



# PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

*Where Life is Sweet*

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**March 08, 2023 at 7:00 PM**

## **AGENDA**

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

**2. MINUTES**

A. Minutes of the February 8, 2023 regular Planning Commission meeting

**3. NEW BUSINESS**

A. Major Partition- 4N2823 TL 200 Amazon Data Services 908 E Penney Ave

**4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**5. ADJOURN**

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

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## PLANNING COMMISSION

Regular Meeting Minutes  
February 8, 2023

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

### **Minutes**

Commissioner Burns moved and Commissioner Fialka seconded to approve the minutes of the January 11, 2023, regular meeting. Motion passed unanimously.

### **Highland Meadows Phase 2 4N2814AA Tax Lot 102 - 942 E Highland Ave Request to Amend Conditions of Approval**

Planning Director Spencer presented the staff report. The developer is unable to secure the pedestrian access easement on property in Highland Meadows Phase 1. The plat was recorded with a utility easement on the property, not a utility and pedestrian easement. The developer requests Condition of Approval #9 be modified to remove the pedestrian portion so the final plat can be approved.

### **Testimony**

Tyler Brandt 469 SW Cottonwood Dr- Mr. Brandt, the developer, stated there was no intention to not fulfill the condition as written. He relied on professionals, such as the surveyor, to do their job correctly. The error was not realized until installing the improvements in Phase 2. The current property owner will not provide the pedestrian easement for any price as he feels it will devalue the property. Per staff's suggestion, he is requesting waiving the pedestrian portion of the easement and has provided a letter from the current property owner.

Commissioners discussed the city's requirements for cul-de-sacs and suggestions for preventing this scenario in the future. While commissioners are disappointed in the process, they expressed appreciation of Mr. Brandt's efforts to comply. Reading the conditions of approval at the time of approving the final plat may help, however the possibility of human error will continue to be present.

Commissioner Burns moved and Commissioner Caplinger seconded to amend Conditions of Approval #9 of Highland Meadows Phase 2 to waive the pedestrian easement requirement. Motion passed.

### **Façade Grant Revisions**

Revisions to the scoring criteria and increasing the match for façade grants are proposed. The purpose of the revisions is to align the verbiage with the intent. Commissioners reviewed each criteria question to discuss alternative wording that would more clearly communicate the desired intent of the questions while still allowing subjective review of the grant application. The following criteria is proposed:

1. Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.
2. Does the proposal add new aesthetic elements beyond the existing site conditions?



## PLANNING COMMISSION

### Regular Meeting Minutes

February 8, 2023

3. Will the proposed improvements enhance the economic well-being of the downtown as well as the site?
4. Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?
5. Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?

Commissioner Caplinger moved and Commissioner Burns seconded to adopt the revised criteria for the Hermiston Urban Renewal Area's façade grants. Motion passed.

An increase in the maximum amount of the grant match is proposed. Due in part to the increase in the cost of building materials, Commissioners wish to raise the maximum match (50%) to \$20,000. Increasing the amount will require the program to either sunset sooner than anticipated or move funds from other projects to the façade grant program. Staff is comfortable the program will be able to continue with the increased amount.

Commissioner Fialka moved and Commissioner Kirkpatrick seconded to increase the matching cap of Hermiston Urban Renewal Area's façade grants to \$20,000. Motion passed.

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

A façade grant for a new coffee shop is anticipated next month.

Staff will be applying for a Transportation and Growth Management grant to update the City's Transportation System Plan. A technical advisory committee will be created to guide the approximately 18-month process.

A strip mall is a potential idea for the area north of E Highland Ave and west of NE 4<sup>th</sup> Street where houses have recently been demolished. The developer has not submitted any plans.

The Prairie Meadows project continues to move forward. The urban renewal district has been formed, engineering has begun on the infrastructure, and staff continues to work with the developer to make the necessary code changes to allow for the overall development. The goal is to start building homes in 2025.

### **Adjournment**

Chairman Saylor adjourned the meeting at 8:04PM.



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Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of March 8, 2023

**Title/Subject**

Major Partition- 4N2823 TL 200 Amazon Data Services 908 E Penney Ave

**Summary and Background**

Parametrix has submitted a preliminary plat for a major partition located at 908 E Penney Ave. The property is owned by Amazon Data Services, Inc. The area proposed for partitioning encompasses 205 acres of land and is zoned Outlying Commercial/Heavy Industrial (C-2/M-2).

The property is currently vacant. The proposed major partition creates two lots and one street extension. Parcel 1 is approximately 151.62 acres and is proposed for use as a data center. Parcel 2 is approximately 44.42 acres and is proposed for sale as a future industrial site. SE 9<sup>th</sup> Street is also proposed for extension southward from the current terminus at E Penney Ave to connect with E Feedville Road.

A major partition differs from the minor partition usually reviewed by the planning commission in one major respect. A major partition involves the dedication of a public street as part of the lot creation process. As noted above, this partition proposes a new extension of SE 9<sup>th</sup> Street separating the two parcels. In other respects, a major or minor partition are very similar, involving the creation of three or fewer lots in a calendar year. However, a major partition is not subject to the preliminary plat exemption in §154.35(B) of the Hermiston Code of Ordinances. Therefore, the planning commission must review the major partition as a preliminary plat subject to the requirements of §154.35(C) at this meeting and then review the final plat at a subsequent meeting.

Public notice was provided for the proposed partition. Notice of the land use action was mailed by direct mail to property owners within 100 feet on February 22, 2023. A sign informing the public of the proposal was placed on the property on February 22, 2023.

The criteria that are applicable to the decision to accept the proposed partition are contained in §154.15 through §154.35, §157.041 and §157.056 of the Hermiston Code of Ordinances.

The narrative and findings of fact for this application were prepared by Kristine Wilson with Perkins Coie, the applicant's counsel. These findings and narrative are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as



prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission reference is attached as Exhibit E.

### **Tie-In to Council Goals**

The land proposed for partitioning is part of the city's industrial employment base. Development of said land leads directly to economic development and job creation.

### **Fiscal Information**

The property has an assessed value of \$45,005 and is receiving farm deferral of property tax assessments. The property is proposed for an industrial development of several hundred million dollars which will substantially increase the assessed value of the property. However, enterprise zone property tax abatements have been issued for development on Lot 1 which will defer receipt of property tax revenue for several years.

### **Alternatives and Recommendation**

#### **Alternatives**

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

#### **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 preliminary plat and direct applicant to proceed to final plat preparation.

### **Submitted By:**

Clinton Spencer, Planning Director

**Exhibit A**  
**Findings of Fact for AWS Major Partition**  
**March 8, 2023**  
**908 E Penney Ave**

Section 3, Item A.

**BEFORE THE CITY PLANNING COMMISSION**  
**OF THE CITY OF HERMISTON, OREGON**

**In the Matter of a Request for Major Partition to Divide Approximately 199.99 Acres of Property Described as Lot 1 of the “Stahl Replat” Located in Section 23, Township 4 North, Range 28 E, Generally Located North of Feedville Road, South of E. Penney Ave., East of Hermiston-Hinkle Rd., and West of SE Kelli Blvd.**

**NARRATIVE IN SUPPORT OF THE APPLICATION PROPOSED BY AMAZON DATA SERVICES, INC.**

**I. INTRODUCTION**

Amazon Data Services, Inc., a Delaware corporation (“Applicant”), submits this application (“Application”) to the City of Hermiston (“City”) requesting approval to partition real property described as Lot 1 of the “Stahl Replat” in the City limits (“Property”) into two parcels, plus right-of-way dedication, as depicted on the proposed tentative partition plan in Exhibit 1. This narrative explains how the Application satisfies the applicable requirements of the Hermiston City Code (“HCC”) and ORS Chapter 92. Accordingly, the City Planning Commission (“Commission”) should approve the Application.

**II. DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA**

Applicant is the owner of the Property, which is approximately 199.99 acres in size and located north of Feedville Road, south of E. Penney Ave., east of Hermiston-Hinkle Rd., and west of SE Kelli Boulevard in the City. The Property is described as Lot 1 of the “Stahl Replat,” Map No. 4N282300, Tax Lot 200. An aerial photo of the Property and the surrounding vicinity is attached as Exhibit 2. A tax lot map that identifies the Property is attached as Exhibit 3. A copy of the “Stahl Replat” is attached as Exhibit 4. The Property is zoned C-2 and M-2. It is vacant. Surrounding properties are zoned and utilized as follows:

ADJACENT PROPERTY	ZONING	USE
To North	C-2/M-2	Warehouse; Vacant
To South	EFU/FI	Vacant; Railroad
To East	C-2/M-2	Vacant; Warehouse
To West	C-2/M-2; M1; OS	Vacant; Warehouse

**III. DETAILS OF REQUEST**

The proposal would partition the Property into two parcels—Parcel 1 and Parcel 2—and dedicate right-of-way to the City to connect SE Ninth Street from E. Penney Avenue to Feedville Road. Parcel 1 is proposed to be approximately 151.62 acres and has frontage on Feedville Road. Parcel 2 is proposed to be approximately 44.42 acres in size and would be located in the eastern side of the Property, with frontage on E. Penney Avenue and the SE Ninth Street extension. The dedicated right-of-way for SE Ninth Street would be 66’ wide (approximately 3.95 acres). The two parcels and the right-of-way dedication are depicted and described on the tentative partition plan attached as Exhibit 1.

The purpose of the partition is to divide the Property into two separate parcels, which will ultimately be under separate ownership, and to dedicate right-of-way to the City. The location of the parcels is planned to coincide with the proposed development of the Property, which will feature a light industrial campus on Parcel 1 and a dedicated power source for that campus on Parcel 2.

**IV. THE APPLICATION COMPLIES WITH THE CITY’S CRITERIA FOR A MAJOR PARTITION**

The City’s Planning Department website lists the criteria for approving a preliminary plat for a major partition. Those criteria are listed and responded to in this Section IV. Note that the majority of the criteria listed here are from the Hermiston City Code provisions that are addressed in Section V of this Application.

**A. The proposed preliminary plat is in [ ] conformance with the Hermiston Comprehensive Plan.**

RESPONSE: The Application requests approval of a tentative partition plan, which is a “limited land use decision” pursuant to ORS 197.015(12). As a result, the Application is only subject to comprehensive plan policies that are incorporated into the City’s land use regulations. ORS 197.195(1). Incorporation is not achieved by a general statement in a land use regulation that an application must show “compliance with” the comprehensive plan and no specific comprehensive plan goals or policies are identified in the land use regulation. *Paterson v. City of Bend*, 201 Or App 344, 350-351, 118 P3d 842 (2005). Item A of Hermiston’s CRITERIA FOR A MAJOR/MINOR PARTITION consists of a general statement requiring compliance with the City’s comprehensive plan. It does not expressly incorporate any specific comprehensive plan provisions into the City’s land use regulations. Therefore, the City is not permitted to review the Application for compliance with any specific comprehensive plan provision. Moreover, the City’s adopted and acknowledged land use regulations are consistent with and implement the City’s comprehensive plan. Therefore, compliance with these land use regulations will ensure that the Application is necessarily also consistent with the City’s comprehensive plan.

