAND WHICH POSSESSES RECREATIONAL, SCENIC AND OTHER ENVIRONMENTAL QUALITIES OR IS SUBJECT TO NATURAL HAZARDS.

Finding: The proposed development will incorporate significant recreational improvements to provide recreation opportunities for residents of the development and the city as a whole. These include a community park, neighborhood parks and pathways.

LOCAL ECONOMY (GOAL 9)

POLICY 19: COMMERCIAL DEVELOPMENT

THE CITY OF HERMISTON WILL ASSURE THE AVAILABILITY OF A SUFFICIENT SUPPLY OF COMMERCIAL LAND TO ACCOMMODATE 20-YEAR PROJECTED NEED AND STRIVE TO ACHIEVE THE BALANCED DISTRIBUTION OF COMMERCIAL ACTIVITIES IN NEIGHBORHOODS, DOWNTOWN, AND ALONG OUTLAYING HIGHWAYS.

Finding: The development plan proposes small commercial nodes to serve the new residential community.

POLICY 20: GENERAL ECONOMIC DEVELOPMENT

THE CITY OF HERMISTON SUPPORTS ECONOMIC DEVELOPMENT AND JOB GROWTH WHICH WILL DIVERSIFY AND STRENGTHEN THE MIX OF ECONOMIC ACTIVITY IN THE LOCAL MARKETPLACE AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS:

Finding: The provision of housing is a key component in spurring economic development in a community. New businesses need housing for their employees and existing businesses need housing to support their existing employees and any expansion of their business.

H. HOUSING (GOAL 10)

POLICY 21: HOUSING AVAILABILITY AND AFFORDABILITY

THE CITY OF HERMISTON WILL ENCOURAGE THE HOME-BUILDING INDUSTRY TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES IN SUFFICIENT QUANTITIES AT AFFORDABLE PRICES TO MEET THE HOUSING NEEDS OF ITS RESIDENTS. IN SUPPORT OF THIS GOAL, THE CITY OF HERMISTON ADOPTS THE FOLLOWING POLICIES:

- A) Support the adequate supply of housing that is affordable for low- and moderate-income households is a top priority;
- B) To assure a variety of housing types, the City also places a high priority the provision of sufficient housing opportunities for households at middle to higher income levels;
- C) The City will maintain an adequate supply of land to provide for housing types within the City’s residential land use categories consistent with the findings from the adopted housing needs analyses;
- D) The City may identify, through an adequate public process, specific areas to become the focus of redevelopment, and/or housing infill opportunities (for instance, the Downtown area);
- E) The City supports the provision of housing for senior citizens and other residents of the city with specialized needs, such as physical disabilities.
- F) Support state housing objectives by encouraging the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Umatilla County households and allow for flexibility of housing location, type, and density.
- G) Support partnerships with public sector, private sector, and non-profit programs which facilitate the construction of affordable housing for moderate- and low-income household
- H) Develop code and building regulations that allow for and accommodate a variety of housing types, including single-family detached housing, attached single-family housing (duplexes, townhouses), accessory dwelling units, apartments, manufactured housing, and mixed-use development.
- I) Support the opportunity for a wider range of rental and ownership housing choices in Hermiston.

Finding: The City completed a Housing Needs Analysis in January of 2021 that identified the existing and future needs for the provision of housing in Hermiston. These are specifically identified in Section XI (C) of the Report. The development in the Area is proposed to add 1,100 single family residential units, 150 multi-family units and 80 senior housing units. The use of tax increment to offset systems development charges (one of the projects in the Plan) is a way to lower the costs of housing to provide more affordable housing..

POLICY 22: NEIGHBORHOOD QUALITY

THE CITY OF HERMISTON WILL PROTECT AND ENHANCE THE QUALITY OF LIFE IN RESIDENTIAL NEIGHBORHOODS BY:

Permitting the location of small shops in neighborhoods. As part of the PUD review or conditional use process, evaluate proposed commercial development in terms of its scale, design, and pedestrian and automobile access to insure compatibility with surrounding residences.

Finding: The development proposes a node of commercial uses that will provide services to the community.

POLICY 23: PROVISION OF PUBLIC SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF A FULL COMPLEMENT OF URBAN SERVICES AND FACILITIES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE COMMUNITY. TIMELY MEANS A POINT WITHIN THE 20-YEAR TIMEFRAME WHEN THE CITY DEEMS DEVELOPMENT APPROPRIATE FOR A GIVEN PROPERTY BASED ON FACTORS INCLUDING BUT NOT LIMITED TO THE NEED FOR ADDITIONAL URBAN DEVELOPMENT WITHIN THE URBAN GROWTH BOUNDARY AND THE EXTENT OF UNDEVELOPED OR UNDERDEVELOPED LAND BETWEEN THE EXISTING DEVELOPMENT AND THE SUBJECT PROPERTY.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing and urban renewal area.

POLICY 24: WATER, SEWER AND STORM DRAINAGE

THE CITY OF HERMISTON WILL EXTEND PUBLIC WATER AND SEWER TO ALL DEVELOPING AREAS WITHIN THE UGB; THE CITY MAY EXTEND PUBLIC WATER TO INDUSTRIAL LANDS EXCEPTIONS AREAS OUTSIDE THE UGB: ANNEXATION WILL BE A CONDITION OF SUCH EXTENSIONS EXCEPT WHEN A HEALTH HAZARD OR POLLUTION THREAT EXISTS AND EXCEPT FOR WATER PROVISIONS TO INDUSTRIAL LANDS.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing and urban renewal area.

POLICY 25: SOLID WASTE

THE CITY OF HERMISTON WILL ENCOURAGE THE EFFICIENT AND SAFE DISPOSAL OF SOLID WASTE.

Finding: The Area will be served by the city’s solid waste program.

POLICY 26: SCHOOLS

THE CITY OF HERMISTON WILL SUPPORT AND FACILITATE THE PROVISION OF HIGH QUALITY ELEMENTARY AND SECONDARY EDUCATION IN THE COMMUNITY.

Finding: The schools will receive additional funding through the attendance of additional students in the school system. The city will coordinate with the school district on the expected number of new residential units in the Area.

POLICY 27: POLICE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT POLICE PROTECTION.

Finding: The City’s police department will provide police services in the Area.

POLICY 28: FIRE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT FIRE PROTECTION.

Finding: The city will ensure that all development is protected by adequate fire protection through the following steps:

1. Construction of adequate water storage.
2. Construction of adequate water pressure and flow systems in all areas within the urban renewal area.
3. Require construction and maintenance of fire hydrants in all phases of development within the urban renewal area. City standards require installation of fire hydrants along all public streets.
4. Require design and construction of all public streets to ensure adequate maneuvering width and radii for emergency vehicles.
5. Require adequate emergency vehicle access to all areas of the urban renewal area through the construction of a series of collector streets internal to the development which serve local streets.

POLICY 29: LOCAL GOVERNMENT SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT PROVISIONS OF LOCAL GOVERNMENT SERVICES AND FACILITIES.

Finding: The Area will have access to all of the city services.

POLICY 30: PRIVATE UTILITIES

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE ADEQUATE AND EFFICIENT PROVISION OF PRIVATE UTILITIES INCLUDING ELECTRICAL, NATURAL GAS AND TELEPHONE SERVICE.

Finding: The Area will have access to electrical, natural gas and telephone service.

J. TRANSPORTATION (GOAL 12)

POLICY 31: INTEGRATED TRANSPORTATION SYSTEM

THE CITY OF HERMISTON WILL PROMOTE A BALANCED, WELL-INTEGRATED LOCAL TRANSPORTATION SYSTEM WHICH PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS, AND FACILITATES THE MOVEMENT OF COMMODITIES.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

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POLICY 33: ALTERNATIVE TRANSPORTATION

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE PROVISION OF ALTERNATIVE TRANSPORTATION MODES AND FACILITIES TO REDUCE CONGESTION AND AIR POLLUTION AND IMPROVE RECREATIONAL OPPORTUNITIES. PROVISION OF TRANSPORTATION TO THE HANDICAPPED AND ELDERLY IS A HIGH PRIORITY.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

POLICY 34: TRANSPORTATION SYSTEM PLAN

THE CITY OF HERMISTON WILL COMPLY WITH THE REQUIREMENTS OF THE TRANSPORTATION PLANNING RULE WITH THE ADOPTION OF THE TRANSPORTATION SYSTEM PLAN AND RELATED AMENDMENTS TO IMPLEMENTING ORDINANCES.

CONNECTED STREET NETWORK. THE CITY WILL SUPPORT AND DEVELOP A CONNECTED NETWORK OF STREETS, ACCESSWAYS AND OTHER IMPROVEMENTS, INCLUDING BIKEWAYS, SIDEWALKS, AND SAFE STREET CROSSINGS, TO PROMOTE SAFE AND CONVENIENT BICYCLE AND PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY.

Finding: The proposed development will conform to the provisions of the Hermiston Transportation Systems Plan. The proposed development will be approved through the city’s planning and permit process to ensure conformance.

B. Hermiston Parks, Recreation and Open Space Master Plan

August 2020, Cameron McCarthy Landscape Architecture & Planning

The *Hermiston Parks, Recreation and Open Space Master Plan* did not specifically address parks needs in the Hayfields area. However, the general goals of the *Hermiston Parks, Recreation and Open Space Master Plan* support the development of additional recreation opportunities as shown below.

Vision Statement

Hermiston actively provides inviting parks, trails, and programs for all walks of life. We celebrate our unique abilities, values and cultures. Parks and Recreation facilities and programs are the heart of our physical and emotional well-being.

Goals

Accessibility and Distribution

Provide an equitable distribution of park facilities and improve physical access to the PROS system.

Community Health

Increase park and recreation opportunities in order to improve physical and mental health **across the community.**

Natural Resource Restoration and Conservation

Restore and conserve natural resources in Hermiston in order to sustain and enhance environmental assets.

Diversity

Promote a welcoming atmosphere for all residents and identify and meet the needs of a diverse population.

Maintenance and Facility Upgrades

Operate, maintain, and update park facilities and amenities to provide a safe and accessible environment for all Hermiston residents.

Local and Regional Character

Reinforce continuity across the PROS system to create a recognizable identity that reflects the Hermiston residents and honors the surrounding landscape.

Finding: The Are will provide significant additional recreational opportunities for the City of Hermiston. These include a community park, neighborhood park, natural areas, and pathways

Overall Finding: The Plan conforms to the Hermiston Comprehensive Plan.

