



# PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

*Where Life is Sweet*

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**June 14, 2023 at 7:00 PM**

## **AGENDA**

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*Other ways of viewing or participating in live meetings are available through:  
Zoom with Meeting ID: 839 4193 1958 Passcode: 616958 Telephone number to join is: 1 253  
215 8782; or submitting comments to meetings@hermiston.or.us*

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

**2. MINUTES**

A. Minutes of the May 10, 2023, regular planning commission meeting

**3. HEARINGS**

A. Conditional Use Permit Review - HHS Athletic Fields 4N2810DC Tax Lot 100  
4N2810DD Tax Lot 300- 425/435 W Orchard Ave

B. Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E  
Newport Ave

C. North Hermiston Urban Renewal Area (NURA) Presentation

**4. NEW BUSINESS**

A. Final Plat- Highland Meadows Phase 2 4N2814AA TL 102- 942 E Highland Ave

B. Final Plat - View Wood Estates Phase 1 4N2814AD TL 902 - 920 E View Drive

**5. UNFINISHED BUSINESS**

**6. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**7. ADJOURN**

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

Please contact Hermiston City Hall, 180 NE 2nd St, 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 at 1-800-735-2900 or 711.



# PLANNING COMMISSION

Regular Meeting Minutes  
May 10, 2023

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

## Minutes

Commissioner Fialka moved, and Commissioner Caplinger seconded to approve the minutes of the April 12, 2023, regular meeting. Motion passed unanimously.

### Replat- 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400, 2500 4N2810AC TL 100- 650 W Standard Ave

Planning Director Spencer presented the staff report for the final plat of the Rocky Heights replat.

After some discussion, Commissioner Hamm moved, and Commissioner Fialka seconded to approve the final plat with the conditions. Motion passed.

### Minor Partition- 4N2824 TL 600 Amazon Data Services 994 E Penney Ave

Planning Director Spencer presented the staff report. The proposed partition creates two lots, one for the data center and one for a substation that will service the data center. Umatilla Electric Cooperative (UEC) plans to acquire the lot with the substation. A site plan review was completed for both the substation and the data center. The site plan approval contained multiple conditions of approval that remain in effect. No additional approval conditions are proposed for the partition approval. A final plat is required to be submitted. A traffic impact analysis is required with the second data center development.

## Testimony

Ryan Thomas, with Perkins Coie (via Zoom) thanked the planning commission and Planning Director Spencer for presenting the partition and appreciates flagging the prior approval conditions.

Commissioner Hamm acknowledged that he is on the board of UEC and declared that he has not pre-judged the application and is able to make an impartial decision. Commissioner Collins declared a potential conflict of interest as a UEC employee. He has not pre-judged the application and is able to make an impartial decision.

After clarification as to the number of employees for the data center, Commissioner Sargent moved, and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Doherty moved, and Commissioner Hamm seconded to adopt the findings of fact. Motion passed. Commissioner Sargent moved, and Commissioner Hamm seconded to approve the preliminary plat and direct the applicant to proceed to final plat preparation. Motion passed.

## Planner Comments and Unscheduled Communication

The June meeting will be longer than the May meeting as the agenda is full. A July work session is planned to review proposed parking amendments.



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## PLANNING COMMISSION

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Regular Meeting Minutes

May 10, 2023

Various other projects were discussed including:

- North Hermiston Urban Renewal District
- Safe Routes to School flashing beacon installation
- Tire shop moving to E Elm Ave
- New data center partition
- Development on lot near Public Works on E Elm Ave
- Prairie Meadows Development
- Proposed Amendments to HB 3414

### **Adjournment**

Chairman Saylor adjourned the meeting at 7:28PM.

DRAFT

**Heather LaBeau**

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**From:** LAPP Thomas <Thomas.Lapp@odot.oregon.gov>  
**Sent:** Monday, May 1, 2023 8:21 AM  
**To:** Heather LaBeau; Kristen Tiede; LANI Richard  
**Cc:** BOYD David W; ESCH Addie  
**Subject:** RE: Land Use Notice  
**Attachments:** Property Owner Notice.pdf

**STOP and VERIFY This message came from outside of the City of Hermiston**

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Heather,

The ODOT Region 5 Access Management Engineer does not object to the proposed minor partition per the attached notice.

The engineer does recall requesting the trip estimates for the site a few months back. Is the information available for total daily trips to the site at completion, including commercial truck trips to the data center?