**B. The proposed preliminary plat is in conformance with all applicable provisions of this code, other city codes and ordinances, and Oregon law.**

RESPONSE: The City has adopted land use regulations that implement these various requirements. For the reasons addressed in Section V below, the Application is consistent with these regulations. The Application complies with this criterion.

**C. For a minor partition, no creation of a street or road is required.**

RESPONSE: The Application is for a major partition, so this criterion does not apply.

**D. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.**

RESPONSE: See sections below addressing the extension of S.E. Ninth Street. The Application complies with this criterion.

**E. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.**

RESPONSE: The Application complies with this criterion. See Exhibit 1.

**F. The parcels are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.**

RESPONSE: The Application complies with this criterion. See Exhibit 1.

**G. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.**

RESPONSE: See section below addressing lot size requirements. The Application does not propose any development of the land. The Application complies with this criterion. See Exhibit 1.

**H. The existing sewer and water facilities are adequate to serve the proposed development.**

RESPONSE: This Application does not propose any development of the land. A future application to develop either parcel will address necessary services, including sewer and water.

**I. The resulting lots will conform to the minimum size standards required in that zone.**

RESPONSE: See sections below addressing the minimum size standards required in M-2 and C-2. The Application complies with this criterion.

**J. Separate water and sewer service will be provided to each parcel as it develops.**

RESPONSE: This Application does not propose any development of the land. A future application to develop either parcel will address necessary services, including sewer and water.

**V. THE APPLICATION COMPLIES WITH THE HERMISTON CITY CODE**

HCC Chapter 154 establishes the application requirements, review procedures, and approval standards for the Application. As explained below, the Application satisfies the applicable provisions and should be approved.

**154.02: PRELIMINARY ACTIONS:**

**Each subdivider of land shall confer with the city staff before preparing a preliminary subdivision plat or map in order to become thoroughly familiar with the subdivision requirements and with the proposals of the Comprehensive Plan affecting the territory in which the proposed subdivision lies.**

RESPONSE: Applicant had a preliminary meeting with City staff, including Hermiston Planning Director Spencer, on January 24, 2023. The Application is responsive to the preapplication discussion with the City.

**154.04: JURISDICTION AND PROCEDURE**

**(A)It shall be unlawful for any person being the owner, agent or person having control of any land within the city to divide land by a major or minor partition not in accordance with the laws of the state and the regulations contained herein. The proposed partition shall first be submitted to the Planning Commission for approval or disapproval. After report and approval of the Planning Commission is made and filed, all minor partitions shall be permitted, but all major partitions shall be submitted to the City Council for its approval or disapproval. No plat or map shall be recorded and no lots shall be sold from a plat or map until approved by the City Council and recorded with the county.**

RESPONSE: Applicant is seeking approval pursuant to HCC of the proposed major partition to the Planning Commission. The Application complies with the laws of the state of Oregon. After report and approval by the Planning Commission is made and filed, Applicant will submit the proposed major partition to the City Council for approval.

**(B)The design and layout of all subdivisions shall conform with the requirements of §§ 154.15 through 154.21. The subdivider shall submit a preliminary plat or map in accordance with the specifications of § 154.35 hereof. The final plat or map shall be submitted in accordance with the provisions of §§ 154.45 and 154.46 hereof.**

RESPONSE: Applicant addresses the specific provisions of §§ 154.15 through 154.21, and HCC 154.35. Based upon those responses, the Commission should find that the Application complies with this requirement.

**154.15: RELATION TO ADJOINING STREET SYSTEM**

**(A) The function, location, width, and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets.**

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision. The right-of-way to be dedicated as part of this Application was considered in relation to the existing streets, topography, public convenience, safety, and proposed land use.

**(B) The street system shall assure an adequate and safe traffic circulation system with intersection angles, grades, tangents, and curves appropriated for the traffic to be carried, considering the terrain.**

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision. The only street created is the dedication of land for the extension of SE Ninth Street.

**(C) Off-set streets should be avoided.**

RESPONSE: Applicant's tentative plan does not create any off-set streets. See Exhibit 1.

**(D) The angle of intersection between minor streets and major streets should not vary by more than 10 degrees from a right angle unless special intersection design is provided.**

RESPONSE: This Application extends existing SE Ninth St. from E. Penney Avenue to Feedville Road from the existing intersection. No intersection affected by the partition will vary by more than 10 degrees from a right angle. See Exhibit 1.

**(E) Streets obviously in alignment with existing streets shall bear the names of the existing streets. All proposed street names should be checked to avoid duplication of other street names.**

RESPONSE: The proposed dedicated right-of-way will be named "S.E. Ninth Street" in conjunction with the aligned existing street. See Exhibit 1.

**(F) If the subdivision abuts a present or proposed major arterial street, marginal interceptor streets running parallel to the arterial street may be required.**

RESPONSE: The Property does not abut a present or proposed major arterial street. Therefore, this criterion is not applicable to the Application.

**(G) Streets shall be interconnected and provide for continuation or appropriate extension to surrounding properties. Cul-de-sac streets shall be allowed only when one or more of the following conditions exist:**

RESPONSE: The proposed dedicated right-of-way is the continuation of existing SE Ninth Street. The Application complies with this criterion.

**(1) Physical or topographic conditions make a street connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands, or other bodies of water where a connection could not reasonably be provided.**

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

**(2) Buildings or other existing development on adjacent lands physically precludes a connection now or in the future, considering the potential for redevelopment.**

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

**(3) Where street connection would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of the date of adoption of the TSP which preclude a required street connection.**

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

**(4) Where cul-de-sacs are planned, multi-use paths connecting the end of the cul-de-sac to other streets or neighborhood activity centers shall be provided if feasible.**

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

**(5) Cul-de-sac streets shall be as short as possible and should not exceed a length of 400 feet. A cul-de-sac shall terminate with a turn-around.**

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.



154.16: STREET AND ALLEY WIDTH

(A) The width of streets and alleys shall be adequate to fulfill city standards as provided for in the Transportation System Plan (TSP).The standard cross-sections provide some flexibility in the right-of-way and paved width, depending on factors such as whether on-street parking and bike lanes are provided. Standards for streets and alleys are adopted in the TSP and incorporated into this section by reference:

Table 1: Urban Arterial Cross Sections

Table 2: Urban Collector Cross Sections

Table 3: Urban Local Street Cross Sections

Table 4: Rural Arterial/Collector/Local Road Cross Sections

RESPONSE: The TSP requires local streets to have a minimum right-of-way width of 50 to 60 feet and minimum street widths of 30 to 32 feet. TSP at 7-1. Applicant’s proposed dedication of a 66-foot right-of-way fulfills this standard. See Exhibit 1.

(B) Where alleys are provided in residential blocks, a minimum width of 20 feet shall be required. Alleys are required in the rear of all business lots and shall be at least 25 feet wide. A five-foot cutoff shall be made at all acute angle alley intersections.

RESPONSE: The Property is not in a residential block and does not include an alley. Therefore, this criterion is not applicable to the Application.

154.17: EASEMENTS

(A) Width requirements. Easements of at least six feet in width shall be provided on each side of all rear lot lines and alongside lot lines, where necessary, for poles, wires, conduits, storm and sanitary sewers, gas, water or other mains. Easements of greater width may be required along or across lots where necessary for the extension of main sewers or other utilities or where both water and sewer lines are located in the same easement.

RESPONSE: The Property includes various easements, as shown on Exhibit 1. The Application does not propose development that may require additional easements. Therefore, this criterion is satisfied.

(B) Along streams. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or for drainage, parkway or recreational use.

RESPONSE: The Property is not located along a stream. Therefore, this criterion is not applicable to the Application.

**(C) For irrigation. Whenever any irrigation system is located and/or proposed to be created in an area which is being subdivided, the subdivider shall provide an adequate easement as approved by the Planning Commission and the Hermiston Irrigation District.**

RESPONSE: The Application does not include nor propose an irrigation easement. Therefore, this criterion is not applicable to the Application.

#### **154.18: BLOCKS**

**(A) In residential zones, block lengths shall not exceed 600 feet in length between intersecting through streets, except where topography or existing development creates conditions requiring longer blocks.**

RESPONSE: The Property is not in a residential zone. Therefore, this criterion is not applicable to the Application.

**(B) Where block lengths exceed 600 feet, the Planning Commission may require a six- to ten-foot-wide paved bicycle/pedestrian access way through the block to enhance bicycle and pedestrian circulation by providing short, direct connections between destinations.**

RESPONSE: The Property is not in a residential zone, and through block connections on the Property would not enhance bicycle or pedestrian circulation due to the existing and surrounding uses of the Property and lack of connections. Therefore, the Application satisfies this criterion.

#### **154.19: LOTS**

**(A) The lot arrangement and design shall be such that all lots will be properly related to topography and existing development patterns.**

RESPONSE: The proposed lots are properly related to the topography and existing development patterns, aligning with the existing street network and extending existing SE Ninth Street. The Application satisfies this criterion.

**(B) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines, unless prevented by environmental or topographical constraints, existing development patterns, or to comply with other standards in this code. Lots with double frontage shall be avoided.**

RESPONSE: The proposed parcel lines are at right angles to existing streets. The Application satisfies this criterion.

**(C) The minimum width of residential lots shall be 60 feet at the building lines. No lot shall have a depth in excess of three times its width. Minimum sizes of lots shall conform to the standards established by the zoning code of the city for the zone in which the lots are located. Where zero lot line lots are proposed, the minimum lot width shall be a minimum of 60 feet for the aggregate of all attached housing with a minimum of 2,000 square feet for each individual lot.**

RESPONSE: The Property is not a residential lot. Additionally, there is no minimum lot size for areas zoned to C-2 and M-2. HCC 157.056(D), 157.041; see HCC 157.055(D). Therefore, Application satisfies this criterion.

**(D) Where corner lots rear upon lots facing the side street, the corner lots shall have extra width sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.**

RESPONSE: This provision does not apply to the proposed parcels in this Application, but Applicant acknowledges the requirements of this provision.

**(E) Corner lots at street intersections which, in the opinion of the Planning Commission, are likely to be dangerous to traffic movement shall have the corner of the lot cut off either by a chord or circular arc sufficient to allow a minimum of six feet between the curb line and the lot corner when and if the streets are curbed with the curb installed on a radius of 20 feet.**

RESPONSE: Applicant does not anticipate that the Planning Commission will deem its corner lots as dangerous to traffic movement. Adequate right-of-way is being dedicated to create a safe intersection. Therefore, the Application satisfies this criterion.