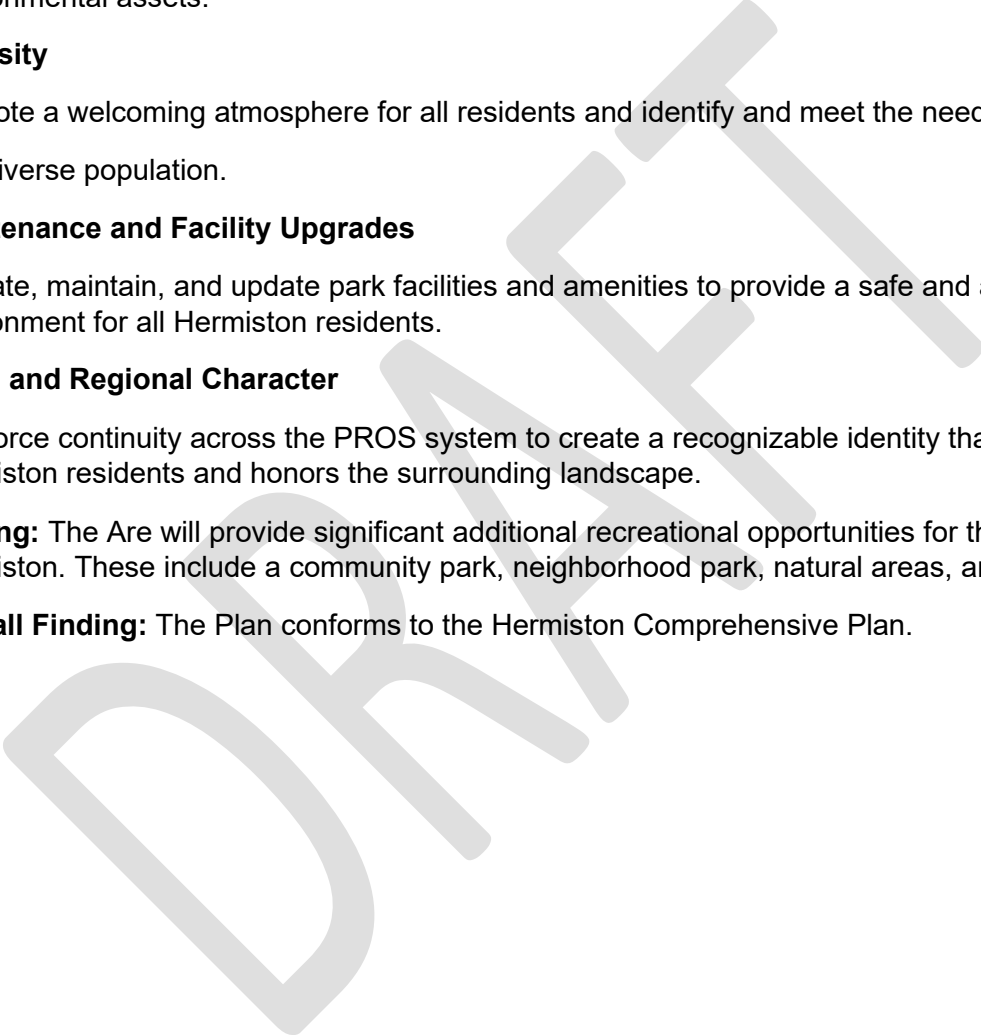
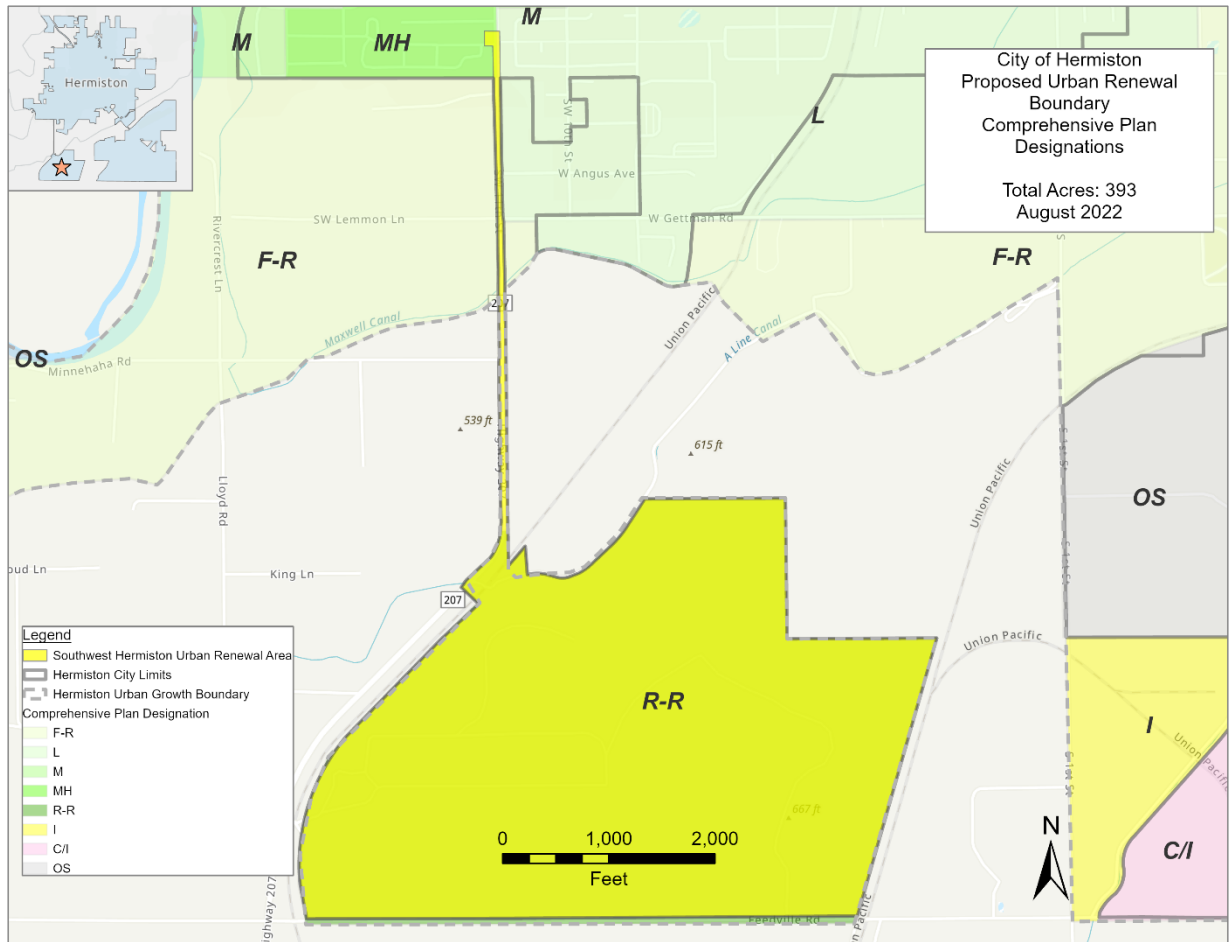
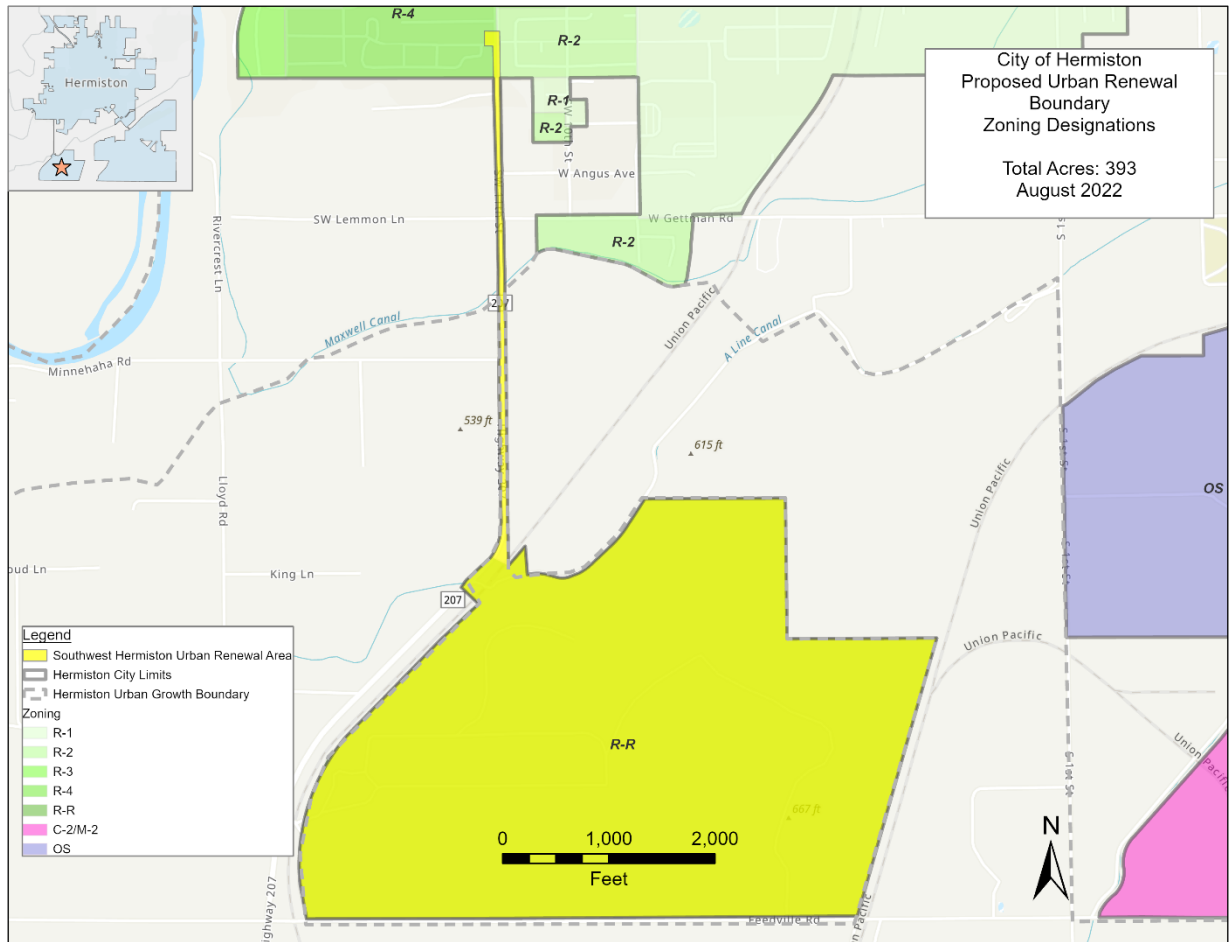


Figure 4 - Comprehensive Plan Designations



Source: City of Hermiston R-R is Recreational Residential

Figure 5 - Zoning Designations



Source: City of Hermiston R-R is Recreational Residential

C. Code of Hermiston

Title XV of the Code of Hermiston covers Land Use including the zoning in the Ara. The majority of the property to be included in the Area is in the Recreational Residential zone. The remaining property is zoned Multi-Structure Residential and is for the water reservoir.

1. 157.029 RECREATIONAL RESIDENTIAL ZONE (RR).

(A) *Uses permitted outright.* In an RR zone, the following uses and their accessory uses are permitted outright:

- (1) A use permitted outright in the R-3 zone;
- (2) Attached single-family dwellings;
- (3) Public recreational and accessory uses intermingled with residential development. Uses permitted include a golf course, other recreational uses, and uses accessory to such uses including but not limited to restaurants associated with such recreational use or uses, club house, driving range, putting greens, pro shop, meeting facilities, swimming pools, tennis courts, snack shop, walking paths and jogging/bike trails; and
- (4) Recreational vehicle storage for use by residents of the Recreational Residential zone development within which the storage facility is located.

(B) *Lot size.* In an RR zone, the lot size shall be as follows:

- (1) The minimum lot area for single-family detached and two-family dwellings shall be 5,000 square feet for an interior lot and 6,000 square feet for a corner lot;
- (2) For multiple-family dwellings designed as other than two-family dwellings, the minimum lot area shall be 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater;
- (3) For attached single-family dwellings, the minimum lot area shall be 1,800 square feet per dwelling unit;
- (4) For single-family detached and for multifamily dwellings, the minimum lot width at the front building line shall be 50 feet for an interior lot, 60 feet for a corner lot, and 25 feet for cul-de-sac lots;
- (5) For attached single-family dwellings, the minimum lot width at the front building line shall be 20 feet; and

(6) The minimum lot depth shall be 60 feet.

(C) *Setback requirements.* Except as provided in [157.140](#), in an RR zone the yards shall be as follows:

(1) For detached single-family, two-family dwelling, and multifamily development the front yard shall be a minimum of 15 feet, measured from the foundation. The garage shall be constructed at 20 feet measured from the foundation. When a covered patio or covered porch is constructed in the front yard, the porch or patio may be constructed with a ten-foot setback;

(2) For attached single-family residential development, the front building setback shall be a minimum of 15 feet from the foundation;

(3) For detached single-family, two-family dwelling, and multifamily development, each side yard shall be a minimum of five feet, measured from the foundation, except that on corner lots the side yard on the street side shall be a minimum of ten feet measured from the foundation;

(4) For attached single-family, the side yard of the end units shall be a minimum of five feet; and

(5) The back yard shall be a minimum of ten feet, measured from the foundation.

(D) *Height of buildings.* In an RR zone, no residential buildings shall exceed a height of 40 feet.

(E) *Lot coverage.* In an RR zone, buildings shall not occupy more than 45% of the lot area. Covered decks, porches, patios, and gazebos may occupy an additional five percent of the total lot area.

2. 157.028 MULTI-STRUCTURE RESIDENTIAL ZONE (R-4). 

(A) *Uses permitted outright.* In a R-4 zone, the following uses and their accessory uses are permitted outright:

(1) A use permitted outright in the R-3 zone; and

(2) Manufactured dwelling park subject to requirements of § [157.146](#).

(B) *Conditional uses permitted.* In a R-4 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of §§ [157.205](#) through [157.210](#):

(1) A conditional use permitted in a R-3 zone except manufactured dwelling park which is an outright permitted use in this zone; and

(2) Recreational vehicle park subject to requirements of § [157.146](#).

(C) *Lot size.* In a R-4 zone, the lot size shall be as follows:

(1) The minimum lot area for single-family dwellings and two-family dwellings shall be 5,000 square feet for an interior lot and 6,000 square feet for a corner lot;

(2) For multiple-family dwellings, the minimum lot area shall be 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater;

(3) The minimum lot area for manufactured dwelling parks shall be five acres;

(4) The minimum lot width at the front building line shall be 60 feet for an interior lot, 70 feet for a corner lot, and 25 feet for cul-de-sac lots; and

(5) The minimum lot depth shall be 80 feet.

(D) *Setback requirements.* Except as provided in § [157.140](#), in a R-4 zone the yards shall be as follows:

(1) The front yard shall be a minimum of 15 feet, measured from the foundation. The garage shall be constructed at 20 feet measured from the foundation. When a covered patio or covered porch is constructed in the front yard, the porch or patio may be constructed with a ten-foot setback;

(2) Each side yard shall be a minimum of five feet, measured from the foundation, except that on corner lots the side yard on the street side shall be a minimum of ten feet measured from the foundation; and

(3) The back yard shall be a minimum of ten feet, measured from the foundation. However, for any structure exceeding 15 feet in height, the rear yard shall be increased one foot, up to a maximum of 25 feet, for every foot or fraction thereof above 15 feet.

(E) *Height of buildings.* In a R-4 zone, no buildings shall exceed a height of 35 feet.

(F) *Lot coverage.* In a R-4 zone, buildings shall not occupy more than 45% of the lot area. Covered decks, porches, patios, and gazebos may occupy an additional five percent of the total lot area.

Overall Finding: The development in the Plan including the land uses, maximum densities and building requirements conform to the Hermiston Development Code.

XII. LEGAL DESCRIPTION

DRAFT

ORS 457.089
URBAN RENEWAL REPORT REFERRAL TO PLANNING COMMISSION
FINDINGS OF FACT
SEPTEMBER 14, 2022

RELATIONSHIP TO LOCAL OBJECTIVES

The numbering of the policies within this section reflects the numbering that occurs in the original document. There is no set standard for the findings in an urban renewal plan. In analyzing the findings, the projects and the resulting development have been compared to the Hermiston Comprehensive Plan.

This is not a comprehensive list of all parts of the *Hermiston Comprehensive Plan* that are supported by this Plan. This list includes the major Goals and Policies from the comprehensive plans that are in conformance with the urban renewal Plan however, there may be other Goals and Policies that are not listed but are still in conformance with this Plan.

1. *Hermiston Comprehensive Plan*

POLICY 1: CITIZEN INVOLVEMENT

THE CITY OF HERMISTON WILL INSURE THAT CITIZENS HAVE AN ADEQUATE OPPORTUNITY TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.

Finding: The City has held numerous meetings on the proposed development in southwest Hermiston. In addition to those meetings, the HURA met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan and the city held a public hearing that was noticed to all residents of Hermiston. All referenced meetings were open, public meetings.