Thanks,

Thomas Lapp  
District 12 Permit Specialist  
1327 SE 3<sup>rd</sup> Street  
Pendleton, OR 97801  
Ph (541)278-3450  
Fax (541)276-5767

**From:** Heather LaBeau <hlabeau@hermiston.or.us>  
**Sent:** Wednesday, April 26, 2023 8:40 AM  
**To:** Kristen Tiede <KristenTiede@ctuir.org>; LAPP Thomas <Thomas.Lapp@odot.oregon.gov>; LANI Richard <Richard.LANI@odot.oregon.gov>  
**Subject:** Land Use Notice

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning,  
Attached is a notice being mailed today.  
Thanks,

Heather La Beau  
(541) 567-5521 xt 5010  
City of Hermiston  
hlabeau@hermiston.or.us  
*Where Life is Sweet*



# Hermiston Planning Commission

May 10, 2023





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 2023

**Title/Subject**

Conditional Use Permit Review - HHS Athletic Fields 4N2810DC Tax Lot 100 4N2810DD Tax Lot 300- 425/435 W Orchard Ave

**Summary and Background**

Pursuant to the planning commission’s approval of the conditional use permit for the construction of the softball fields, a review of operations is scheduled.

The Hermiston School District submitted documentation of the usage of the softball fields between June of 2022 and June of 2023. There were a total of 33 games played over the review period. It is estimated that 30 cars came and utilized parking for each game.

The planning commission approved a conditional use permit for the construction of new softball fields in June of 2020. The addition of two new softball fields constituted an overall expansion of the conditional use permit for Hermiston High School and required approval by the planning commission as a modification of the 2015 permit. The permit approved construction of new softball fields, bleachers, press box, bull pen, concession stand, and restroom facilities. This permit modification was part of a two-stage modification of the high school campus; construction of new athletic facilities and a new two-story annex building to be considered at a later date (2021).

Much of the discussion of the softball field construction centered around the proposed addition of 74 parking spaces to accommodate the bleacher seating. When the planning commission considered the request, ultimate design and construction of the parking was deferred to the second phase construction with the annex in the conditions of approval. The city’s traffic engineers were unable to consider the full impact of either the proposed softball parking or additional high school parking until COVID restrictions ended and traffic circulation patterns returned to normal. As a result, the planning commission elected to impose a condition of approval requiring a review of softball operations after one year of operations. Again, as a result of COVID restrictions, no softball games were played in the first year and this review was postponed from 2022 to 2023.

The planning commission’s approval of the softball field conditional use permit was subject to seven conditions.

1. The applicant shall dedicate a 20-foot public utility easement over the sanitary sewer proposed for relocation as shown on Sheet C200. Said easement shall benefit the city and allow ingress, egress, and maintenance activities on the sewer line.
2. All areas for the standing and maneuvering of vehicles as shown on Sheet L200 shall be paved prior to completion and occupancy of the proposed high school annex in 2022.
3. New parking spaces added as part of this conditional use permit and located south of the softball fields shall be prioritized for athletic field use and student parking discouraged until a full traffic impact analysis is completed as part of Phase 2 of the Hermiston High School upgrade conditional use permit.
4. All storm water drainage shall be retained on site.
5. 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.
6. The Planning Commission will conduct a review of operations subject to the provisions for a conditional use permit in June of 2022.
7. A gravel fire lane satisfying the requirements of Umatilla County Fire District 1 shall be installed south of the new fields prior to use.

To date, the sewer easement required in Condition #1 has not been dedicated. Parking has not been constructed as required in Condition #2 as well. The traffic analysis required in Condition #3 has been completed and approved by the planning commission as part of the annex permitting process and subsequently approved by the city council on appeal by the school district. Conditions #4, 5, and 7 have been satisfied. The planning commission is holding this review to satisfy Condition #6.

The issue of bleacher parking as required by Condition #2 is worthy of special consideration by the planning commission. In researching the softball field project file, the annex project file, as well as minutes from each meeting, the overall intent of the softball parking is nebulous. It's clear from the 2020 softball report and findings that 74 parking spaces were/are intended to service attendees of softball games and were not to be used for student parking until the traffic analysis is complete. However, when the 2021 traffic analysis and parking plan was completed, the softball parking was not included in either document. It is clear from the adopted findings for the annex permit that the school has adequate parking to meet the zoning requirements for a school. Specifically, 662 spaces are provided and 402 spaces are required to meet the code standard. This leaves 160 spaces above the zoning minimum, which can be considered as accommodating or providing the 74 original spaces for the softball bleachers and still leaving 86 excess spaces. Conversely, the broader latitude in conditional use permitting requires the planning commission to consider neighborhood compatibility as well. There was extensive conversation surrounding this issue at both the staff and planning commission level as part of the annex permit approval.