**(F) Where a flag lot is proposed, the following design standards shall apply:**

**(1) The access portion shall be at least 25 feet wide.**

**(2) Where two flag lots are proposed, the 25-foot access lane may be shared between the two lots, with each lot having 12.5 feet of access.**

**(a) When two lots share a 25-foot access the city will require access easements to be prepared granting each parcel full access to the entire 25-foot access for ingress and egress.**

**(b) No fencing shall be installed in a shared access which inhibits the right of access for either parcel.**

**(3) The access portion of an access lane shall be paved to a width of at least 20 feet.**

(4) The access shall include sufficient easements and paved improvements to allow adequate maneuvering space for fire and emergency vehicles.

(5) The minimum parcel size, setback and lot coverage requirements of the underlying zone will apply to all flag lots.

(a) When determining minimum parcel size, the access lane shall not be included in the calculation of lot size or lot coverage.

(b) When determining setback requirements, the front lot line shall be established by projecting an extension of the access lane through the property.

(c) The minimum lot width shall be the same as that established in the underlying zone and shall be parallel to the extension of the access lane through the property.

(d) The minimum lot depth shall be the same as that established in the underlying zone and shall be perpendicular to the extension of the access lane through the property.

(6) No more than two parcels shall be created utilizing a single access flag. When more than two parcels are proposed, a new public street must be created.

RESPONSE: Neither Parcel 1 nor Parcel 2 is a flag lot. The Application satisfies this standard.

#### **154.20: CHARACTER OF DEVELOPMENT**

(A) Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, streets, trees or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made by trust agreements made a part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision of the facilities.

RESPONSE: The lot does not contain sewers, sewage treatment plants, water supply systems, park areas, streets, trees, or other physical facilities necessary or desirable for the welfare of the area and are not or cannot be satisfactorily maintained by an existing public agency. Therefore, the Application satisfied this criterion.

#### **154.21: ACCESS MANAGEMENT**

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendation of the City Comprehensive Plan. Any provision for schools, parks and playgrounds should be

indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by the appropriate taxing agency.

RESPONSE: The Application considers the recommendations of the Comprehensive Plan and satisfies this criterion. As a limited land use decision under ORS 197.015(12), the Application is only subject to the comprehensive plan policies that are incorporated into the City's land use regulations. ORS 197.195(1). Notwithstanding the foregoing, the Application given consideration to the HCC 154.21 and is consistent with the criterion.

#### **154.35: PRELIMINARY PLAT REQUIREMENTS**

**(A) Whenever any person desires to subdivide land into building lots and to dedicate streets, alleys or land for public use, the person shall submit four copies of the preliminary sketch plat conforming to the requirements of 154.15 through 154.21 to the Planning Commission before submission of the final plat.**

RESPONSE: Applicant submits the required preliminary plat, conforming with the requirements of HCC 154.15 through 154.21 as detailed above, as Exhibit 1 as well as three additional copies attached to the application.

**(B) The preliminary plat must be filed with the City Planner at least 30 days prior to the meeting of the Planning Commission. Minor partitions containing three lots or less may be exempted from the provisions of this section.**

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision.

**(C) The preliminary plat shall show:**

**(1) The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto;**

RESPONSE: Applicant's preliminary plat, attached as Exhibit 1, satisfies the requirements of this criterion.

**(2) The proposed location and width of streets, alleys, lots, building and setback lines and easements;**

RESPONSE: The Application satisfies this criterion.

**(3) Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;**

RESPONSE: The preliminary plat shows the existing sanitary and storm sewers, water mains, culverts, and other underground structures to the extent on or adjacent to the Property.

**(4) The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract;**

RESPONSE: The Application does not propose to change the title of the Stahl Replat. The subdivider and owner is Amazon Data Services, Inc., which is noted on the preliminary plat. See Exhibit 1.

**(5) The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land;**

RESPONSE: The Application complies with this criterion.

**(6) Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot;**

RESPONSE: The Application satisfies this criterion. See Exhibit 1.

**(7) North point, scale and date;**

RESPONSE: The plan includes the date, north point, and scale of drawing. See Exhibit 1.

**(8) Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots; and**

RESPONSE: This Application dedicates land for City right-of-way and does not include a proposal for development that would require development details. The Applicant acknowledges the requirements of this criterion.

**(9) All the above information unless waived by the Planning Commission.**

RESPONSE: See above responses.

**(D) After the preliminary plat has been submitted to the Planning Commission in accordance with these regulations, a final plat, together with copies of any deed restrictions, shall be prepared and submitted to the City Planner. The plat shall be filed in the office of the City Planner at least 14 days prior to the meeting of the Planning Commission at which approval thereof is asked. This final plat shall be submitted and prepared in accordance with the provisions of 154.45 through 154.46 hereof.**

RESPONSE: Applicant intends to submit a final plat to the City Planner after approval of this Application by the Planning Commission. The final plat will comply with the provisions of HCC 154.45-154.46.

## **VI. CONCLUSION**

For the reasons set forth in this narrative and on the basis of evidence included with this Application, the Commission should approve the Application.

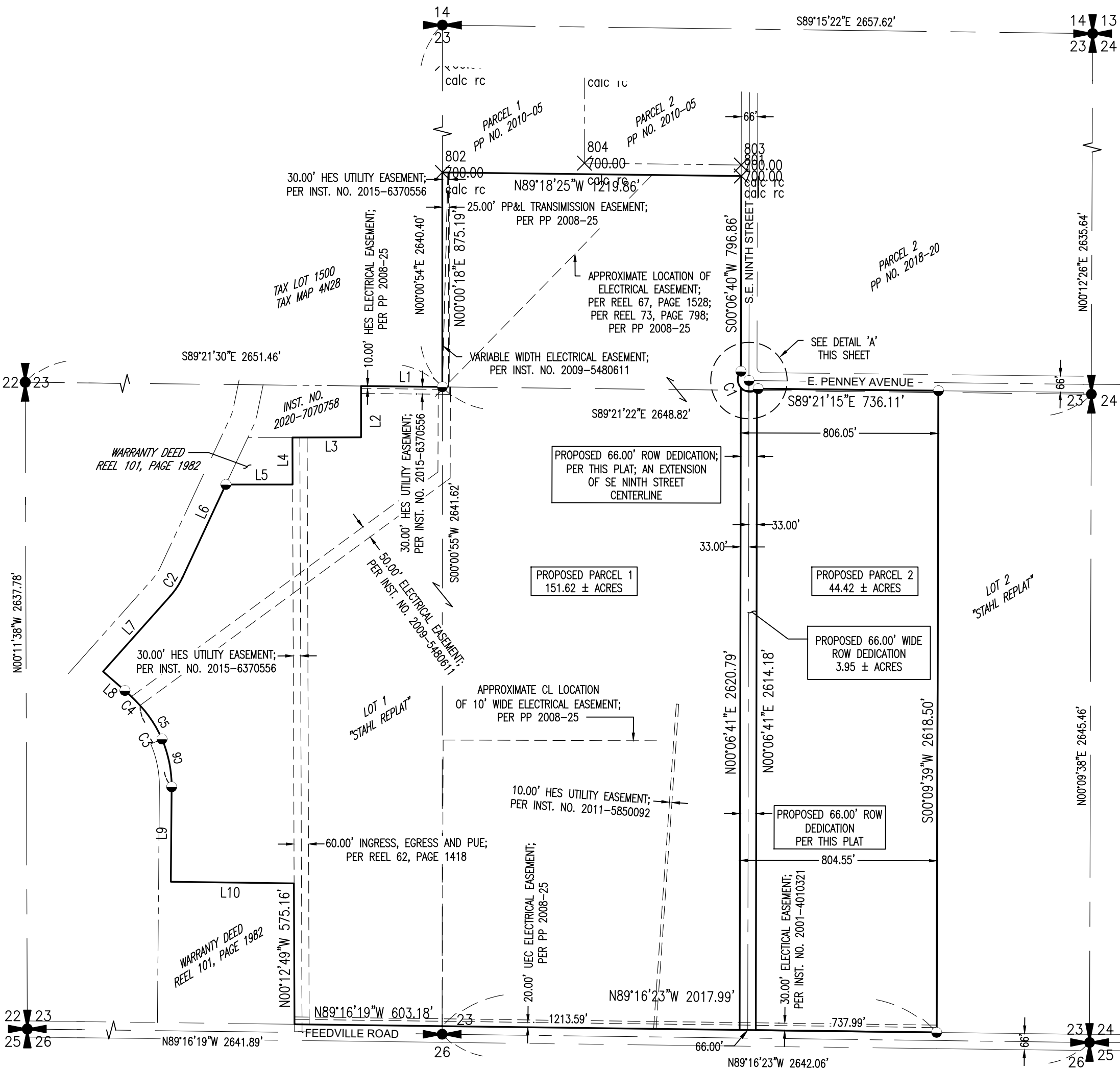


Exhibit 1- Tentative Partition Plan

Section 3, ItemA.