POLICY 3: INTERGOVERNMENTAL COORDINATION

THE CITY OF HERMISTON WILL FACILITATE INTERGOVERNMENTAL COORDINATION SO THAT DECISIONS AFFECTING LOCAL, STATE AND FEDERAL PLANNING AND DEVELOPMENT ACTIONS IN THE HERMISTON AREA ARE RENDERED IN AN EFFICIENT AND CONSISTENT MANNER.

Finding: The City has consulted and conferred with the overlapping taxing districts through a letter after the HURA meeting that described the proposed urban renewal area and provided a copy of the Plan and Report.

POLICY 4: ORDERLY URBAN GROWTH

THE CITY OF HERMISTON WILL PROMOTE COMPACT URBAN DEVELOPMENT WITHIN AND ADJACENT TO EXISTING URBAN AREAS TO INSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND FACILITATE ECONOMIC PROVISION OF URBAN FACILITIES AND SERVICES.

Finding: The City has annexed this property and is working with a developer to promote compact urban development in the urban area and facilitate economic provision of urban facilities and services.

POLICY 5: ANNEXATION

THE CITY OF HERMISTON WILL UNDERTAKE AN ANNEXATION PROGRAM TO FACILITATE COMPACT URBAN GROWTH AND THE ORDERLY AND EFFICIENT PROVISION OF FACILITIES AND SERVICES.

Finding: The city’s population is projected to increase to 26,045 people by the year 2040. The Housing Needs Analysis projected the need for 2,030 new housing units to serve this need by 2040. The development of approximately 1,300 housing units in the Area will help address the housing needs of the community.

POLICY 6: CONVERSION

THE CITY OF HERMISTON WILL ADOPT POLICIES AND PROCEDURES GOVERNING THE CONVERSION OF PROPERTY IN THE UNINCORPORATED PORTION OF THE UGB FROM URBANIZABLE TO URBAN.

Finding: The proposed development will follow all city policies and procedures in the development.

POLICY 7: NATURAL RESOURCES

THE CITY OF HERMISTON WILL PROTECT NATURAL RESOURCES TO THE MAXIMUM DEGREE POSSIBLE.

Finding: The proposed development will go through the normal planning and permit application process which will address any natural resources issues.

POLICY 8: SURFACE AND GROUNDWATER RESOURCES

THE CITY OF HERMISTON WILL COORDINATE ACTIVITIES WITH OTHER GOVERNMENT AGENCIES TO PROTECT THE AREA’S SURFACE AND GROUNDWATER SUPPLIES.

Finding: The City will follow this component of the Comprehensive Plan.

POLICY 9: MINERAL AND AGGREGATE RESOURCES

THE CITY OF HERMISTON WILL PROTECT MINERAL AND AGGREGATE RESOURCE SITES FROM CONFLICTING DEVELOPMENT AND PROTECT

SURROUNDING PROPERTY OWNERS FROM THE ADVERSE IMPACTS ASSOCIATED WITH EXTRACTION ACTIVITIES.

Finding: There are no mineral and aggregate resources located in the Area.

POLICY 10: HISTORIC RESOURCES

THE CITY OF HERMISTON WILL COOPERATE WITH PRIVATE INTERESTS TO IDENTIFY AND PROTECT HISTORIC RESOURCES AND PRESERVE THE COMMUNITY’S HISTORIC CHARACTER.

Finding: There are no known historic resources located in the Area.

POLICY 11: AIR QUALITY

THE CITY OF HERMISTON WILL COMPLY WITH STATE AND FEDERAL STANDARDS TO PROMOTE CONTINUED AIR QUALITY.

Finding: The Comprehensive Plan identifies alternative transportation systems to help address air quality issues. The Area’s transportation network includes pathways and trails throughout to promote recreation and alternative forms of transportation.

POLICY 13: WATER QUALITY

THE CITY OF HERMISTON WILL PROTECT WATER QUALITY IN COOPERATION WITH OTHER GOVERNMENTAL AGENCIES.

Finding: The proposed development will be served by a city water, sewer and stormwater system, protecting the city’s ground water.

POLICY 14: NATURAL HAZARDS AND DEVELOPMENT LIMITATIONS

THE CITY OF HERMISTON WILL CONTROL CAREFULLY AND, WHEN NECESSARY, PROHIBIT DEVELOPMENT IN AREAS CHARACTERIZED BY NATURAL HAZARDS AND/OR DEVELOPMENT LIMITATIONS.

Finding: The Area has no natural hazards. There are development limitations that are being addressed by the new infrastructure being constructed to serve the site.

POLICY 15: ENERGY CONSERVATION

THE CITY OF HERMISTON WILL ENCOURAGE THE CONSERVATION OF ENERGY RESOURCES WHEREVER POSSIBLE THROUGH CAREFUL LAND USE PLANNING, COMMUNITY EDUCATION AND ADOPTION OF CONSERVATION-ORIENTED POLICIES.

Finding: The proposed development will be a master planned community that must comply with the energy conservation measures required by the City.

POLICY 16: PARKS, RECREATION AND OPEN SPACE

THE CITY OF HERMISTON WILL ACQUIRE AND DEVELOP ADDITIONAL PARKS AND RECREATIONAL FACILITIES THROUGHOUT THE COMMUNITY AND PRESERVE AS OPEN SPACE CITY-OWNED LAND WHICH POSSESSES RECREATIONAL, SCENIC AND OTHER ENVIRONMENTAL QUALITIES OR IS SUBJECT TO NATURAL HAZARDS.

Finding: The proposed development will incorporate significant recreational improvements to provide recreation opportunities for residents of the development and the city as a whole. These include a community park, neighborhood parks and pathways.

POLICY 19: COMMERCIAL DEVELOPMENT

THE CITY OF HERMISTON WILL ASSURE THE AVAILABILITY OF A SUFFICIENT SUPPLY OF COMMERCIAL LAND TO ACCOMMODATE 20-YEAR PROJECTED NEED AND STRIVE TO ACHIEVE THE BALANCED DISTRIBUTION OF COMMERCIAL ACTIVITIES IN NEIGHBORHOODS, DOWNTOWN, AND ALONG OUTLYING HIGHWAYS.

Finding: The development plan proposes small commercial nodes to serve the new residential community.

POLICY 20: GENERAL ECONOMIC DEVELOPMENT

THE CITY OF HERMISTON SUPPORTS ECONOMIC DEVELOPMENT AND JOB GROWTH WHICH WILL DIVERSIFY AND STRENGTHEN THE MIX OF ECONOMIC ACTIVITY IN THE LOCAL MARKETPLACE AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS:

Finding: The provision of housing is a key component in spurring economic development in a community. New businesses need housing for their employees and existing businesses need housing to support their existing employees and any expansion of their business.

POLICY 21: HOUSING AVAILABILITY AND AFFORDABILITY

THE CITY OF HERMISTON WILL ENCOURAGE THE HOME-BUILDING INDUSTRY TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES IN SUFFICIENT QUANTITIES AT AFFORDABLE PRICES TO MEET THE HOUSING NEEDS OF ITS RESIDENTS. IN SUPPORT OF THIS GOAL, THE CITY OF HERMISTON ADOPTS THE FOLLOWING POLICIES:

- A) Support the adequate supply of housing that is affordable for low- and moderate-income households is a top priority;
- B) To assure a variety of housing types, the City also places a high priority on the provision of sufficient housing opportunities for households at middle to higher income levels;

- C) The City will maintain an adequate supply of land to provide for housing types within the City’s residential land use categories consistent with the findings from the adopted housing needs analyses;
- D) The City may identify, through an adequate public process, specific areas to become the focus of redevelopment, and/or housing infill opportunities (for instance, the Downtown area);
- E) The City supports the provision of housing for senior citizens and other residents of the city with specialized needs, such as physical disabilities.
- F) Support state housing objectives by encouraging the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Umatilla County households and allow for flexibility of housing location, type, and density.
- G) Support partnerships with public sector, private sector, and non-profit programs which facilitate the construction of affordable housing for moderate- and low-income household
- H) Develop code and building regulations that allow for and accommodate a variety of housing types, including single-family detached housing, attached single-family housing (duplexes, townhouses), accessory dwelling units, apartments, manufactured housing, and mixed-use development.
- I) Support the opportunity for a wider range of rental and ownership housing choices in Hermiston.

Finding: The City completed a Housing Needs Analysis in January of 2021 that identified the existing and future needs for the provision of housing in Hermiston. These are specifically identified in Section XI (C) of the Report. The development in the Area is proposed to add 1,100 single family residential units, 150 multi-family units and 80 senior housing units. The use of tax increment financing to offset systems development charges (one of the projects in the Plan) is a way to lower the costs of housing to provide more affordable housing.

POLICY 22: NEIGHBORHOOD QUALITY

THE CITY OF HERMISTON WILL PROTECT AND ENHANCE THE QUALITY OF LIFE IN RESIDENTIAL NEIGHBORHOODS BY:

Permitting the location of small shops in neighborhoods. As part of the PUD review or conditional use process, evaluate proposed commercial development in terms of its scale, design, and pedestrian and automobile access to insure compatibility with surrounding residences.

Finding: The development proposes a node of commercial uses that will provide services to the community.

POLICY 23: PROVISION OF PUBLIC SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF A FULL COMPLEMENT OF URBAN SERVICES AND FACILITIES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE COMMUNITY. TIMELY MEANS A POINT WITHIN THE 20-YEAR TIMEFRAME WHEN THE CITY DEEMS DEVELOPMENT APPROPRIATE FOR A GIVEN PROPERTY BASED ON FACTORS INCLUDING BUT NOT LIMITED TO THE NEED FOR ADDITIONAL URBAN DEVELOPMENT WITHIN THE URBAN GROWTH BOUNDARY AND THE EXTENT OF UNDEVELOPED OR UNDERDEVELOPED LAND BETWEEN THE EXISTING DEVELOPMENT AND THE SUBJECT PROPERTY.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing an urban renewal area.

POLICY 24: WATER, SEWER AND STORM DRAINAGE

THE CITY OF HERMISTON WILL EXTEND PUBLIC WATER AND SEWER TO ALL DEVELOPING AREAS WITHIN THE UGB; THE CITY MAY EXTEND PUBLIC WATER TO INDUSTRIAL LANDS EXCEPTIONS AREAS OUTSIDE THE UGB: ANNEXATION WILL BE A CONDITION OF SUCH EXTENSIONS EXCEPT WHEN A HEALTH HAZARD OR POLLUTION THREAT EXISTS AND EXCEPT FOR WATER PROVISIONS TO INDUSTRIAL LANDS.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing and urban renewal area.

POLICY 25: SOLID WASTE

THE CITY OF HERMISTON WILL ENCOURAGE THE EFFICIENT AND SAFE DISPOSAL OF SOLID WASTE.

Finding: The Area will be served by the city's solid waste program.

POLICY 26: SCHOOLS

THE CITY OF HERMISTON WILL SUPPORT AND FACILITATE THE PROVISION OF HIGH QUALITY ELEMENTARY AND SECONDARY EDUCATION IN THE COMMUNITY.

Finding: The schools will receive additional funding through the attendance of additional students in the school system. The city will coordinate with the school district on the expected number of new residential units in the Area.

POLICY 27: POLICE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT POLICE PROTECTION.

Finding: The City's police department will provide police services in the Area.

POLICY 28: FIRE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT FIRE PROTECTION.

Finding: The city will ensure that all development is protected by adequate fire protection through the following steps:

1. Construction of adequate water storage.
2. Construction of adequate water pressure and flow systems in all areas within the urban renewal area.
3. Require construction and maintenance of fire hydrants in all phases of development within the urban renewal area. City standards require installation of fire hydrants along all public streets.
4. Require design and construction of all public streets to ensure adequate maneuvering width and radii for emergency vehicles.
5. Require adequate emergency vehicle access to all areas of the urban renewal area through the construction of a series of collector streets internal to the development which serve local streets.

POLICY 29: LOCAL GOVERNMENT SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT PROVISIONS OF LOCAL GOVERNMENT SERVICES AND FACILITIES.

Finding: The Area will have access to all of the city services.

POLICY 30: PRIVATE UTILITIES

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE ADEQUATE AND EFFICIENT PROVISION OF PRIVATE UTILITIES INCLUDING ELECTRICAL, NATURAL GAS AND TELEPHONE SERVICE.

Finding: The Area will have access to electrical, natural gas and telephone service.

J. TRANSPORTATION (GOAL 12)

POLICY 31: INTEGRATED TRANSPORTATION SYSTEM

THE CITY OF HERMISTON WILL PROMOTE A BALANCED, WELL-INTEGRATED LOCAL TRANSPORTATION SYSTEM WHICH PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS, AND FACILITATES THE MOVEMENT OF COMMODITIES.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

POLICY 33: ALTERNATIVE TRANSPORTATION

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE PROVISION OF ALTERNATIVE TRANSPORTATION MODES AND FACILITIES TO REDUCE CONGESTION AND AIR POLLUTION AND IMPROVE RECREATIONAL OPPORTUNITIES. PROVISION OF TRANSPORTATION TO THE HANDICAPPED AND ELDERLY IS A HIGH PRIORITY.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

POLICY 34: TRANSPORTATION SYSTEM PLAN

THE CITY OF HERMISTON WILL COMPLY WITH THE REQUIREMENTS OF THE TRANSPORTATION PLANNING RULE WITH THE ADOPTION OF THE TRANSPORTATION SYSTEM PLAN AND RELATED AMENDMENTS TO IMPLEMENTING ORDINANCES.