The planning commission is holding a hearing at this meeting to review the District's compliance with the softball field conditional use permit. The dedication of the sewer easement in Condition #1 still requires completion. The planning commission should conclude if the 74 spaces originally shown on the softball site plan and required by Condition #2 are still required or if the excess spaces constructed for the annex fulfill this requirement.

**Tie-In to Council Goals**

N/A

**Fiscal Information**



There is no financial impact as a result of the hearing.

**Alternatives and Recommendation**

Alternatives

The planning commission should consider all of the evidence presented at the hearing and determine if additional conditions are warranted.

The planning commission may choose to:

- Continue operations with the existing conditions of approval
- Draft additional conditions as deemed necessary by the planning commission

Recommended Action/Motion

Staff recommends the planning commission make a motion to continue operations with the existing conditions in place.

**Submitted By:**

Clinton Spencer, Planning Director

0' 50' 100' 200'  
SCALE 1" = 100'-0"



**LEGEND**

- Property Line
- Limit of Work
- Athletic Fence
- Perimeter Fence

**KEYNOTES**

- 1 Large Bleacher (98 Person, 5 Row)
- 2 Small Bleacher (50 Person, 4 Row)
- 3 Scoreboard
- 4 Dugout
- 5 Bullpen
- 6 Concession/Restrooms
- 7 Pressbox
- 8 Storage
- 9 Batting Cage
- 10 Stadium lights, Typ.
- 11 Stormwater Facility
- 12 Future 12' Multi-use Path

HERMISTON HS SOFTBALL  
April 29, 2020





**CAMERON McCARTHY**  
LANDSCAPE ARCHITECTURE & PLANNING

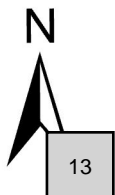
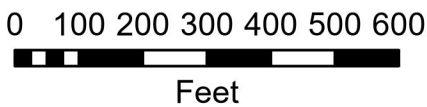






Legend

-  Area of Softball Field Review
-  Property Line
-  City Limits
-  Urban Growth Boundary





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Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 2023

**Title/Subject**

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

**Summary and Background**

Gavin Gervais of Knutzen Engineering has submitted a request for an infill designation for an existing residential lot located at 945 E Newport Ave. If the infill designation is approved, the applicant plans to divide the property into eight residential lots. A copy of the proposed lot layout is attached to this report. The infill designation may be applied to properties that have constraints which make traditional development impossible and is applied on a case-by-case basis.

The property is described as 4N2811DA Tax Lot 2700 and is zoned Low Density Residential (R-1). This lot was included in the Bratton Replat approved by the city in 2019, which created two residential lots at the corner of SE 9<sup>th</sup> Street and E Newport Ave and consolidated four lots from the Hermiston Orchards subdivision into one 2.7 acre lot. The parcel (Lot 3, Bratton Replat) has 506.63 feet of frontage on E Newport Ave and 285.75 feet of depth at the deepest point on the east lot line and narrows to 146.96 feet on the west lot line. There is an existing drainage ditch which forms the north lot line of the majority of the lot, creating a natural barrier to access from the north. However, there is an existing public alley which may provide access to the proposed Lot 10 and potentially Lot 9 with additional street dedication and improvement. The drainage ditch is not claimed by the Hermiston Irrigation District and the city uses the ditch for stormwater purposes.

The R-1 zoning requires an 8,000 square foot minimum lot size, lot depths of at least 80 feet, and lot widths of 60 feet. The property has a theoretical maximum capacity of 14 lots, although that capacity would be difficult to obtain under any circumstances as additional street dedication and construction would be required to obtain adequate access for all lots. However, a more conventional flag lot development or lots serviced from the north alley would yield 12 lots.

The applicant is requesting a deviation from 154.19 (C) of the Hermiston Municipal Code which states that no lot shall have a depth in excess of three times its width. The request is for Lots 5 through 10 of the proposed development. If the application is approved, the applicant intends to demolish the existing dwelling and create eight new single-family lots ranging in size from 8,001 to 17,339 square feet. All the proposed lots are at least 60' in width.

For an infill designation to be granted, the applicant must demonstrate that the property meets four of the eligibility criteria in 157.215(B) of the Hermiston Code of Ordinances. The eligibility criteria are as follows:

1. A lot with a single-family or two-family dwelling constructed prior to February 28, 1994;
2. A lot in existence prior to the adoption of the zoning standards adopted in Ordinance 1840 on February 28, 1994;
3. A lot within the city limits, except as provided in subsection (C)(2) of this section;
4. A lot located within the R-1, R-2, R-3, R-4 or RR zone; and
5. The property will be used for residential development.