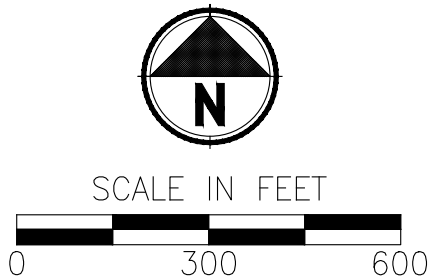
TENTATIVE PARTITION PLAN

A PARTITION PLAT OF LOT 1 OF THE "STAHL REPLAT",  
LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



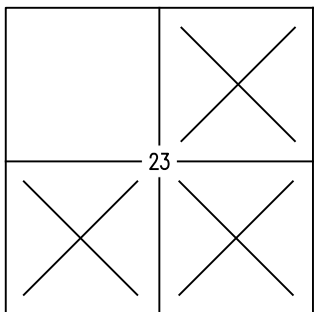
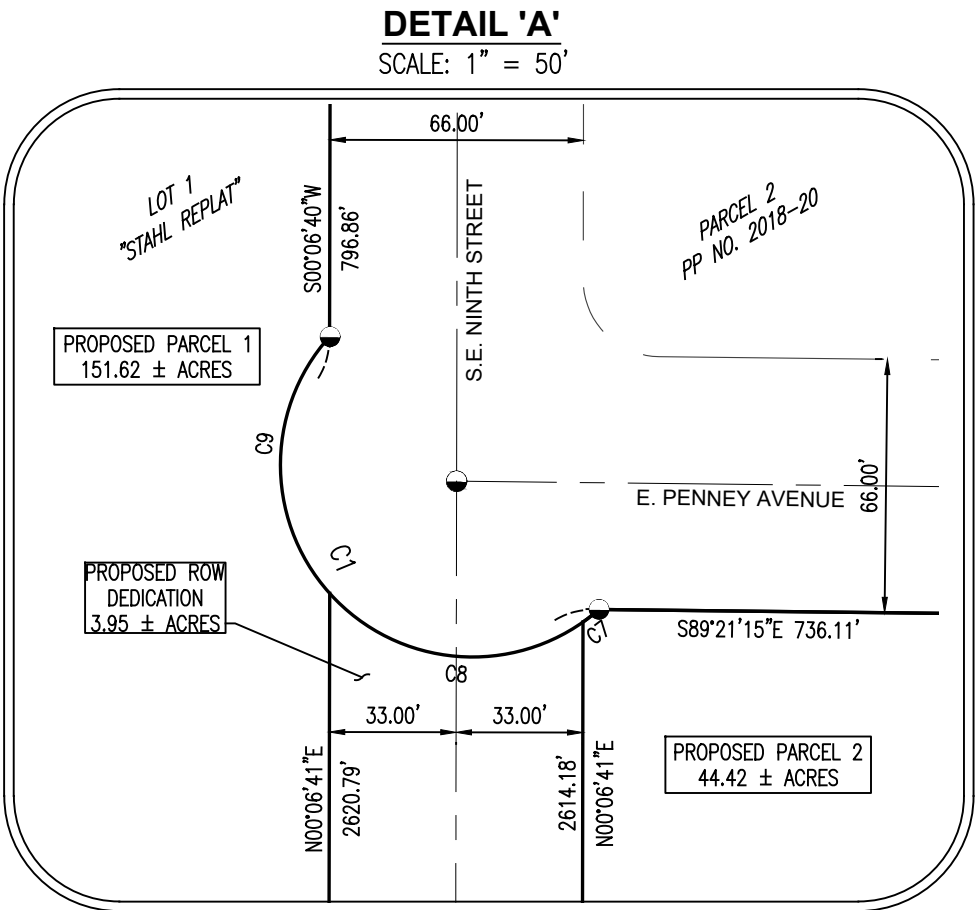
SURVEY NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
- THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY
- THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
- THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
- 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)



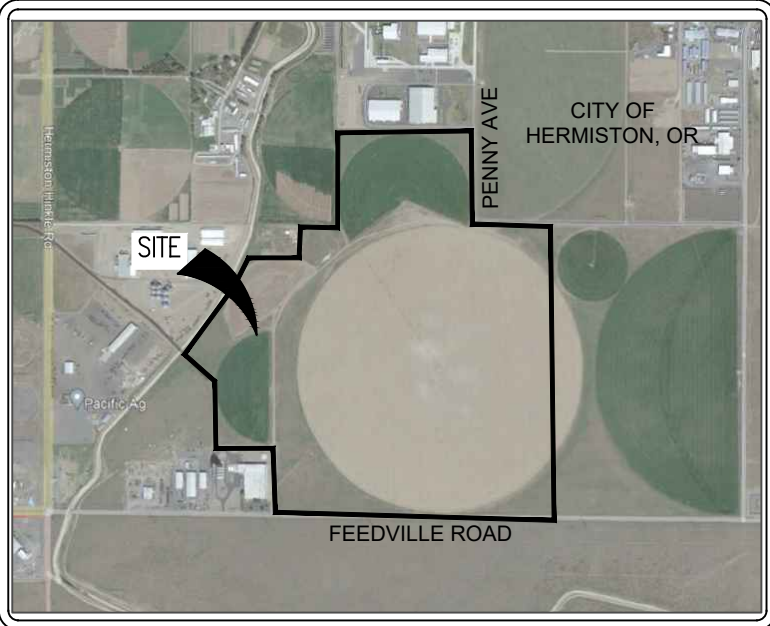
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	151.08'	50.00'	173°07'30"	99.82	S44°37'31"E
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LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	331.74'	S89°21'30"E
L2	209.51'	N0°01'49"W
L3	280.01'	N89°53'28"E
L4	192.01'	N0°12'29"W
L5	272.66'	N89°58'20"E
L6	420.10'	N25°00'06"E
L7	414.50'	N41°42'06"E
L8	118.47'	N48°54'10"W
L9	387.11'	N0°28'36"E
L10	502.39'	N89°15'47"W



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**REVIEW**  
DATE: MARCH 8, 2022  
CHRISTOPHER J. D'ORAZIO  
98905  
RENEWS: 12-31-2023

VICINITY MAP  
NTS



LEGAL DESCRIPTIONS

\*PER PRELIMINARY TITLE REPORT NO. 5, FILE NUMBER 541274AM, ISSUED BY AMERTITLE DATED DECEMBER 3, 2022.

LOT 1 AS SHOWN ON THE STAHL REPLAT - A REPLAT OF PARCEL 1 OF PARTITION PLAT 1997-06 & PARCEL 2 OF PARTITION PLAT 2019-08 (DOCUMENT NO. 2019-6940037, OFFICE OF UMATILLA COUNTY RECORDS, AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF CORRECTION (REPLAT) DATED AS OF NOVEMBER 21, 2022, AND RECORDED ON NOVEMBER 22, 2022, AS DOCUMENT NO. 2022-7490475, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- CALCULATED CORNER AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SUBJECT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- EASEMENT LINE

OWNER: AMAZON DATA SERVICES INC.  
ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416  
ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON  
NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:  
PARTITION PLAT APPLICATION

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-034

SURVEYED	CAP/DF	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY	SHEET NO. 1 OF 2
DRAWN	CAP/DF		
CHECKED	CJD	SCALE 1"=400'	
APPROVED	CJD	DATE FEBRUARY 6, 2023	

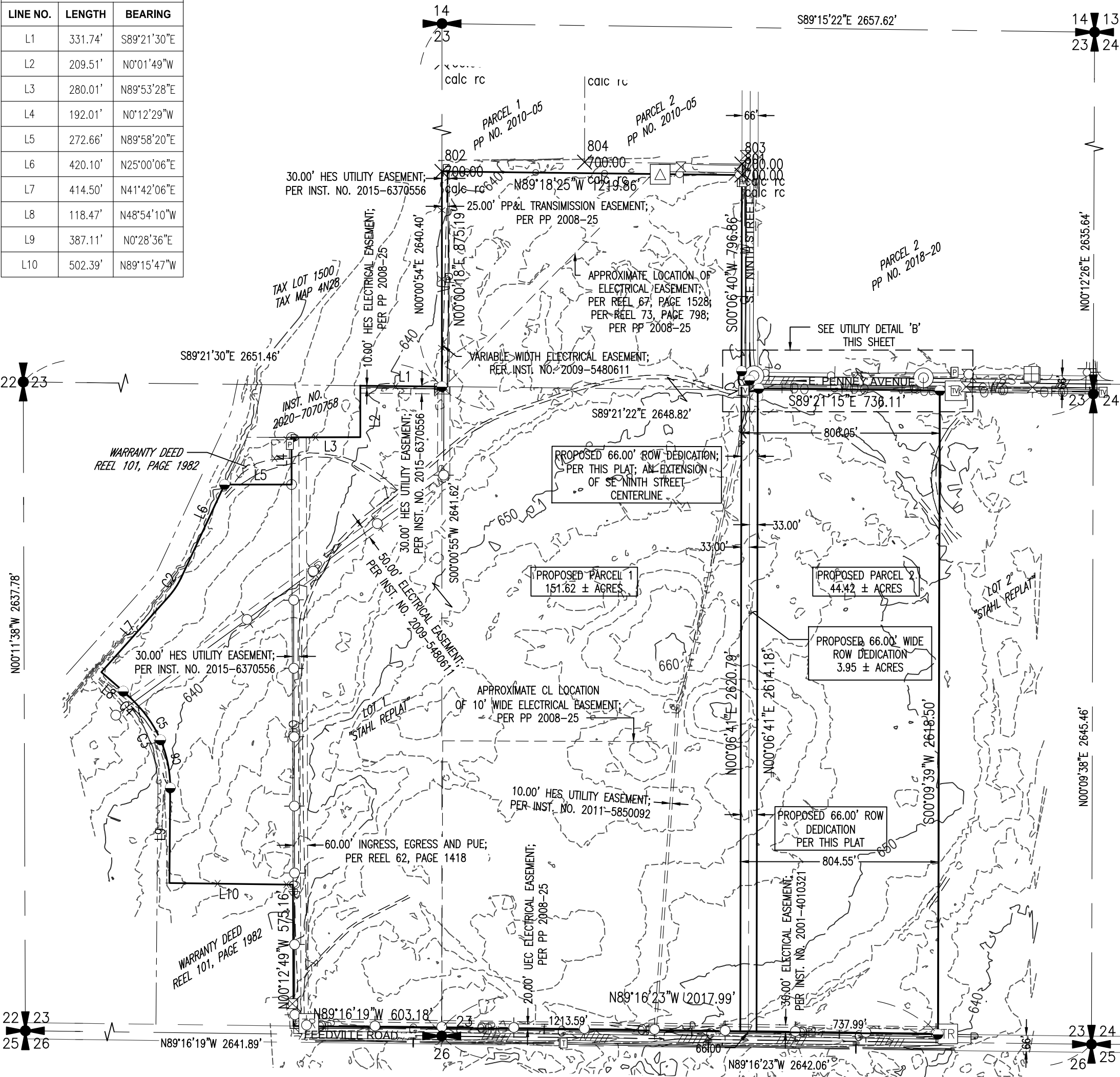


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HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN)

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

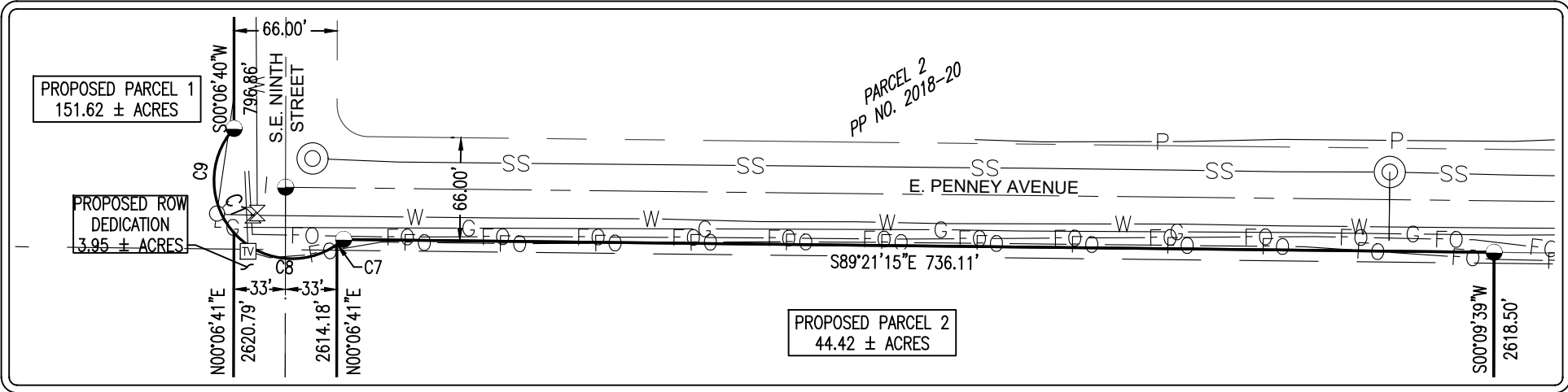
REGISTERED  
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**REVIEW**  
MARCH 8, 2023  
CHRISTOPHER J. D'ORAZIO  
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VICINITY MAP