CONNECTED STREET NETWORK. THE CITY WILL SUPPORT AND DEVELOP A CONNECTED NETWORK OF STREETS, ACCESSWAYS AND OTHER IMPROVEMENTS, INCLUDING BIKEWAYS, SIDEWALKS, AND SAFE STREET CROSSINGS, TO PROMOTE SAFE AND CONVENIENT BICYCLE AND PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY.

Finding: The proposed development will conform to the provisions of the Hermiston Transportation Systems Plan. The proposed development will be approved through the city’s planning and permit process to ensure conformance.

2. Hermiston Parks, Recreation and Open Space Master Plan

Adopted August 2020. Prepared by Cameron McCarthy Landscape Architecture & Planning

The **Hermiston Parks, Recreation and Open Space Master Plan** did not specifically address parks needs in the Hayfields area. However, the general goals of the **Hermiston Parks, Recreation and Open Space Master Plan** support the development of additional recreation opportunities as shown below.

Vision Statement

Hermiston actively provides inviting parks, trails, and programs for all walks of life. We celebrate our unique abilities, values and cultures. Parks and Recreation facilities and programs are the heart of our physical and emotional well-being.

Goals

Accessibility and Distribution

Provide an equitable distribution of park facilities and improve physical access to the PROS system.

Community Health

Increase park and recreation opportunities in order to improve physical and mental health across the community.

Natural Resource Restoration and Conservation

Restore and conserve natural resources in Hermiston in order to sustain and enhance environmental assets.

Diversity

Promote a welcoming atmosphere for all residents and identify and meet the needs of a diverse population.

Maintenance and Facility Upgrades

Operate, maintain, and update park facilities and amenities to provide a safe and accessible environment for all Hermiston residents.

Local and Regional Character

Reinforce continuity across the PROS system to create a recognizable identity that reflects the Hermiston residents and honors the surrounding landscape.

Finding: The Area will provide significant additional recreational opportunities for the City of Hermiston. These include a community park, neighborhood park, natural areas, and pathways.

Overall Finding: The Plan conforms to the Hermiston Comprehensive Plan.



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

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

Summary and Background

The City of Hermiston has prepared a minor partition application on behalf of Robert Casteel for property located at 535 E Jennie Ave. The property is approximately 12.84 acres in size and extends from E Jennie Ave northward to E Elm Ave. The proposed partition creates three lots. Lot 1 is a 1.43-acre parcel. Lot 2 is a 3.6-acre flag lot. Lot 3 is a 7.81-acre parcel. The proposed partition accomplishes several goals. Lot 1 is intended for future commercial development fronting on E Elm Ave. Lot 2 is intended for transfer to the city for the expansion of the adjacent public works facility and access to a future Baker’s Pond park site. Lot 3 is intended for residential redevelopment.

The north 5 acres of the property are zoned Outlying Commercial and the south 7.8 acres are zoned Multi-Structure Residential. The city has been working on this property for over a year. The city prepared a wetland delineation and amended the local wetland inventory to properly reflect the small area of wetlands on property that was previously almost entirely designated as a wetland and thus zoned Open Space. The areas subject to wetlands are contained entirely within Lot 2 and will be transferred to public ownership and protected from encroachment. Thus, Lots 1 and 3 may be productively used. The city annexed the land on January 24th, 2022.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 31, 2022. A sign informing the public of the proposal was placed on the property on August 31, 2022. Comments were received from the Hermiston Irrigation District. The irrigation district testified that there are no water rights on the property.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.66, §157.028 §157.041, and §157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The recommended conditions of approval are attached as Exhibit B. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D. An aerial photo is attached as Exhibit E. The comment letter from the Hermiston Irrigation District is attached as Exhibit F.

Tie-In to Council Goals

Fiscal Information

Approval of plats is a matter of administration of city ordinances.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the plat.

Recommended Action/Motion

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

Submitted By:

Clinton Spencer, Planning Director

Exhibit A
Findings of Fact for Casteel Minor Partition
September 14, 2022
535 E Jennie Ave

Design Standards

§154.15 Relation to Adjoining Street System.

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

§154.16 Street and Alley Width.

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

§154.17 Easements.

No easements are required as part of the platting process.

§154.18 Blocks.

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

§154.19 Lots.

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

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

§154.20 Character of Development.

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

§154.21 Parks, School Sites and the Like.

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

Minimum Improvements Required

§154.60 Permanent Markers

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

154.61 General Improvements

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

§154.62 Water Lines

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

§154.63 Sanitary Sewer System.

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

Preliminary Plat

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

Final Plat

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

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

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

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)

Lots 1 and 2 are zoned Outlying Commercial.

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

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

§157.028 Multi-Structure Residential (R-4)

Lot 3 is zoned Multi-Structure Residential.

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

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

§157.101 Development Hazard Overlay

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

Exhibit B

Conditions of Approval for Casteel Minor Partition

September 14, 2022

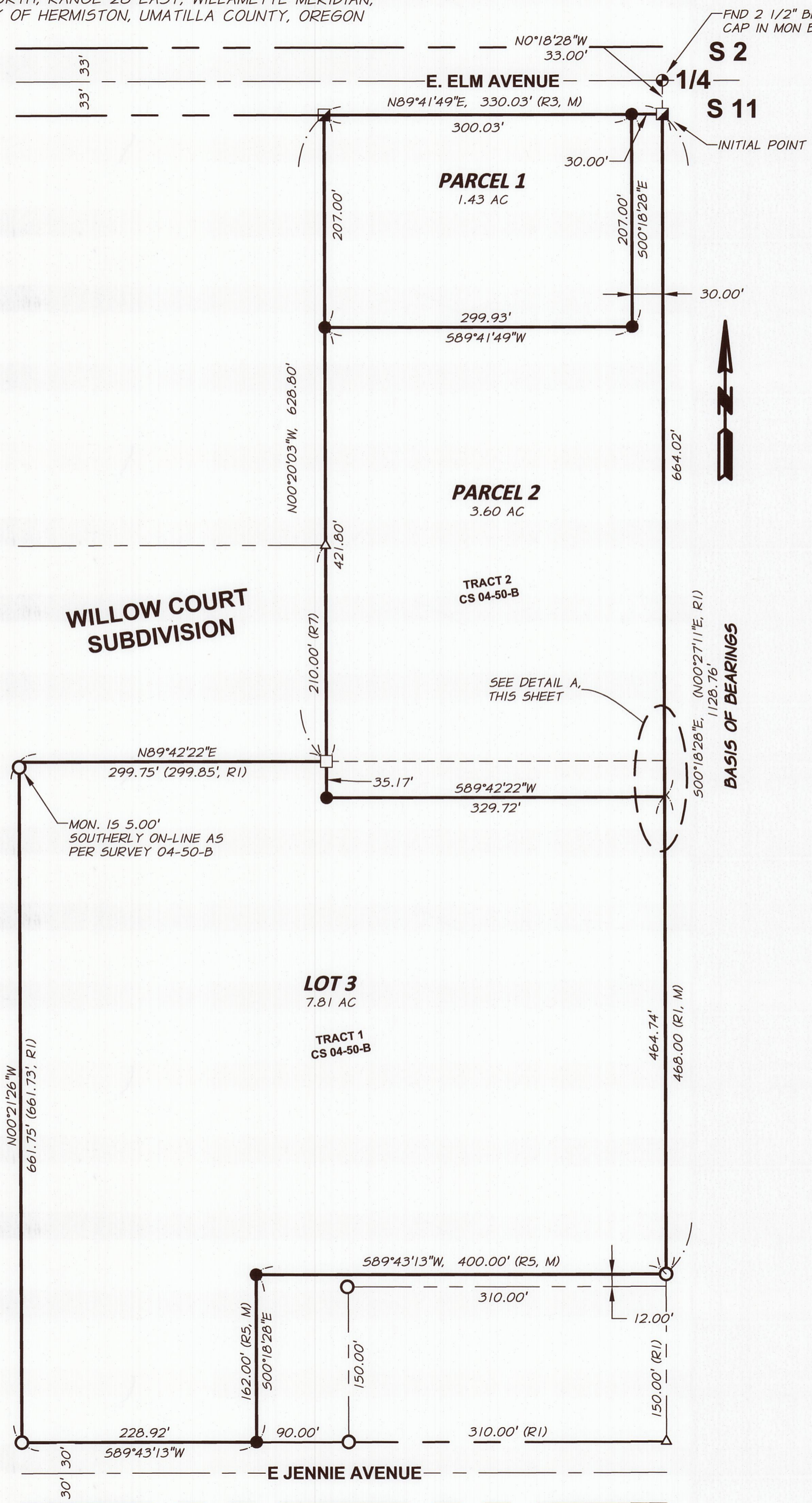
535 E Jennie Ave

Subject to the public hearing and testimony presented to the planning commission, the following conditions of approval are proposed:

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

CASTEEL PARTITION - PLAT NO.

LOCATED IN THE NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF THE CITY OF HERMISTON IN COOPERATION WITH ROBERT ALLEY CASTEEL FOR THE PURPOSE OF CREATING 3 PARCELS AS SHOWN

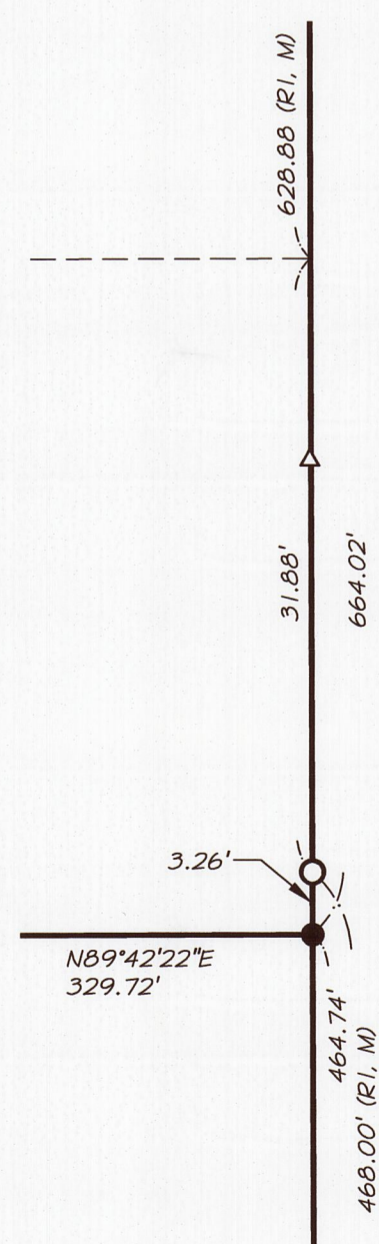
EDWARDS SURVEYED THIS PARCEL FOR HACKLER IN 2004 (SURVEY 04-50-B) AND IN RETRACING THE DEED AND THE PROPERTY TO THE WEST, HE REALIZED THAT AS WALLULIS WAS RETRACING THE DEED LINES (CS #A-026-AX), A SHORTAGE WAS DISCOVERED. TO RESOLVE THIS ISSUE, WALLULIS HAD PROPORTIONED THE SHORTAGE BETWEEN THE TWO PROPERTIES AND THIS AFFECTED THE WEST LINE OF TRACT 1. EDWARDS CONCLUDED THAT "THE CORRECT PROCEDURE PROBABLY SHOULD HAVE BEEN TO TRACE THE CHAIN OF TITLE TO SEE WHICH ONE OF THESE PARCELS WAS CREATED FIRST AND TO GIVE IT THE FULL AMOUNT AS STATED IN THE DEED".

IN VIEW OF THESE FINDINGS, EDWARDS HELD THE MONUMENTS AS HE DISCUSSED IN HIS NARRATIVE.

THE MAJORITY OF THE MONUMENTS SHOWN ON EDWARD'S SURVEY HAVE BEEN RECOVERED. I FIND THAT MY MEASUREMENTS FIT WELL WITH HIS SURVEY AND I ACCEPT THEM AS THE CORNERS. I HAVE HELD THE EAST LINE OF EDWARDS SURVEY AS MY BASIS OF BEARINGS.

I HAVE CONFIGURED THE PARCELS AS DIRECTED BY THE CITY OF HERMISTON.

BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OREGON NORTH ZONE NAD83(2011)



DETAIL A
SCALE: 1" = 10'



LEGEND

- SET 5/8" X 30" REBAR WITH ALUMINUM CAP "APA 60000 L5"
- FOUND 5/8" REBAR WITH PLASTIC CAP, R1
- FOUND 5/8" REBAR WITH PLASTIC CAP, R7
- ▣ FOUND 5/8" REBAR WITH PLASTIC CAP, R2
- ⊙ FOUND MON. AS NOTED
- △ COMPUTED POINT
- PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - EXISTING RIGHT OF WAY CENTERLINE
- - - EXISTING RIGHT OF WAY
- 5DD°MM'SS"W, XX.XX' (RX, M) SURVEY INFO., REFERENCE, MEASURED

SURVEY REFERENCES

REF. NO.	SURVEY
R1	04-50-B
R2	01-041-A
R3	13-526-B
R4	19-080-C
R5	A-026-AX
R6	PPLAT 1998-25
R7	PPLAT 2001-13
R8	S-156-C
R9	WILLOW COURT SUBDIVISION
R10	98-117-C
R11	TOWN PLATS VOL.7, PG.13
R12	PIONEER TITLE CO. - OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 104809, JULY 14, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JUNE 13, 2008
 JEFFREY A. MADSEN
 60000LS
 EXPIRES: 12/31/22
 SIGNED: 8/25/22

FOR UMATILLA COUNTY CLERK RECORDING PURPOSES

CASTEEL PARTITION

LOCATED IN NE 1/4, NW 1/4 OF SECTION 11
 T4N, R28E, W.M., CITY OF HERMISTON, OREGON

CITY OF HERMISTON

180 NE 2ND STREET
 HERMISTON, OREGON 97838

SCALE:

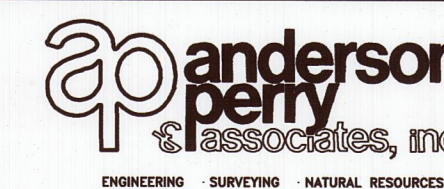
1" = 100'

DATE:

8/25/22

JOB NO.