Once it's established that the eligibility standards are met, the applicant must demonstrate that there are existing constraints on the property that make traditional development unfeasible. The planning commission has authority to identify constraints. Potential constraints are listed in section 157.215 (D) of the Hermiston Code of Ordinances and contain numerous examples but is not intended as a comprehensive list.

The city must develop findings of facts to support approval or denial of an infill designation. The criteria used to support a decision are contained in 157.215(G) and are as follows:

1. The property is constrained by internal or external physical features which preclude development conforming to adopted city standards;
2. Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense;
3. Granting of an infill designation will not have a negative impact on the ability of fire and life services to service the property;
4. Approval of infill designation will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties; and
5. Granting of an infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density.

The application is attached to this report. Staff has prepared findings of fact based on the information submitted. These findings are included as Exhibit A. Draft conditions of approval should the infill designation be granted are attached as Exhibit B.

**Tie-In to Council Goals**

Housing continues to be a council priority.

**Fiscal Information**

There is no financial impact from the infill designation. Approval of the infill designation and subsequent construction of housing will likely generate \$2,500 in property tax revenue per home.

### **Alternatives and Recommendation**

#### **Alternatives**

The planning commission may choose to:

- Grant an infill designation for the property
- Deny an infill designation for the property
- Continue the hearing and request additional information

#### **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 grant infill designation to the property.

#### **Submitted By:**

Clinton Spencer, Planning Director



**Exhibit A**  
**Findings of Fact Infill Designation**

**June 14, 2023**

**945 E Newport Ave**

**Eligibility Standards 157.215(B)**

1. The property is located within the city limits as required.
2. The property is residentially zoned (R-1) Low Density Residential as required.
3. The property contains an existing single-family dwelling constructed prior to February 28, 1994 as required. The dwelling was constructed in 1951.
4. The property will be used for residential development as required.
5. The planning commission finds that the eligibility standards are satisfied.

**Property Constraints 157.215(D)**

The property is constrained by internal and external physical features which preclude development conforming to adopted city standards:

6. The existing lot is 117,819 square feet or 472% of the minimum lot size. A 117,819 square foot parcel can accommodate fourteen 8,000 square foot R-1 lots. However, the existing lot dimensions preclude creation of all the lots meeting the maximum depth to width ratio.
7. Creation of eight lots better retains the overall density standard for R-1 development and results in more efficient use of land.
8. The property contains a 25-foot downward slope from south to north.
9. Existing topography, the grade of E Newport Ave, and the depth of the E Newport Ave sewer main make it difficult to provide gravity sewer service for dwellings constructed on the north half of the proposed lots 6 through 10.
10. The northern boundary of the property is encumbered with a natural drain.
11. The property has inadequate access to the north boundary of the site. There is an existing but unimproved alley bordering the eastern 127 feet of the lot. E Hurlburt Ave terminates in a cul-de-sac at the northeast corner of the site. Slope and drainage issues make extension of E Hurlburt Ave from the current cul-de-sac terminus westward to SE 9<sup>th</sup> Street difficult and cost prohibitive.

**Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense:**

12. There are existing water and sewer lines in E Newport Ave. Each line meets the city minimum of eight inches in diameter. Eight additional single-family or two-family dwellings are within the service capacity of these lines.
13. E Newport Ave is presently a paved city street. There are no curb, gutter, sidewalk, or drainage facilities installed in the road adjacent to the property. The property is currently bound by a street improvement agreement from March of 2019 for improvements to E Newport Ave.

14. E Newport Ave will require completion of all remaining half-street improvements, (i.e., curb, gutter, sidewalk, infill paving, and storm drainage facilities) consistent with local residential street standards, as a condition of subdivision approval.

**Granting of an infill designation will not have a negative impact on the ability of fire and life services to service the property:**

15. Granting of an infill designation will allow the applicant to file a plat to create eight residential lots.
16. New construction on the newly created parcels shall meet all setback requirements of the R-1 zone.
17. All lots have access and frontage upon E Newport Ave. E Newport Avenue has adequate width and satisfactory paving condition for fire and emergency services to traverse the road.