LEGEND

- SIGN, AS NOTED
- SEWER MANHOLE
- WATER FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- POWER POLE WITH TRANSFORMER
- POWER VAULT
- POWER JUNCTION BOX
- POWER PAD MOUNTED TRANSFORMER
- TELEPHONE RISER
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- GATE POST
- FOUND MONUMENT
- FOUND SECTION CORNER
- FOUND QUARTER SECTION CORNER

LINE TYPES

- CHAINLINK FENCE
- BOARD FENCE, AS NOTED
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- CENTERLINE
- WATER LINE LOCATES
- GAS LOCATES
- OVERHEAD POWER WIRES
- POWER LOCATES
- TELE-COMMUNICATIONS LOCATES
- FIBER OPTIC LOCATES
- SANITARY SEWER UNDERGROUND
- GRAVEL/DIRT ROAD
- SUBJECT PARCEL BOUNDARY
- EASEMENT LINE, AS NOTED
- 1/16 SECTION LINE
- QUARTER SECTION LINE

UTILITY DETAIL 'B'

SCALE: 1" = 100'

CURVE TABLE

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EXISTING SITE PLAN:  
PARTITION PLAT APPLICATION

Parametrix

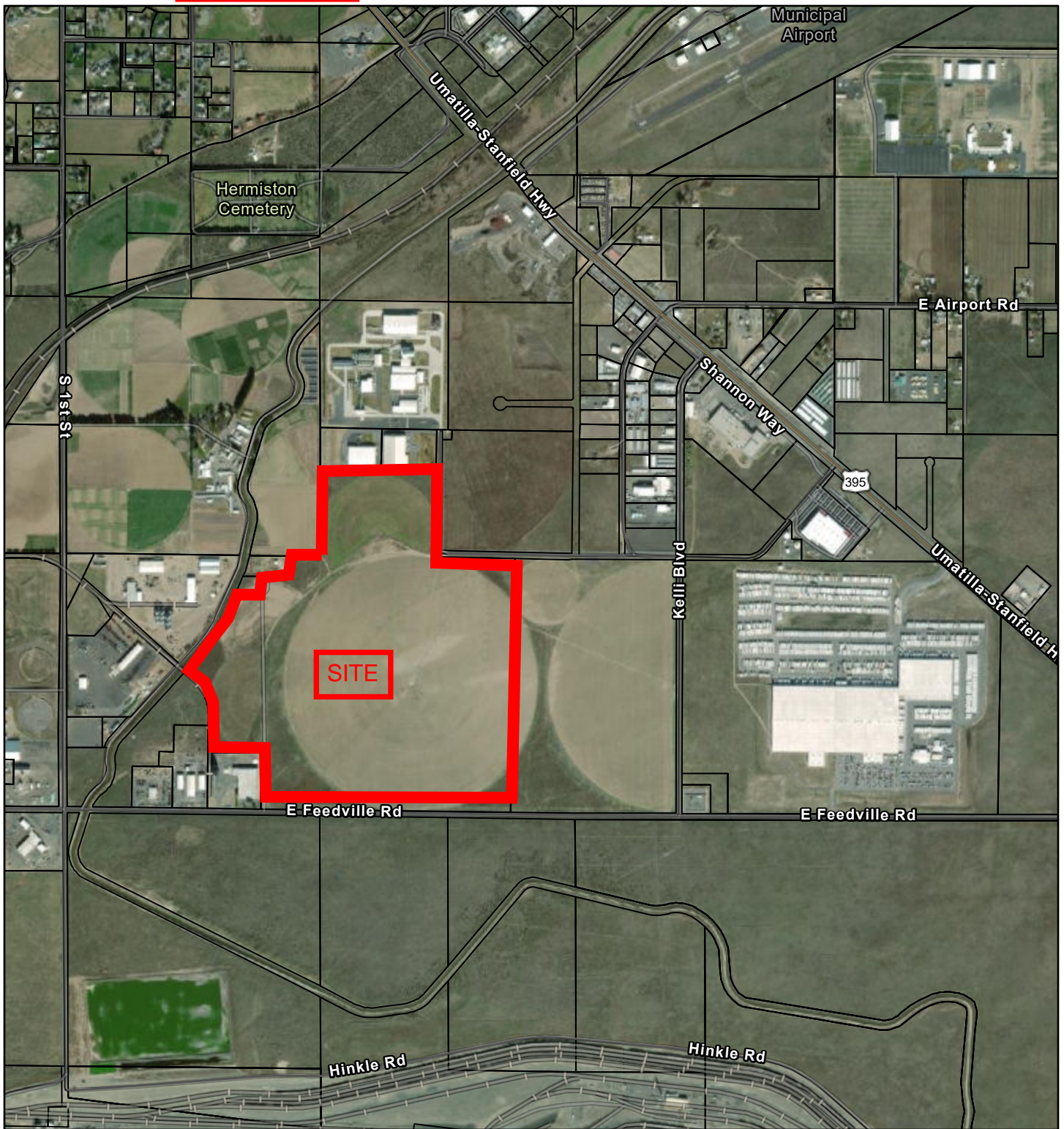
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150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
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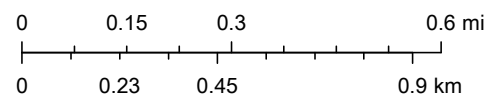
SURVEYED	CAP/DF	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY	SHEET NO. 2 OF 2
DRAWN	CAP/DF		
CHECKED	CJD	SCALE 1"=400'	
APPROVED	CJD	DATE FEBRUARY 6, 2023	





2/6/2023, 9:45:02 AM

1:24,952



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

SCALE: 1" = 400'

AERIAL PHOTO NO. NZ-2P-21-24  
41-42



STAHLE REPLAT

6112

4N 28 23



**STAHL REPLAT**

**A Replat of Parcel 1 of Partion Plat 1997-06 & Parcel 2 of Partition Plat 2019-08 Township 4 North, Range 28 East, W.M., Sections 23 & 24**

**City of Hermiston, Umatilla County, Oregon**

**For:**

Stanfield Hutterian Brethren  
36345 Despain Gulch Road  
Stanfield, Oregon 97875

**PROPERTY DESCRIPTIONS:**

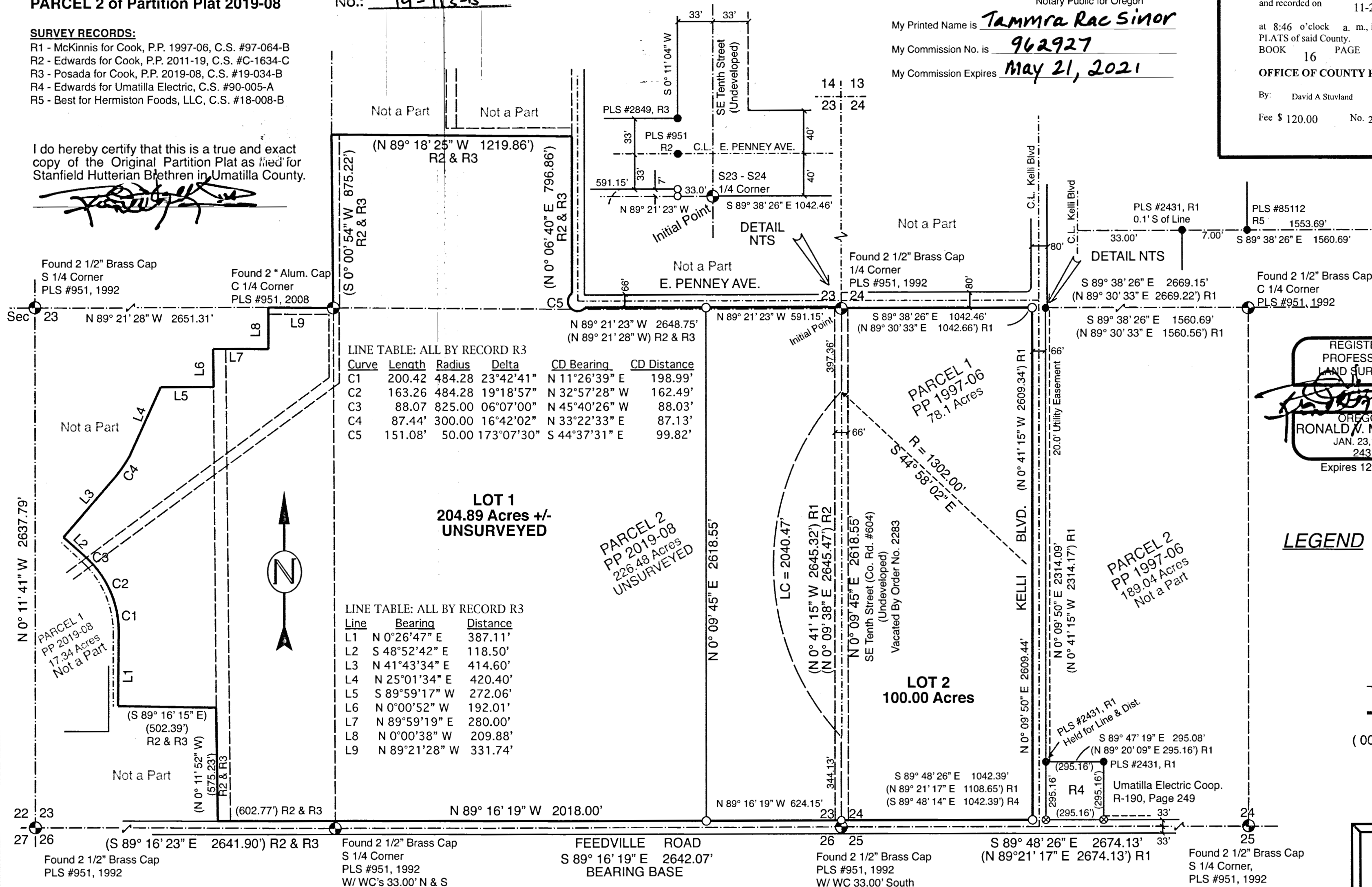
**From Deed #2019-6840738  
PARCEL 1 of Partition Plat 1997-06**

**From Deed #2019-6840737  
PARCEL 2 of Partition Plat 2019-08**

**SURVEY RECORDS:**

R1 - McKinnis for Cook, P.P. 1997-06, C.S. #97-064-B  
R2 - Edwards for Cook, P.P. 2011-19, C.S. #C-1634-C  
R3 - Posada for Cook, P.P. 2019-08, C.S. #19-034-B  
R4 - Edwards for Umatilla Electric, C.S. #90-005-A  
R5 - Best for Hermiston Foods, LLC, C.S. #18-008-B

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Stanfield Hutterian Brethren in Umatilla County.