736-131 (101)



SHEET

1/2

CASTEEL PARTITION - PLAT NO.

LOCATED IN THE NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF HERMISTON ORDINANCES. ALL SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2 AS SHOWN ON SURVEY 04-50-B, UMATILLA COUNTY SURVEY RECORDS, BEING THE INITIAL POINT OF THIS PARTITION AND BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. ELM AVENUE; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 2 AND TRACT 1 OF SAID SURVEY 04-50-B, 500°18'28"E, 1128.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP, SET BY SAID SURVEY 04-50-B; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 1, THE FOLLOWING THREE (3) COURSES:

- 1) 589°43'13"W, 400.00 FEET;
- 2) 500°18'28"E, 162.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E. JENNIE AVE.;
- 3) 589°43'13"W, 228.92 FEET ALONG SAID NORTHERLY E. JENNIE AVE. RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID TRACT 1, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY SAID SURVEY 04-50-B;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT 1, N00°21'26"W, 661.75 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP SET BY SAID SURVEY 04-50-B BEARS 500°21'26"E, 5.00 FEET; THENCE N89°42'22"E, 299.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY PP 2001-13; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 2, N00°20'03"W, 628.80 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF E. ELM AVENUE AND THE NORTHWEST CORNER OF SAID TRACT 2, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY SURVEY 01-041-A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING ALSO THE NORTHERLY LINE OF SAID TRACT 2, N89°41'49"E, 330.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.84 ACRES MORE OR LESS

APPROVALS

CITY OF HERMISTON PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2022

CHAIRMAN

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2022

MANAGER

UMATILLA COUNTY TAX ASSESSOR/ COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2022

DEPUTY

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2022

UMATILLA COUNTY SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERT ALLEY CASTEEL IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

ROBERT ALLEY CASTEEL

ACKNOWLEDGEMENTS

STATE OF OREGON (55)
COUNTY OF UMATILLA

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT ALLEY CASTEEL, OWNER AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON NOTARY NUMBER MY COMMISSION EXPIRES

NOTARY - PRINTED NAME

FOR UMATILLA COUNTY CLERK RECORDING PURPOSES

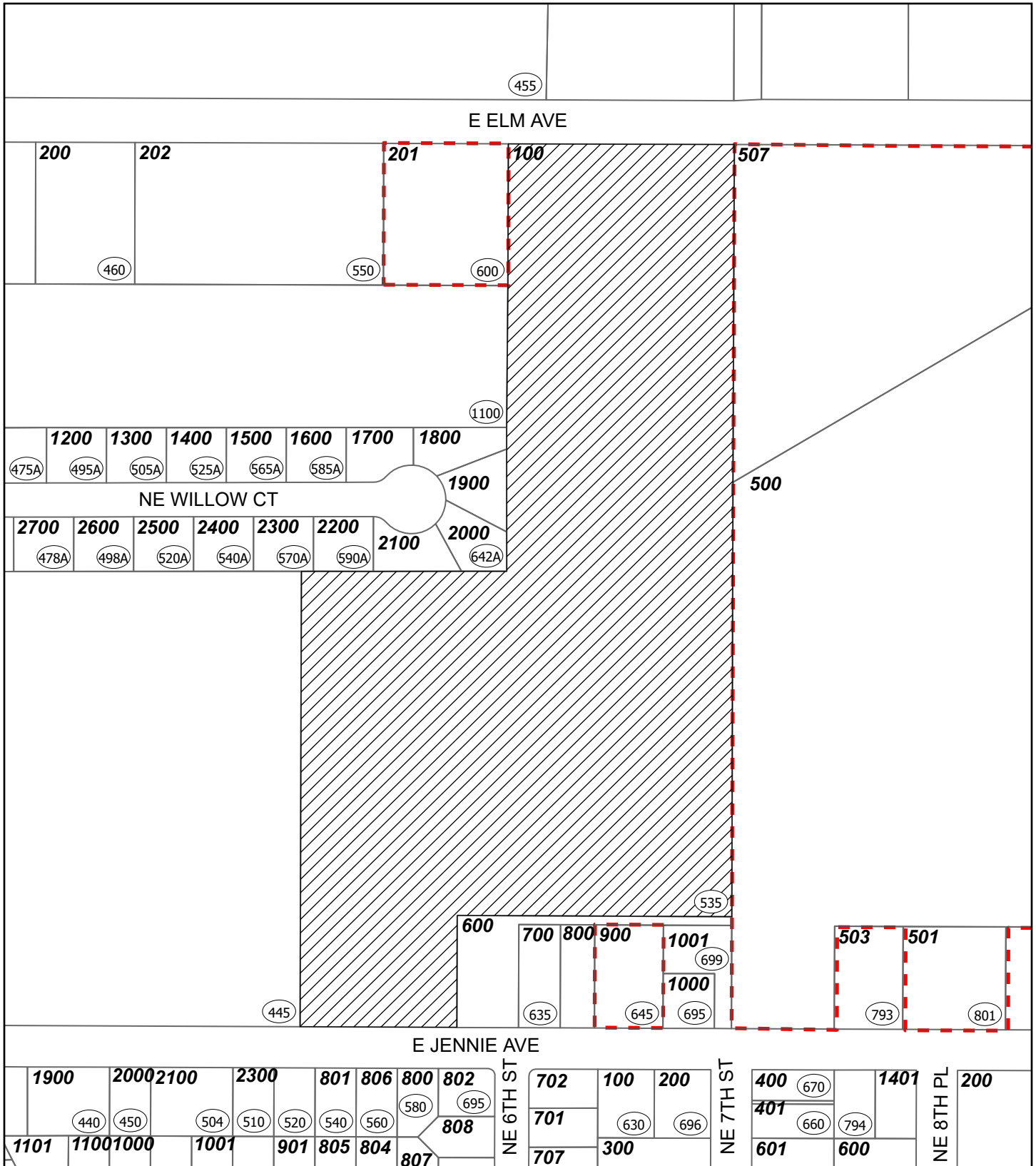
REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey A. Madsen





OREGON
JUNE 13, 2008
JEFFREY A. MADSEN
60000LS

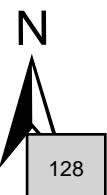
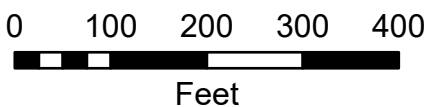
EXPIRES: 12/31/22
SIGNED: 8/25/22

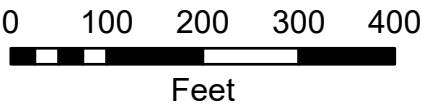
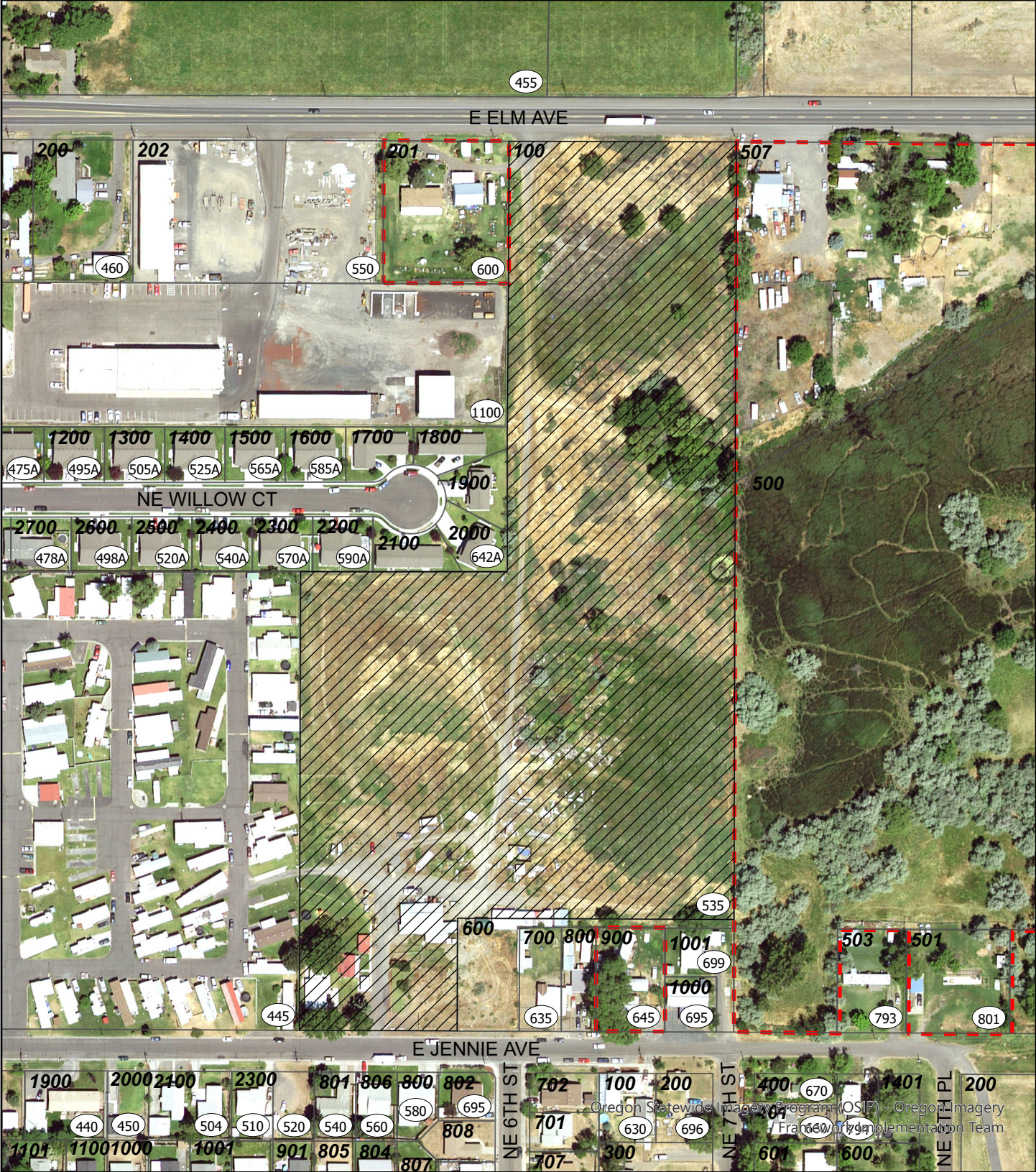
CASTEEL PARTITION		
LOCATED IN NE 1/4, NW 1/4 OF SECTION 11 T4N, R28E, W.M., CITY OF HERMISTON, OREGON		
CITY OF HERMISTON		180 NE 2ND STREET HERMISTON, OREGON 97838
SCALE: NONE	 anderson perry & associates, inc. engineering · surveying · natural resources	SHEET 2/2
DATE: 8/25/22		
JOB NO. 736-131 (101)		



Legend

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





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



HERMISTON IRRIGATION DISTRICT

Section 4, Item B.



366 East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
E-mail: Office@HermistonID.org

September 2, 2022

Planning Commission
Clint Spencer, Planning Director
235 E Gladys Ave
Hermiston OR, 97838

**RE: City of Hermiston for Robert Casteel
Minor Land Partition: 4N2811BA 100**

Planner Spencer,

HID has reviewed the information regarding the application for a minor land partition. Land is zoned Multi Structure Residential (R-4) and Outlying Commercial (C-2). This property is located at 535 Jennie Ave, Hermiston OR and referenced above. Our records show that this property is within the District boundary. There are no water rights located on the property. There are no HID or federal easement on or adjacent to this property.

HID has no objection or stipulations on this application. Thank you for the opportunity to review and comment on this application.

Respectfully,


Annette Kirkpatrick
District Manager



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

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

Summary and Background

PBS Engineering has submitted a final plat for Phases 5 & 6 of Legacy Subdivision. The plat contains 42 lots platted in conformance with the preliminary plat approved by the planning commission on February 12, 2020. These phases complete the subdivision. The property is described as 4N2802BA Tax lot 400 and encompasses approximately 10 acres. The property is zoned Medium-High Density Residential (R-3).

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances which governs the information to be presented on the final plat.

The subdivision was approved through the planned unit development process. In approving the development, the planning commission imposed 19 conditions of approval on the subdivision development.

Tie-In to Council Goals

Approval of plats is a matter of administration of city ordinances.

Fiscal Information

Forty-two R-3 lots will result in forty-one new housing units priced between \$300,000 and \$400,000 and a city park one acre in size. At full build-out the development will generate approximately \$98,000 in revenue to the city each year.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends the planning commission approve the final plat.

Motion to make the project file a part of the record.

Motion to approve the final plat.

Submitted By:

Clinton Spencer, Planning Director

EXHIBIT A

Conditions of Approval & Findings of Fact

Legacy Subdivision – Planned Unit Development

September 14, 2022

Conditions of Preliminary Plat Approval- February 12, 2020

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.

Finding: The applicant shall meet this condition of approval. The necessary signature block for the Irrigation District is shown as required.

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.

Finding: This condition has been satisfied.

3. Streetlights shall be installed at the applicant’s cost. Once installed, the City will assume the monthly service charges.

Finding: Construction of improvements is underway. All construction conditions shall be satisfied prior to the city signing the final plat.

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.

Finding: This condition shall remain in effect through the duration of construction.

5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as follows:

- “A” Street shall be designated as NE 5th Street
- “B,” “C,” “D,” and “E” Streets shall be designated as a NE Avenue
- The southernmost portion of “A” Street, where the street curves to an east-west shall be designated as a NE Avenue
- E Bella Ave shall be designated as E Bella Vista Ave

Finding: NE 5th Street, E Legacy Avenue and E Templeton Avenue, E Heather Ave, E Rosa Ave and E Bella Vista Ave are correctly designated on the plat. The southernmost portion of “A” Street shall be designated as a NE Avenue on the final plat prior to city signature.

6. The applicant shall commission a geotechnical report for E Punkin Center Road which is a county road with an unknown condition of asphalt and base rock. If the condition of the existing street is determined to be sufficient to meet city standards for a major collector, infill paving, curb, gutter, and sidewalk shall be required. If the condition of the existing street is determined to be insufficient to meet city standards for a major collector, the developer shall

rebuild the street to city standards to the centerline. City standards shall include sufficient aggregate base and paving, curb, gutter, sidewalk, and drainage improvements.

Finding: This condition has been satisfied.

- 7. The applicant shall be responsible for the extension of a new sanitary sewer main from the intersection of NE 5th Street to the west boundary of Lot 6 and the east boundary of Lot 1 in the E Punkin Center right of way at the time E Punkin Center improvements in condition #6 are installed.

Finding: This condition has been satisfied.

- 8. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Finding: This condition shall remain in effect.

- 9. The developer shall improve and dedicate to the city a paved, multi-use trail of at least eight feet in width along the east side of NE 5th Street. The Developer shall construct the trail in phases and install each portion of the multi-use trail, associated landscape and irrigation at the developer's expense and concurrent with the public improvements within the underlying phase of the development. The Parks Department shall approve the landscape plan, and irrigation plan during the civil engineering process. At such a time when each phase of the trail has been constructed, the City shall assume all maintenance responsibilities for the trail, landscaping and irrigation.

Finding: This condition has been satisfied.

- 10. The developer shall improve and dedicate a one-acre park as shown on the approved PUD plan. Improvement of the park shall be concurrent with the construction of improvements for the phase containing the park. As shown on the approved development plan, the park is located in phase 6. Should the developer amend the phasing plan, the park shall be improved simultaneously with whichever phase contains the improvement of E Bella Vista Ave.

Finding: The city and developer have an agreement in place for improvement of the park. The dedication of the park is shown on the plat.

- 11. The city shall reimburse the developer for that specific portion of the trail which encircles the park by way of SDC credits. The city shall collect SDCs for each dwelling constructed in each phase of Legacy Park. At such time that the park trail is completed and approved by the city, the city shall issue a reimbursement of the actual cost of construction for the trail based upon contractor invoices for construction.

Finding: This condition shall remain in effect. The city and developer have an agreement in place for reimbursement of development credits.

- 12. The city and developer shall enter into an improvement agreement, which shall run with the land, detailing the responsibility of each party in the development of the park. The

improvement agreement shall conform to the provisions of the letter of understanding regarding park improvements and shall specify at a minimum:

- a. Scope of landscaping to be installed
- b. Developer's responsibility to provide utility stubs to the site for future use
- c. City's responsibility to install grass and irrigation
- d. City's responsibility to install a playground within two years of park dedication

Finding: This condition has been satisfied.

- 13. The developer shall install sufficient sewer mainline in the future SE 5th Street right of way to provide sanitary sewer service for phase 1 connecting to existing sanitary sewer service in E Bella Vista Ave or NE 6th Street. Design of the sewer extension shall be designed in accordance with city public works standards and obtain approval from the city engineer.

Finding: This condition has been satisfied.

- 14. Developer shall obtain an access permit from the Umatilla County Road Department for the new street approach of NE 5th Street to E Punkin Center Road.

Finding: This condition has been satisfied.

- 15. Lots 1 through 6 shall not have driveway access to E Punkin Center Road. The developer shall place a one-foot wide no vehicular access easement on the plat for phase 1 for Lots 1 through 6 along E Punkin Center Road.

Finding: This condition has been satisfied.

- 16. Lots 1, 15, 16, and 64-68 shall be single story houses and shall be fenced on the east property line.

Finding: This condition has been satisfied.

- 17. The C Street extension shall be removed and the lots adjusted to the north.

Finding: This condition has been satisfied.

- 18. D Street shall be extended to the east.

Finding: This condition has been satisfied.

- 19. A two-foot retaining wall with wooden fence on top shall be installed on E Punkin Center Road.

Finding: This condition is satisfied.

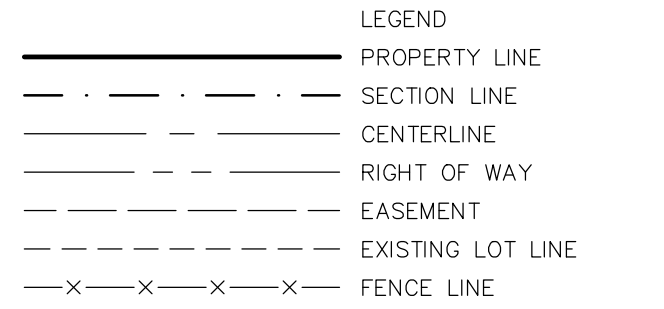
§154.46 Final Plat Requirements

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

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use;
- (D) The line of departure of one street from another;
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required; and
- (O) Certificates of approval for endorsement by the City Council and certificate indicating its submission to the Planning Commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes.

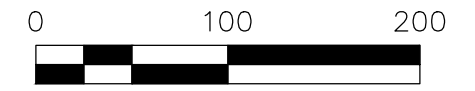
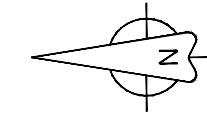
Finding: All items required for the final plat are shown on the final plat.

NOTE:
SEE SHEET 3 FOR SURVEYOR'S
CERTIFICATE, RECORD DOCUMENTS,
VICINITY MAP, AND SIGNATURES



- P.U.E. PUBLIC UTILITY EASEMENT
() INDICATES RECORD DIMENSION
● MONUMENT FOUND AS DESCRIBED
⊗ FOUND 5/8" IRON REBAR WITH CAP PER PLAT BK. 17 PG. 40
● SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA19619 OR02820"
● SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "OR02820"

LEGACY SUBDIVISION PHASE 5 AND 6
OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28
EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,
STATE OF OREGON



BASIS OF BEARINGS

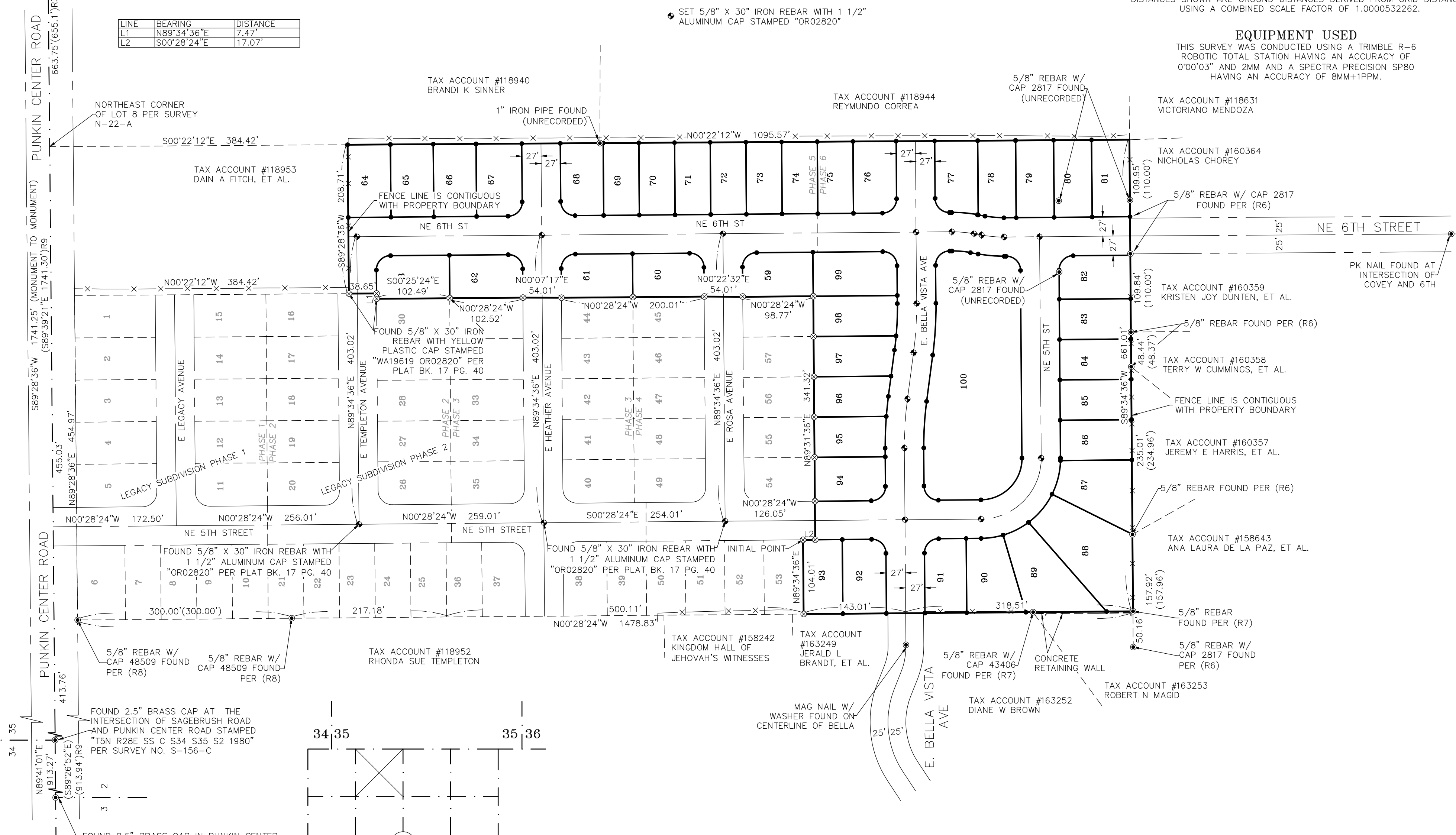
OREGON NORTH GRID BEARING OF S89°28'36"W BETWEEN 2.5" BRASS CAP FOUND AT THE INTERSECTION OF SAGEBRUSH ROAD AND EAST PUNKIN CENTER ROAD, BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST AND THE 2.5" BRASS CAP FOUND AT THE INTERSECTION OF NORTH 7TH STREET AND EAST PUNKIN CENTER ROAD, BEING THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST. DISTANCES SHOWN ARE GROUND DISTANCES DERIVED FROM GRID DISTANCES USING A COMBINED SCALE FACTOR OF 1.0000532262.

EQUIPMENT USED

THIS SURVEY WAS CONDUCTED USING A TRIMBLE R-6 ROBOTIC TOTAL STATION HAVING AN ACCURACY OF 0"00'03" AND 2MM AND A SPECTRA PRECISION SP80 HAVING AN ACCURACY OF 8MM+1PPM.

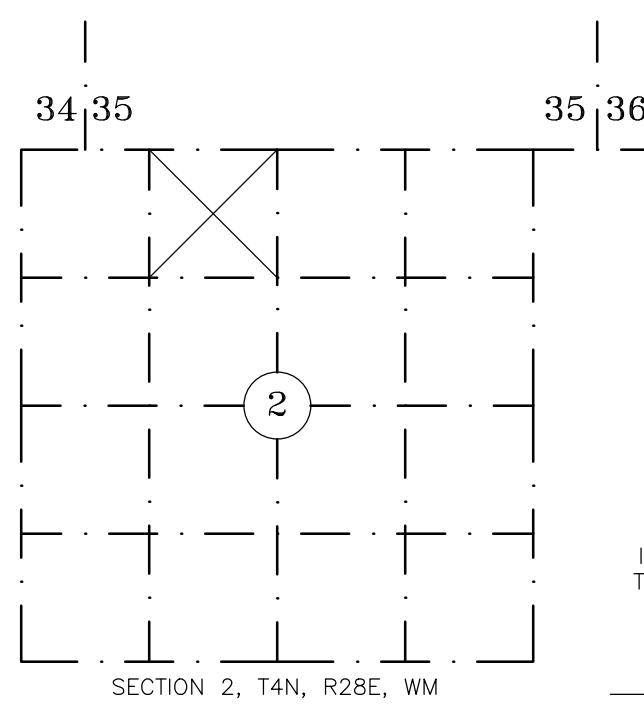
FOUND 2.5" BRASS CAP AT THE INTERSECTION OF 7TH STREET AND PUNKIN CENTER ROAD, MARKING THE NORTH 1/4 CORNER OF SECTION 2, STAMPED "T5N R28E 1/4 S2 PLS 1980" PER COUNTY SURVEY NO. S-156-C

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, N89°34'36"E, 7.47'. Row 2: L2, S00°28'24"E, 17.07'.



FOUND 2.5" BRASS CAP AT THE INTERSECTION OF SAGEBRUSH ROAD AND PUNKIN CENTER ROAD STAMPED "T5N R28E SS C S34 S35 S2 1980" PER SURVEY NO. S-156-C

FOUND 2.5" BRASS CAP IN PUNKIN CENTER ROAD ±200' EAST OF THE CENTERLINE OF HWY 395 PER COUNTY SURVEY NO. S-156-C



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

GREG E. FLOWERS PLS

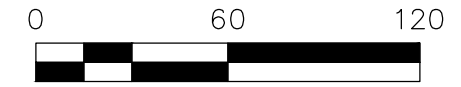
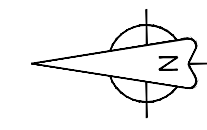
REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

Table with client and project information: CLIENT: LEGACY HOME GROUP LLC, PROJECT NO.: 67573-002, SURVEYOR: GREG E. FLOWERS, DATE: 6/3/2022, etc.