**SURVEYORS CERTIFICATE & NARRATIVE:**

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on the previous survey by Posada for Cook, Partition Plat 2019-08 and my survey for Cook, Partition Plat 1997-06. The Bearing Base for this survey was the South Line of Section 23 along Feedville Road, as shown, consistent with Posada's survey and Edwards', R2. The Initial Point of this survey is the Brass Cap Quarter corner common to Sections 23 & 24. For the alignment of Kelli Blvd I held the original distance from the Southwest corner of Section 24 as found in R4 and the alignment of my two found pins along the East right of way of Kelli Blvd from R1. This survey was completed with a Trimble GPS RTK Total Station.

**OWNER'S DECLARATION:**

We, the undersigned owners of the lands as shown on this plat, do hereby acknowledge that we have caused this plat to be created, We authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

*Herb Stahl*  
Herb Stahl, for Stanfield Hutterian Brethren

On this 15<sup>th</sup> day of November, 2019, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat declaration and acknowledged that he did so freely and voluntarily.

Before me: Tammra Rac Sinor  
Notary Public for Oregon

My Printed Name is Tammra Rac Sinor

My Commission No. is 962927

My Commission Expires May 21, 2021

Umatilla County  
Office of County Records  
Recording Information  
Seal

STATE OF OREGON,  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 11-27-2019

at 8:46 o'clock a. m., in the record of  
PLATS of said County.  
BOOK 16 PAGE 95

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6940037

**APPROVALS:**

I certify that I have examined and approved this Replat on this 19 day of Nov., 2019

*David H. Kline*  
Umatilla County Surveyor

I certify that I have examined and approved this Replat on this 26 day of November, 2019

*Marjorie A. Eno*  
City of Hermiston Planning Commission

I certify that I have examined and approved this Replat on this 25<sup>th</sup> day of November, 2019

*David H. Kline*  
Mayor of City of Hermiston

I certify that I have examined and approved this Replat on this 15 day of Nov., 2019

*Annika Kapatrik*  
Hermiston Irrigation District

I certify that I have examined and approved this Replat on this 16<sup>th</sup> day of November, 2019

*Rolla*  
Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this 18 day of Nov., 2019

*Betha Amst*  
Umatilla County Tax Collector

*Wallace E. Young*  
Umatilla County Commissioner

*John Stahl*  
Umatilla County Commissioner

*George M. Madsen*  
Umatilla County Commissioner

**LEGEND**

- SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
- FOUND SECTION MONUMENTS - As Noted
- FOUND MONUMENTS - As Noted
- ⊗ FOUND Original Monument Disturbed, Not Held
- CALCULATED POINT - Not Set
- SECTION LINES
- REPLAT BOUNDARIES
- (000) R0 RECORD BEARING DISTANCE FOR NOTED REFERENCE

SCALE 1" = 400 Ft.  
October, 2019

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. McKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

Rev. 11-13-19



Umatilla County  
Received: 1/9/2020



AFFIDAVIT OF CORRECTION (REPLAT)

After Recording Return To:  
R.V. McKinnis Engineering  
79980 Pindle Loop Road  
Hermiston, Oregon 97838

All Tax Statements Unchanged:  
In Consideration of: None

I, Ronald V. McKinnis, being the duly sworn, depose and say that I am the Surveyor who surveyed STAHL REPLAT, as filed in instrument No. 2019-6940037 recorded on the 27th day of November, 2019 on Plat Book 16, Page 95 of the Plat Records of Umatilla County.

The following corrections to said plat are necessary and in accordance with ORS 92.170, I state that the following corrections be made:

PLAT: At a Point North 33.00 feet of the Section Corner common to Sections 23, 24, 25, & 26 the Plat Shows:  
Set Monument 5/8" x 30" Iron Rod W/ Plastic Cap Stamped L.S. #2431.

Corrected to: Found 2 1/2" Brass Cap Witness Corner, PLS #951, 1992.

PLAT: At a Point West 33.00 feet of the Quarter Section Corner common to Sections 23 & 24, the Plat Shows:  
Set Monument 5/8" x 30" Iron Rod W/ Plastic Cap Stamped L.S. #2431.

Additional Note of: Found Aluminum Cap Witness Corner 0.18' South.

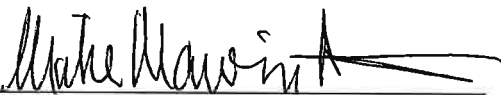
  
\_\_\_\_\_  
Ronald V. McKinnis PLS #2431

STATE OF OREGON    )  
UMATILLA COUNTY    ) SS

This instrument was acknowledged and sworn before me  
this 7 Day of January, 2020

(NOTARY SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-3-21

I hereby certify that I have examined this Affidavit of Correction and that the changes being made are permitted under ORS 92.170.

  
\_\_\_\_\_  
Dave Krumbein, Umatilla County Surveyor

1/9/2020  
\_\_\_\_\_  
Date

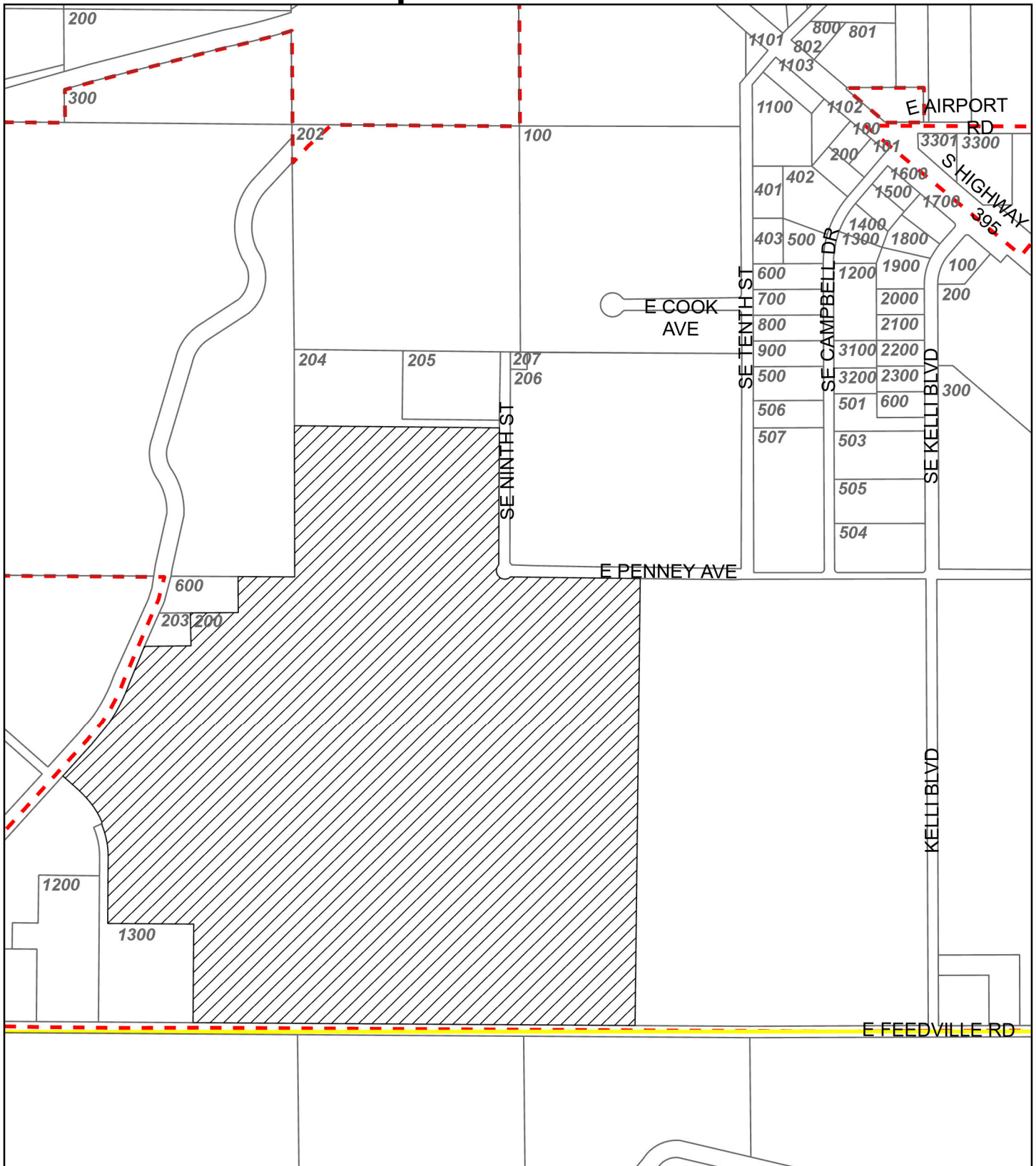
**Exhibit B****Conditions of Approval for AWS Major Partition****March 8, 2023****908 E Penney Ave**

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





1. Portions of the property lie within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. The site is bounded by E Penney Ave and E Feedville Road. SE 9<sup>th</sup> Street is proposed as a new street separating Lots 1 and 2.
  - a. E Penney Avenue is classified as an urban minor collector. At such time that development occurs on Lot 1 or 2, the E Penney Avenue frontage of the respective lot shall be improved to minor collector status using city standard ST10 in the standard specifications.
  - b. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. A street improvement agreement is required for Lots 1 and 2 agreeing to participate in future improvements to E Feedville Road to urban major collector status. Such agreement shall run with the land.
  - c. SE 9<sup>th</sup> Street is classified as an urban minor collector. At such time that development occurs on Lot 1 or 2, the SE 9<sup>th</sup> Street frontage of the respective lot shall be improved to minor collector status using city standard ST10 in the standard specifications.
3. A final plat shall be prepared and submitted to the planning commission for review in accordance with §154.46 of the Hermiston Code of Ordinances.



# Notice of Proposed Land Use Action



## Legend

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

0 400 800 1,200 1,600  
Feet

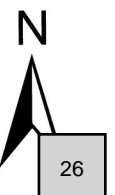
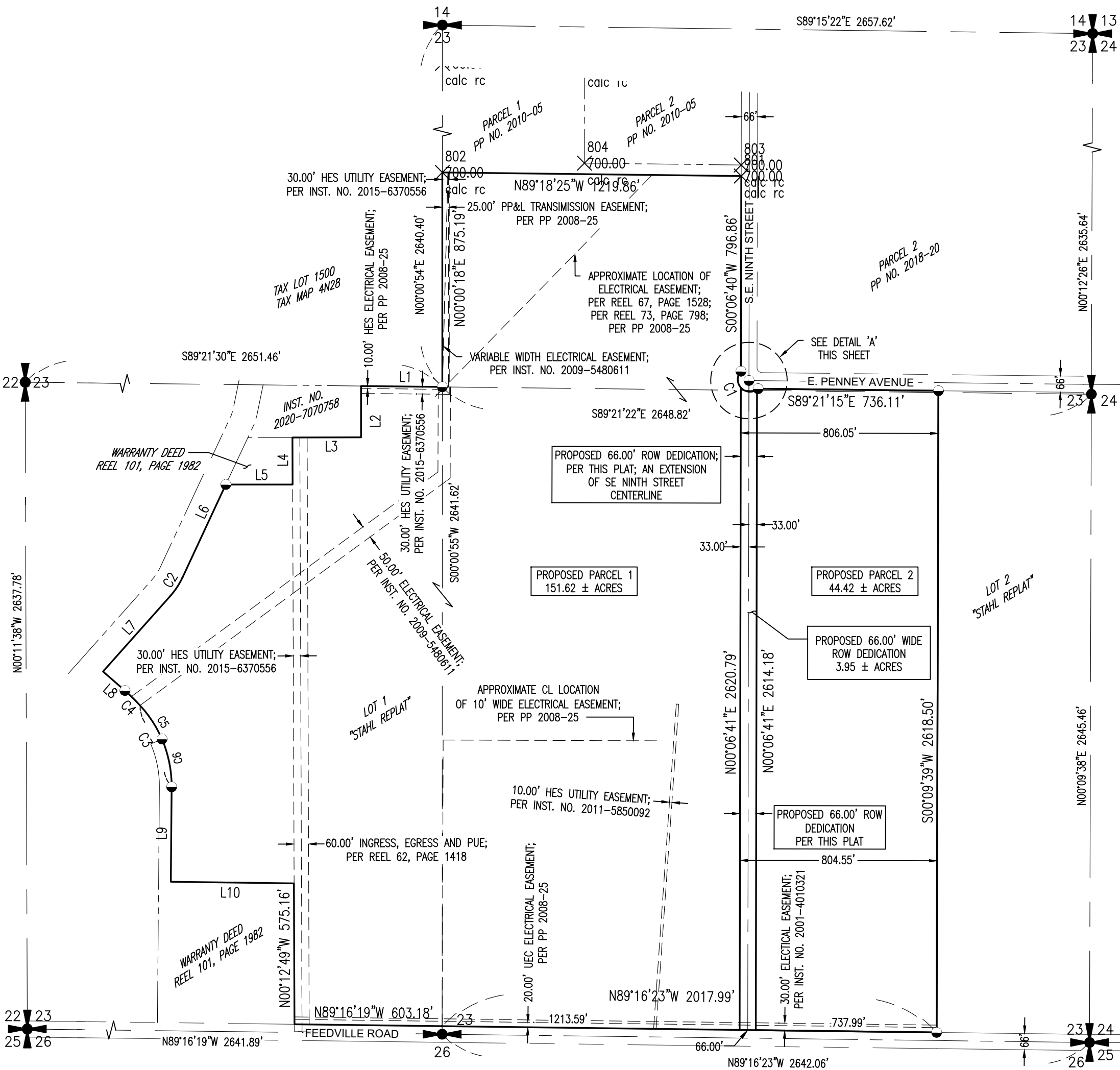


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Section 3, ItemA.

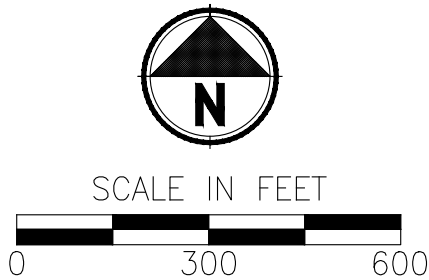
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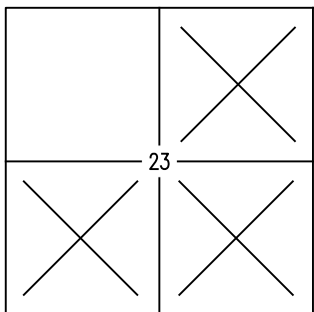
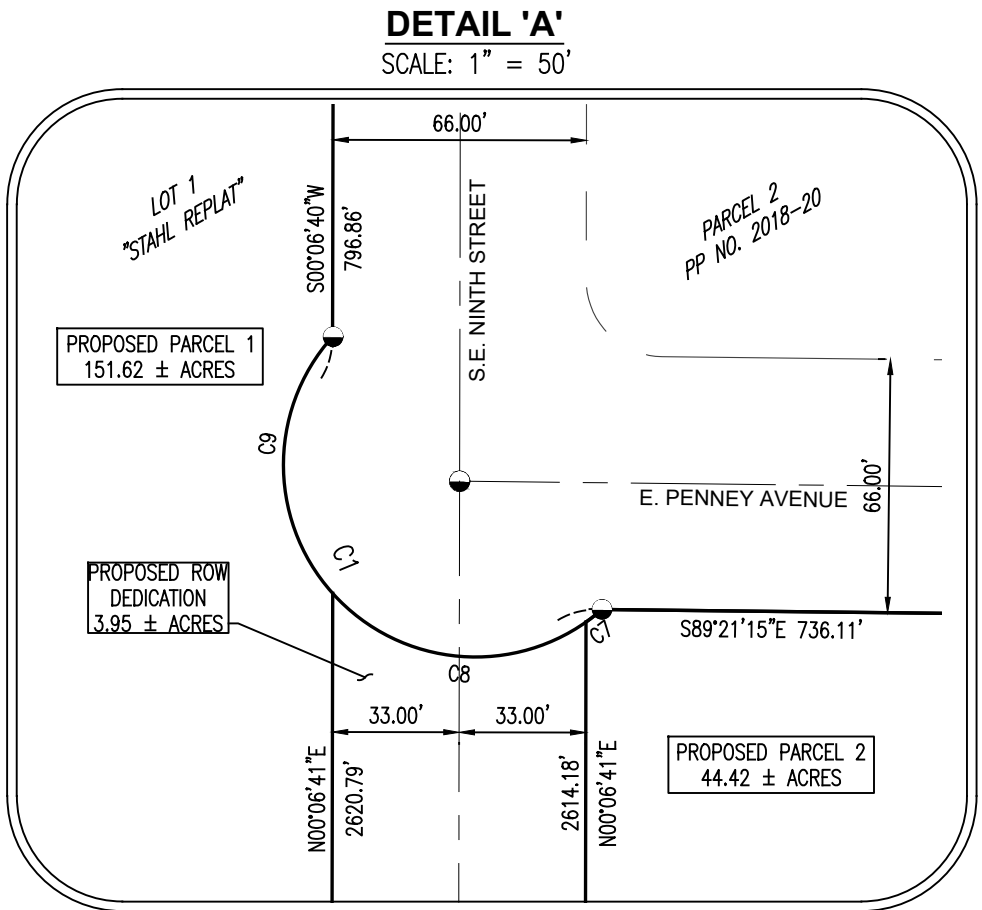
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- 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)



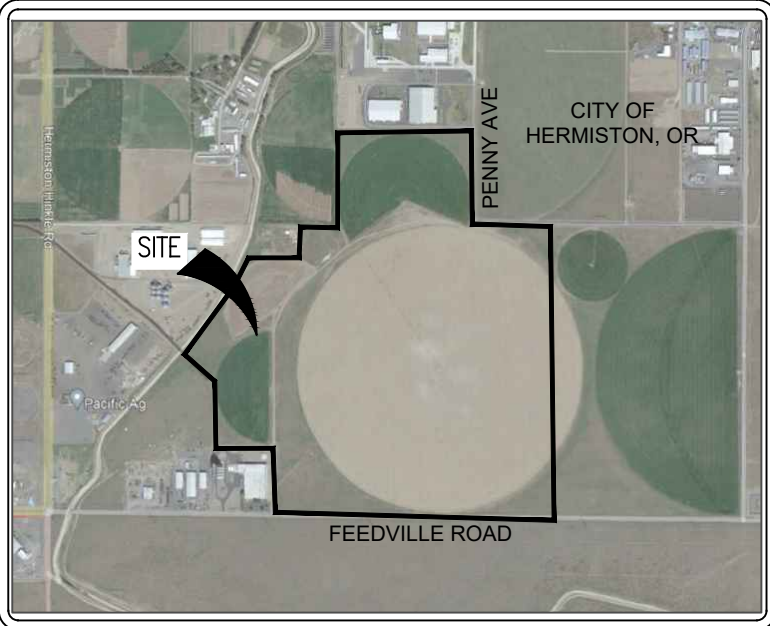
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	151.08'	50.00'	173°07'30"	99.82	S44°37'31"E
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C9	73.20'	50.00'	83°53'00"	66.84	S00°00'16"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	331.74'	S89°21'30"E
L2	209.51'	N0°01'49"W
L3	280.01'	N89°53'28"E
L4	192.01'	N0°12'29"W
L5	272.66'	N89°58'20"E
L6	420.10'	N25°00'06"E
L7	414.50'	N41°42'06"E
L8	118.47'	N48°54'10"W
L9	387.11'	N0°28'36"E
L10	502.39'	N89°15'47"W



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**REVIEW**  
DATE: MARCH 8, 2022  
CHRISTOPHER J. D'ORAZIO  
98905  
RENEW: 12-31-2023

VICINITY MAP  
NTS



LEGAL DESCRIPTIONS

\*PER PRELIMINARY TITLE REPORT NO. 5, FILE NUMBER 541274AM, ISSUED BY AMERTITLE DATED DECEMBER 3, 2022.