LEGACY SUBDIVISION PHASE 5 AND 6
 OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28
 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,
 STATE OF OREGON

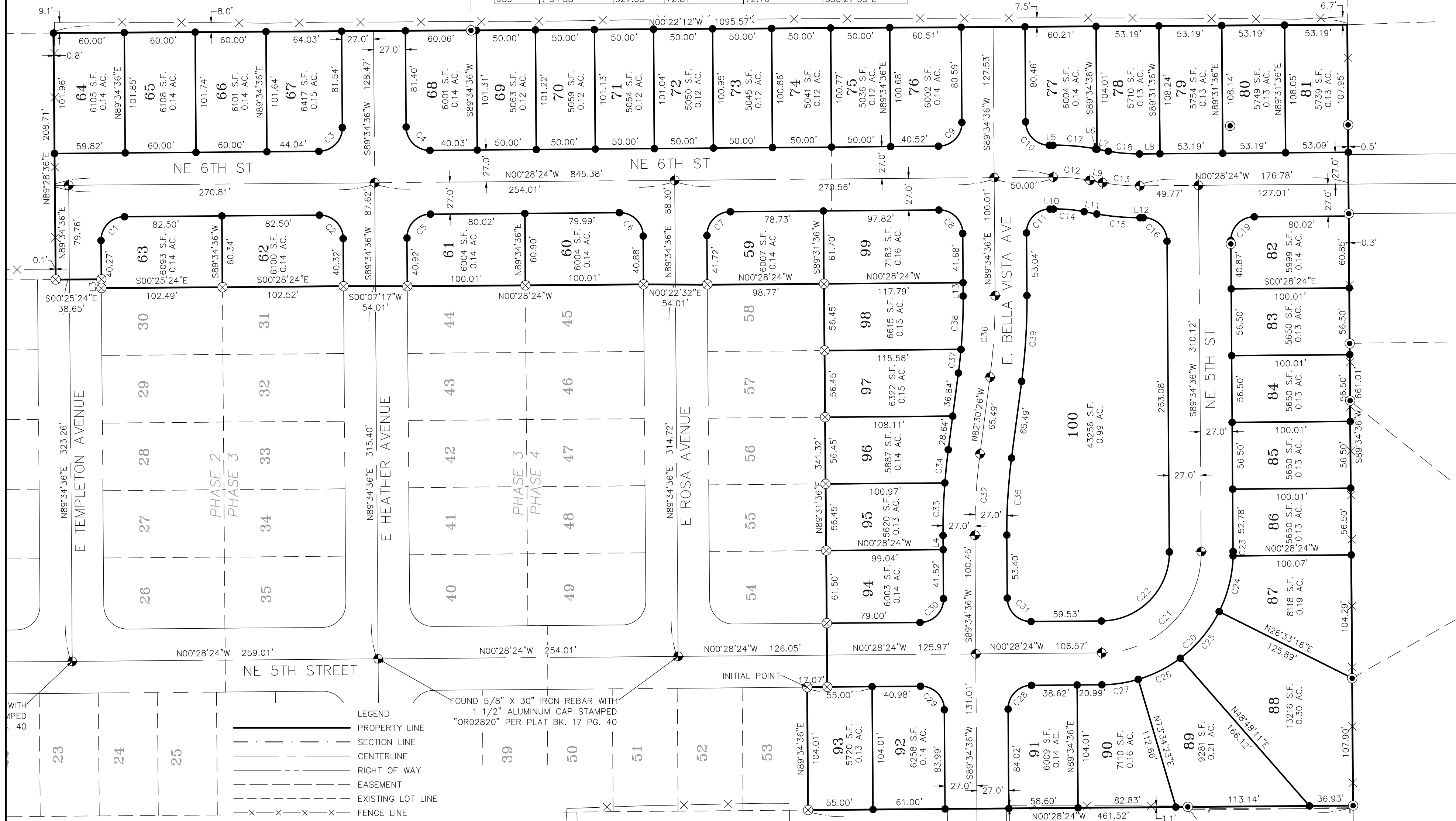


BASIS OF BEARINGS

OREGON NORTH GRID BEARING OF S89°28'36"W BETWEEN 2.5" BRASS CAP FOUND AT THE INTERSECTION OF SAGEBRUSH ROAD AND EAST PUNKIN CENTER ROAD, BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST AND THE 2.5" BRASS CAP FOUND AT THE INTERSECTION OF NORTH 7TH STREET AND EAST PUNKIN CENTER ROAD, BEING THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST. DISTANCES SHOWN ARE GROUND DISTANCES DERIVED FROM GRID DISTANCES USING A COMBINED SCALE FACTOR OF 1.0000532262.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C2	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C3	89°57'00"	20.00'	31.40'	28.27'	N45°26'54"W
C4	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C5	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C6	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C7	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C8	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C9	89°57'00"	20.00'	31.40'	28.27'	N45°26'54"W
C10	90°03'00"	20.00'	31.44'	28.30'	S44°33'06"E
C11	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C12	10°49'47"	165.01'	31.19'	31.14'	N04°56'30"E
C13	10°49'47"	167.46'	31.65'	31.61'	S04°56'30"W
C14	10°49'47"	138.01'	26.09'	26.05'	S04°56'30"W
C15	10°49'47"	194.46'	36.76'	36.70'	N04°56'30"E
C16	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C17	10°49'47"	192.01'	36.29'	36.24'	S04°56'30"W
C18	10°49'47"	140.46'	26.55'	26.51'	N04°56'30"E
C19	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C20	89°57'00"	112.01'	175.84'	158.33'	S45°26'54"E
C21	89°57'00"	85.00'	133.45'	120.16'	S45°26'54"E
C22	89°57'00"	58.00'	91.06'	81.99'	S45°26'54"E
C23	1°54'15"	112.01'	3.72'	3.72'	N89°28'17"W
C24	25°04'26"	112.01'	49.02'	48.63'	N75°58'56"W
C25	26°32'28"	112.01'	51.88'	51.42'	N50°10'30"W
C26	20°28'39"	112.01'	40.03'	39.82'	N26°39'57"W
C27	15°57'13"	112.01'	31.19'	31.09'	N08°27'01"W
C28	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C29	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C30	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C31	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C32	7°54'58"	499.99'	69.08'	69.02'	N86°27'55"W
C33	4°50'34"	526.99'	44.54'	44.53'	S88°00'07"E
C34	3°04'23"	526.99'	28.27'	28.26'	S84°02'38"E
C35	7°54'58"	472.99'	65.35'	65.30'	S86°27'55"W
C36	7°54'58"	500.03'	69.08'	69.03'	N86°27'55"W
C37	2°26'07"	473.03'	20.11'	20.10'	S83°43'30"E
C38	5°28'50"	473.03'	45.25'	45.23'	S87°40'59"E
C39	7°54'58"	527.03'	72.81'	72.76'	S86°27'55"E



LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT
- EXISTING LOT LINE
- FENCE LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () INDICATES RECORD DIMENSION
- MONUMENT FOUND AS DESCRIBED
- ⊗ FOUND 5/8" IRON REBAR WITH CAP PER PLAT BK. 17 PG. 40
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA19619 OR02820"
- SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "OR02820"

FOUND 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "OR02820" PER PLAT BK. 17 PG. 40

LINE	BEARING	DISTANCE
L1	N89°34'36"E	7.47'
L2	S00°28'24"E	17.07'
L3	N89°34'36"E	7.47'
L4	N89°34'36"E	11.96'
L5	S00°28'24"E	2.96'
L6	S10°21'23"W	1.17'
L7	S10°21'23"W	9.73'
L8	S00°28'24"E	17.33'
L9	S10°21'23"W	10.90'
L10	S00°28'24"E	3.04'
L11	S10°21'23"W	10.90'
L12	N00°28'24"W	2.73'
L13	N89°34'36"E	11.28'

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

GREG E. FLOWERS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAFT

OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2023



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: LEGACY HOME GROUP LLC	PROJECT NO.: 67573-002	
SURVEYOR: GREG E. FLOWERS	DATE: 6/3/2022	
CALC BY: MFW	DRAWN BY: AA	SCALE: 1" = 60'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 2 OF 2

LEGACY SUBDIVISION PHASE 5 AND 6
 OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28
 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,
 STATE OF OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AS A RADIAL SURVEY USING A TRIMBLE R-6 ROBOTIC TOTAL STATION HAVING AN ACCURACY OF 0'00'03" AND 2MM AND SPECTRA PRECISION SP80 RTK GNSS RECEIVERS HAVING AN ACCURACY OF 8MM+1PPM AT THE REQUEST OF MONTE VISTA HOMES TO SURVEY AND SUBDIVIDE LOT 59 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 3 AND 4," DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40, WHICH WAS ITSELF SURVEYED AND SUBDIVIDED BY THIS FIRM IN 2020 AND 2021. REFER TO THAT PLAT FOR FURTHER DESCRIPTION OF THE METHODS USED TO DETERMINE THE BOUNDARY OF THE PARENT PARCEL.

REFERENCE DOCUMENTS

- (R1) AMERITITLE TITLE COMMITMENT FILE NO. 322873AM DATED SEPTEMBER 17, 2019
- (R2) PLAT TITLED "THIRD SUPPLEMENTAL PLAT OF SECTION 2, TOWNSHIP NO.4 NORTH, RANGE NO.28 EAST OF THE WILLAMETTE MERIDIAN, OREGON" DATED JULY 10, 1922 AND RECORDED IN UMATILLA COUNTY AS SECTION 2 LETTER E 1922-2.
- (R3) SURVEY TITLED "SURVEY OF LOT 7 IN SECT.2 (E 1/2 OF NE 1/4 OF N/E 1/4) OF 4N, R28E FOR LEE BAGGET" DATED SEPTEMBER 15, 1977 AND RECORDED IN UMATILLA COUNTY AS SURVEY N-22-A
- (R4) PARTITION PLAT TITLED "PARTITION PLAT NO. 2002-28" DATED MAY 7, 2002 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2002-4150555
- (R5) PLAT TITLED "A REPLAT OF PARCEL 2, 2002-28" (PARTITION PLAT NO. 2005-16) DATED NOVEMBER 11, 2004 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2005-4840048
- (R6) PLAT TITLED "FINAL PLAT QUAIL RIDGE-PHASE III" DATED AUGUST 10, 2005 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2006-4970441 IN PLAT BOOK 15 AT PAGE 5
- (R7) PLAT TITLED "BELLA VISTA ADDITION" DATED FEBRUARY 24, 2010 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2010-5620700 IN BOOK 15 AT PAGE 48
- (R8) PARTITION PLAT TITLED "PARTITION PLAT 2019-04" DATED OCTOBER 24, 2018 WITH A REVISION DATE OF FEBRUARY 10, 2019 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2019-6820284
- (R9) HERMISTON REMONUMENTATION SURVEY BY KRUMBEIN DATED JULY 18, 1980 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. S-156-C
- (R10) PLAT TITLED "LEGACY SUBDIVISION PHASE 1 AND 2" DATED JULY 26, 2021 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2021-7250642 IN PLAT BOOK 17 AT PAGE 28
- (R11) PLAT TITLED "LEGACY SUBDIVISION PHASE 3 AND 4" DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40

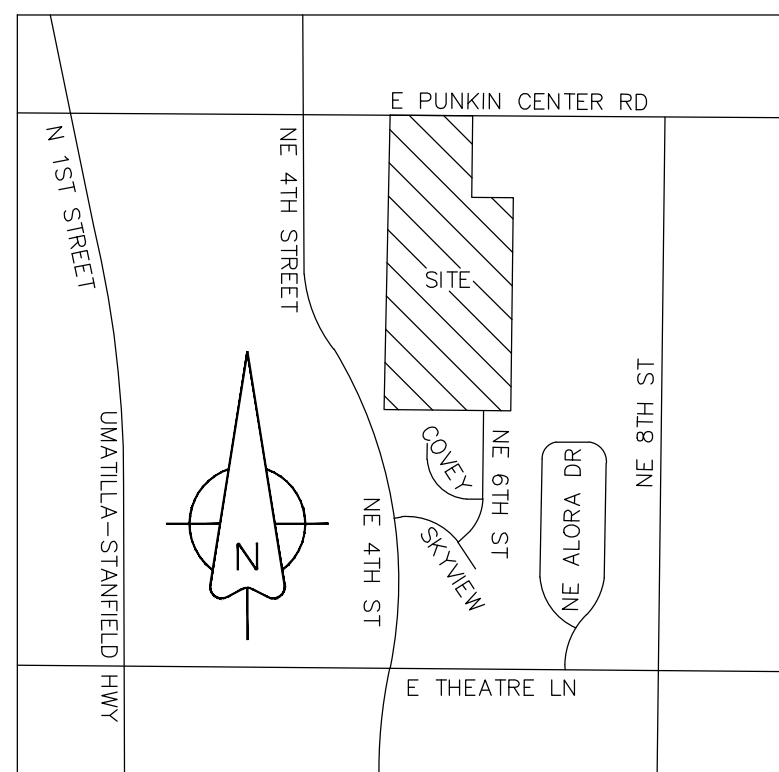
SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6," THE INITIAL POINT OF WHICH IS A 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "WA 19619 / OR 02820", MARKING THE SOUTHEAST CORNER OF LOT 53 OF THE PLAT OF LEGACY SUBDIVISION PHASE 3 AND 4 RECORDED IN BOOK 17 OF PLATS AT PAGE 40 IN RECORDS OF UMATILLA COUNTY, OREGON, BEING THE SUBDIVISION OF LOT 59 OF "LEGACY PHASE 3 AND 4", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 OF LEGACY SUBDIVISION PHASE 3 AND 4, FILED IN PLAT BOOK 17 AT PAGE 40 IN RECORDS OF UMATILLA COUNTY;
 THENCE S00°28'24"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF NE 5TH STREET, A DISTANCE OF 17.07 FEET; THENCE N89°31'36"E A DISTANCE OF 341.32 FEET; THENCE N00°28'24"W, PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF NE 6TH STREET, A DISTANCE OF 98.77 FEET; THENCE N00°22'32"E A DISTANCE OF 54.01 FEET; THENCE N00°28'24"W A DISTANCE OF 200.01 FEET; THENCE N00°07'17"E A DISTANCE OF 54.01 FEET; THENCE N00°28'24"W A DISTANCE OF 102.52 FEET; THENCE N00°25'24"W A DISTANCE OF 102.49 FEET; THENCE N89°34'36"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E TEMPLETON AVENUE, A DISTANCE OF 7.47 FEET; THENCE N00°25'24"W A DISTANCE OF 38.65 FEET; THENCE N89°28'36"E, ALONG THE NORTH LINE OF LOT 59 OF PHASE 3 AND 4, A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°22'12"E, ALONG THE EAST LINE OF SAID LOT 59, A DISTANCE OF 1,095.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°34'36"W, ALONG THE SOUTH LINE OF SAID LOT 59, A DISTANCE OF 661.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°28'24"W, ALONG THE WEST LINE OF SAID LOT 59, A DISTANCE OF 461.52 FEET TO THE SOUTHWEST CORNER OF LOT 53 OF PHASE 3 AND 4 AND THE NORTHWEST CORNER OF SAID LOT 59; THENCE N89°34'36"E, ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 104.01 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 436,179 SQUARE FEET, 10.01 ACRES, MORE OR LESS.