LOT 1 AS SHOWN ON THE STAHL REPLAT - A REPLAT OF PARCEL 1 OF PARTITION PLAT 1997-06 & PARCEL 2 OF PARTITION PLAT 2019-08 (DOCUMENT NO. 2019-6940037, OFFICE OF UMATILLA COUNTY RECORDS, AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF CORRECTION (REPLAT) DATED AS OF NOVEMBER 21, 2022, AND RECORDED ON NOVEMBER 22, 2022, AS DOCUMENT NO. 2022-7490475, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- CALCULATED CORNER AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SUBJECT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- EASEMENT LINE

OWNER: AMAZON DATA SERVICES INC.  
ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416  
ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON  
NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:  
PARTITION PLAT APPLICATION

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-034

SURVEYED	CAP/DF	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY	SHEET NO. 1 OF 2
DRAWN	CAP/DF		
CHECKED	CJD		
APPROVED	CJD		
SCALE		1"=400'	
DATE		FEBRUARY 6, 2023	



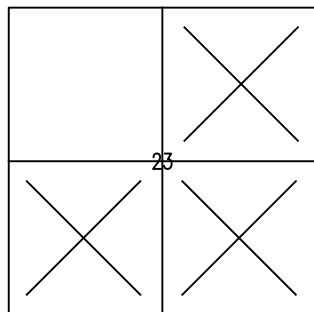
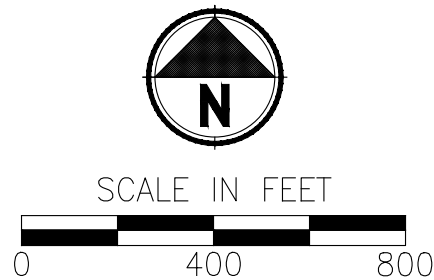
# Exhibit 1- Tentative Partition Plan

Section 3, Item A.

## TENTATIVE PARTITION PLAN

A PARTITION PLAT OF LOT 1 OF THE "STAHL REPLAT",  
LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

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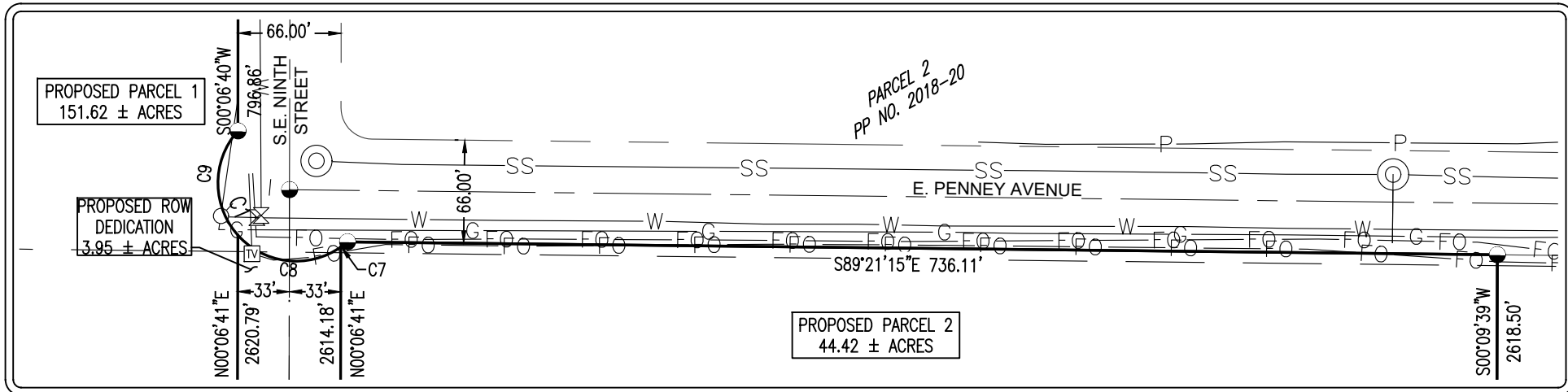
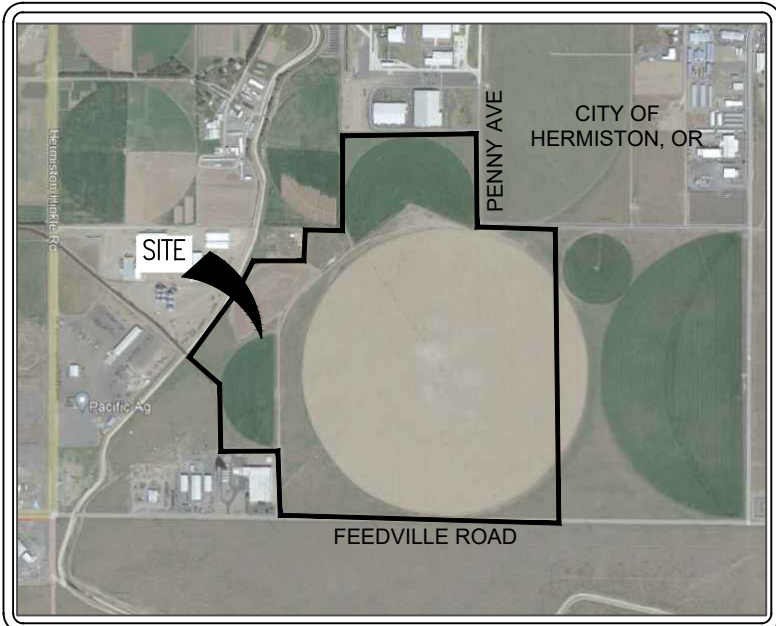
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UMATILLA COUNTY, OREGON

### VICINITY MAP

NTS



### UTILITY DETAIL 'B'

SCALE: 1" = 100'

### LEGEND

	SIGN, AS NOTED
	SEWER MANHOLE
	WATER FIRE HYDRANT
	WATER VALVE
	WATER METER
	POWER POLE
	POWER POLE WITH TRANSFORMER
	POWER VAULT
	POWER JUNCTION BOX
	POWER PAD MOUNTED TRANSFORMER
	TELEPHONE RISER
	TELEPHONE JUNCTION BOX
	CABLE TV JUNCTION BOX
	GATE POST
	FOUND MONUMENT
	FOUND SECTION CORNER
	FOUND QUARTER SECTION CORNER

### LINE TYPES

	CHAINLINK FENCE
	BOARD FENCE, AS NOTED
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	CENTERLINE
	WATER LINE LOCATES
	GAS LOCATES
	OVERHEAD POWER WIRES
	POWER LOCATES
	TELE-COMMUNICATIONS LOCATES
	FIBER OPTIC LOCATES
	SANITARY SEWER UNDERGROUND
	GRAVEL/DIRT ROAD
	SUBJECT PARCEL BOUNDARY
	EASEMENT LINE, AS NOTED
	1/16 SECTION LINE
	QUARTER SECTION LINE

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### HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN)

### VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**REVIEW**  
MARCH 8, 2023  
CHRISTOPHER J. D'ORAZIO  
98905  
RENEWES: 12-31-2023

### EXISTING SITE PLAN: PARTITION PLAT APPLICATION

**Parametrix**

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

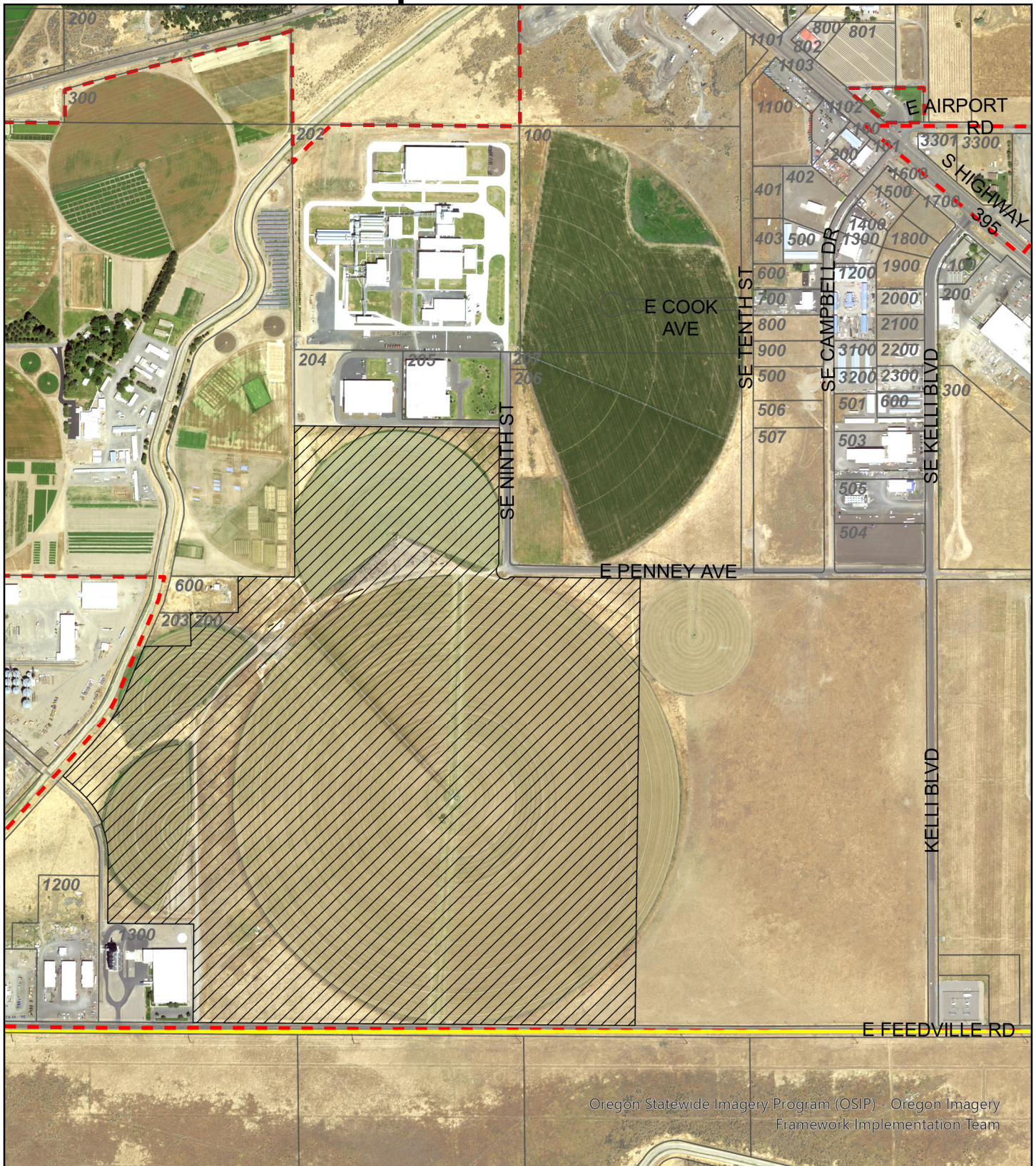
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DRAWN	CAP/DF		
CHECKED	CJD	SCALE 1"=400'	
APPROVED	CJD	DATE FEBRUARY 6, 2023	







# Notice of Proposed Land Use Action



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

## Legend

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

0 400 800 1,200 1,600  
Feet