GREG E. FLOWERS, P.L.S. 02820 OR.



VICINITY MAP - NOT TO SCALE

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE RECORD OF TOWN PLATS OF THE COUNTY OF UMATILLA, STATE OF OREGON

THIS ____ DAY OF _____, 20____

 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS ____ DAY OF _____, 20____

 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF _____, 20____

 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF _____, 20____

 CHAIRMAN

 COMMISSIONER

 COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS ____ DAY OF _____, 20____

 UMATILLA COUNTY ASSESSOR

 UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS ____ DAY OF _____, 20____

 HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

GREG E. FLOWERS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

OWNER/DEVELOPER

LEGACY HOME GROUP LLC
 62958 NE LAYTON AVENUE SUITE 5
 BEND, OREGON 97701

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, _____, AUTHORIZED REPRESENTATIVE FOR LEGACY HOME GROUP LLC, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE LOT 100 TO THE CITY OF HERMISTON AND DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E) SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "LEGACY SUBDIVISION PHASE 3 & 4". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 59 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 3 AND 4," DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40.

 REPRESENTATIVE FOR LEGACY HOME GROUP LLC

 DATE

 PRINT NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ HAS SIGNED THIS PLAT ON BEHALF OF LEGACY HOMES LLC, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

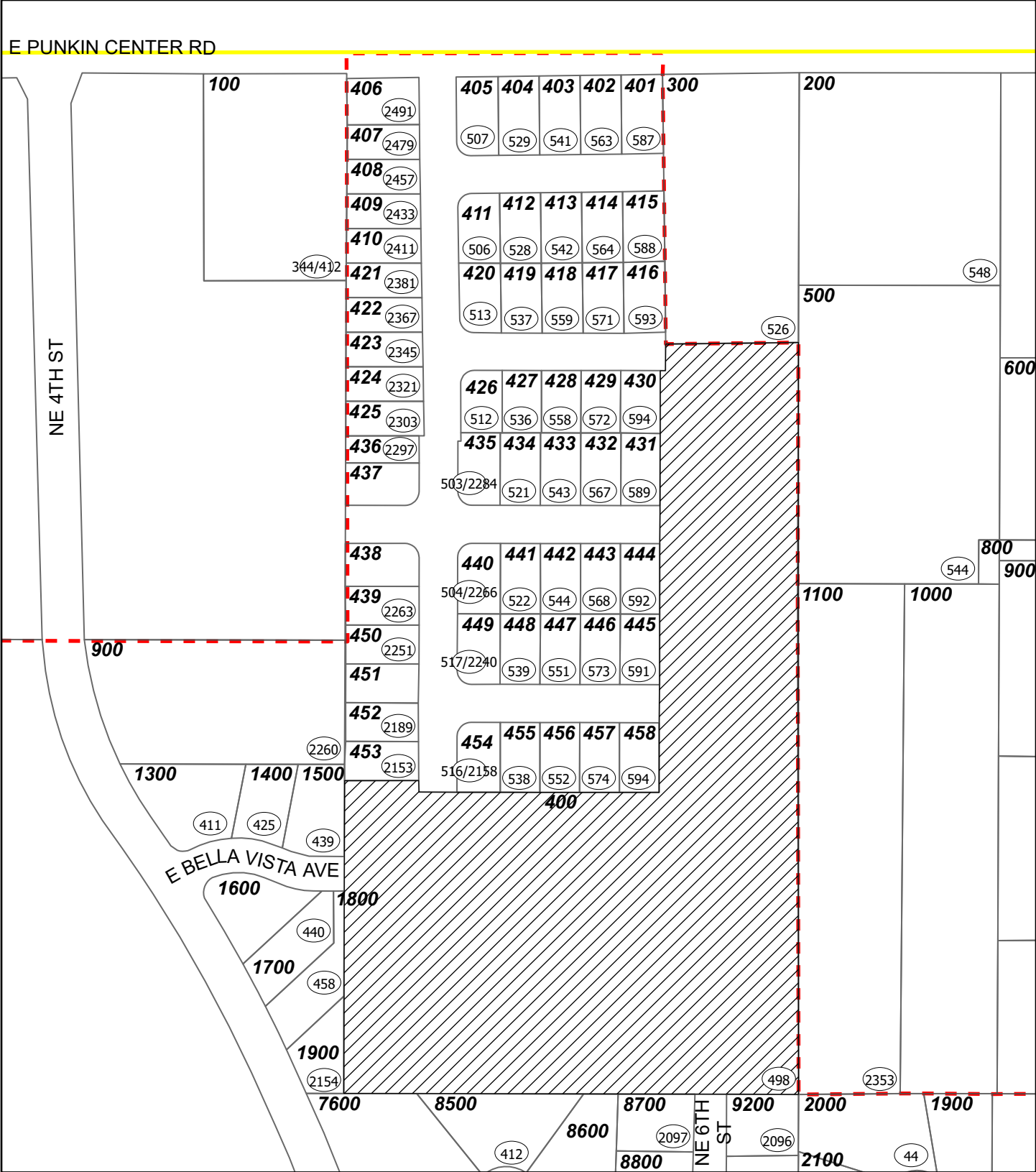
 NOTARY PUBLIC

 DATE

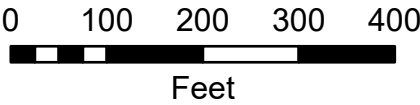
 MY APPOINTMENT EXPIRES

 RESIDING IN

CLIENT: LEGACY HOME GROUP LLC		PROJECT NO.: 67573-002
SURVEYOR: GREG E. FLOWERS		DATE: 6/3/2022
CALC BY: MFW	DRAWN BY: AA	SCALE: N/A
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 3 OF 3



- Legend
- Property Line
 - City Limits
 - Urban Growth Boundary
 - Phases 5 and 6





Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

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

Summary and Background

The Hermiston Urban Renewal Agency has received a façade grant application for exterior improvements to commercial property located at 395 E Main St. A façade grant was awarded to the property owners for the adjacent property in January of 2022 and similar improvements are proposed for this property. The façade grant eligible improvements proposed include new storefront, windows, façade, stucco, parapet, and light fixtures to the E Main St frontage of the building. Exterior improvements to the NE 4th St and alley frontages are proposed in future phases. Additional remodeling is proposed for the interior of the building. The estimated budget for the eligible improvements is \$81,323. The applicant is requesting an award of \$40,000. Under the terms of the grant program, the district may provide a match of up to 50% of the project budget up to a maximum award of \$10,000. Projects which have private investment in excess of \$75,000 that benefit the city as a whole and not just the district, may increase the total match at the discretion of the committee.

Tie-In to Council Goals

Urban renewal and downtown revitalization are council goals.

Fiscal Information

There is sufficient funding in the façade grant budget for 2022-23 to accommodate a 50% match of either the \$10,000 cap or the requested \$40,000.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or reject the grant request and determine an appropriate match percentage.

Recommended Action/Motion

When scoring the application, the commissioners should determine if the project’s improvements provide a benefit to the entire city or only the district.

The planning commission should score the application and the match determination will be calculated from the average of all scores. Should the planning commission choose to award an amount greater than the \$10,000 cap, a motion should be made as to the amount of the recommended award.

Submitted By:

Clint Spencer

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Name of Applicant

Property Address

Property Owner (if different)

Owner Address (if different)

Business Name

Phone Number E-Mail

Project Description *Please address the scoring criteria if possible. Use additional pages if necessary.*

Grant Request Project Budget

Start Date End Date

Applicant Signature Date

Please attach to this form copies of the project budget, construction drawings, property owner consent, an itemized list of improvements, and other items that are pertinent to the project.

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Colors proposed

White stucco, Dark Grey stucco, wood grain aluminum parapet, Black store front, black grid commercial windows.

Describe building materials proposed

As described above

Explain how the proposed improvements are consistent with the type of architectural features found in the existing historical buildings in the district.

Proposed improvements are intended to extend to appearance of the adjacent improved building at 379 E Main which have been received very well and have generated increased foot traffic at the east end of the historic district and to current tenant of that property (Sassafras Flowers)

Does the proposed improvement contain features designed to contribute to aesthetic enhancement?

We feel that a face-lift with proposed material and colors will substantially improve aesthetics to the building which has extremely strong structure and was originally built as the Hermiston Post Office in 1956.

Will the proposed improvements contribute not only to the enhancement of the commercial use, but the downtown as a whole?

These improvements will substantially increase the appearance and attraction at the East end of the Main Street historical district and will encourage our community members to travel the full length of the district.

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Are the proposed improvements compatible with the overall downtown character?

These improvements are compatible with where we believe the future of our community is headed and they stay consistent with the improvements we did to the neighboring building earlier this year. We are receiving enormous amounts of positive feedback about the previous project and this proposed current project.

Are the proposed improvements designed to contribute to the long-term health of the district? For example, landcape improvements are not as durable as masonry.

Proposed improvements are long term. We have chosen all long term finishes including stucco, wood grain aluminum vs. real wood which can deteriorate, commercial grade storefronts and windows vs. residential grade.

Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?

These improvements will add substantial value to the property. There will also be another phase to the improvements of this property early next year which will include a complete, matching face-lift of the 4th street side of this building as well as the backside of the building which contains parking and borders the alley.

Façade Grant Application Review

Applicant SA Smith-Amy Stanton/Slade Smith

Review Date _____

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements consistent with type of architectural features found in the existing historical buildings in the district	
Does the proposed improvement contain features designed to contribute to aesthetic enhancement?	
Will the proposed improvements contribute not only to the enhancement of the commercial use, but the downtown as a whole?	
Are the proposed improvements compatible with the overall downtown character?	
Are the proposed improvements designed to contribute to the long-term health of the district? For example, landscape improvements are not as durable as masonry.	
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	
Total	

The maximum score possible for a grant is 60 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$10,000. For example, a \$20,000 project would be eligible for a maximum of \$10,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

48-60 points: 50% match

36-47 points: 40% match

24-35 points: 30% match

12-23 points: 20% match

1-11 points: 10% match

Schedule of Values

Job Title:	Salon Studios		Bid Date: Apr, 14th 2022
			4:00 PM
Owner:	SA Smith LLC-Amy Stanton/Slade Smith		186.08
Phase No	Description	Company	Total
01017	Permits & Fees	Owner	
01715	General Conditions		
02050	Wall Demo	Est	
02051	Ceiling Demo	Est	
02052	CMU Demo	Est	
02053	Exterior Door(s) Demo	Est	
02054	Saw Cutting	A-Core	
02055	Concrete Slab Demo	Est	
02200	Excavation	WW	
03120	Slabs	Est	
03210	Rebar/Dowels	Est	
04220	CMU	Est	
05510	Metal Lintel	Ross	
05511	Metal Brackets	Est	
06100	Interior Framing	Est	
06101	Exterior Framing	Est	6,178.00
06102	Exterior Sheeting	Est	2,790.00
06103	Wood Façade	Est	15,000.00
07210	Wall & Ceiling Inso	Mr Inso	
07920	Sealants & Caulking	Est	
07921	Stucco	Ideal	13,000.00
08110	Timely Doors/Frames	Est	
08410	Aluminum Storefront	Superior	21,705.00
08411	Aluminum Ext Windows	Superior	11,700.00
08520	Salon Sliding Doors	Superior	
08710	Finish Hardware	Superior	
08800	Glass & Glazing	Superior	
09260	GWB	Foley	
09510	Acoustical Ceiling	ACI	
09665	LVP	Standard	
09685	Carpet	Standard	
09686	Rubber Base	Standard	
09900	Painting	A-Sharp	
10200	Roof Patch Allowance	Est	
10201	Parapet Cap Metal	Est	2,950.00
10810	Toilet Accessories	Dupree	
15400	Plumbing	WW	
15401	Plumbing Condensate	WW	
15402	Meter Allowance	Est	
15800	HVAC	EO Heat	
15801	Jumper Ducts	EO Heat	
15801	Gas Piping	EO Heat	
16050	Security	Est	
16100	Exterior light fixtures	Est	8,000.00
	Subtotal:		
	Cost for Exterior at Main Street side only		81,323.00

Estimated Cost for 4th street exterior improvements during next phase- \$50,000