**Approval of infill development will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties:**

18. Granting of an infill designation will result in the ability to construct eight new single-family or two-family dwellings on E Newport Ave.
19. The surrounding neighborhood is developed as a low-density, single-family development. The average size of lots within a 500 foot radius of the site ranges from 9,000 to 37,000 square feet. The proposed lots within the infill area range from 8,000 to 17,000 square feet. The proposed lot size and density is similar to existing development patterns.
20. Single-family dwellings are similar in character to the established dwellings on E Newport Ave and the surrounding neighborhood. The neighborhood is developed predominately with single-family dwellings.
21. Although the neighborhood developed with single-family dwellings over the previous seventy years, changes to state law and local zoning now allow both single-family and duplex dwellings to be constructed on all residential lots.
22. Development of the site in compliance with Hermiston development standards will necessitate the installation of curb, gutter, and sidewalk on the north side of E Newport Avenue, connecting street improvements at SE 9<sup>th</sup> Street with the current terminus of sidewalk improvements at the east property line of the development site. Extension of pedestrian improvements will aid in the creation of compatible developments and improve safety along the E Newport Ave corridor.

**Granting of an infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density:**

23. The infill designation is necessary to develop the property more aligned with R-1 density. Without an infill designation the property would develop at a lesser density than with the designation.
24. Due to the unusual depth and slope of the property, developing in a manner consistent with the lot development standards for width and depth would result in 95-foot-wide lots and reduce the lot count to seven lots. The largest lot would be 27,700 square feet, capable of accommodating three traditional lots at maximum R-1 density.
25. Hermiston's 2021 housing needs analysis demonstrates a need for 2,030 new housing units by 2040.

26. The planning commission finds that granting an infill designation maximizes the potential development density for this property.

**Exhibit B**

**Conditions of Approval Infill Designation**

**June 14, 2023**

**945 E Newport Ave**

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

1. A replat shall be required to create the proposed lots as described in this application. A replat shall be a separate application and land use action by the city.

APPLICATION FOR INFILL DESIGNATION

Pursuant to the provisions of §157.215 of the Hermiston Code of Ordinances, application is hereby made for an infill designation for the following described property:

Name of Applicant: Gavin Gervais Phone: (509) 222-0959

Mailing Address: 5401 Ridgline Drive Suite 160, Kennewick, WA 99338 E-Mail: gavin@knutzenengineering.com

Name of Owner (If Different): Phoenix Builders Investment Group, LLC ( Anides Guerena) Phone: (509) 792-1369

Mailing Address: 1500 W Court St, Pasco, WA 99301

Legal Description: Assessor's Map No: 4N2811DA Tax Lot No: 4N2811DA02700

Subdivision (If Applicable): Bratton Replat

Please Attach a Metes and Bounds Legal Description

Street Address: 945 E Newport Ave, Hermiston, WA 97838

Current City and Comp Plan Zoning Designation: R-1 - Zone / L - Comprehensive Plan

Eligibility Standards From 157.215(B):

Eligible for all standard requirements listed under HMC 157.215(B):
The existing single-family dwelling was constructed prior to February 28, 1994;
The lot was platted prior to the adoption of the zoning standards adopted in Ordinance 1840;
The lot is located within City limits;
The lot is zoned R-1;
and the property will be used for a residential development.

Request to deviate from:

Requesting deviation from HMC 154.19(C) which states that no lot shall have a depth in excess of three times its width. We are asking for deviation for lots 5-10 of the proposed development as shown in the attached preliminary lot layout. The proposed lots meet the minimum width of 60-ft per HMC 154.19(C).

IMPORTANT! Oregon's Land Use Planning Laws and §157.215(G) of the Hermiston Code of Ordinances require the planning commission to make "findings of fact" with regard to in fill designation requests. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will be used by the City to make findings and evaluate the merits of your request. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

- 1. List all the ways in which the property is constrained per 157.215 (D). Attach supporting documentation.

This property contains steep slopes, dropping approximately 25-ft from south to north. The significant elevation drop would make it difficult to develop homes at the north of this property. Potential homes located at the north of this property would be required to install sewer lift stations to pump sewage back up to the main line located in Newport Ave. This would be extremely costly and prohibitive for development.
There is also a natural drain along the north of the property which forms a geographic barrier and prohibits development of north facing lots across the entire property.
The existing physical conditions of this property meet constraint (9) of HMC 157.215(D). Refer to the attached preliminary layout showing the existing contours on the property.

2. Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense. Explain fully.

There is existing water and sewer available in E Newport Ave that can be tapped to provide services to each proposed lot. The existing water main (8") and sewer main (8") are of adequate size to service the proposed development. Typical frontage improvements that may be required as a condition of development will be at the developer's expense.

3. Explain why the infill designation of the property will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties.

The infill designation will allow development of the property that will be consistent with the density of surrounding residential developments which share the same R-1 zoning. The property is currently underdeveloped and lacks proper frontage improvements including curb, gutter and sidewalk. Allowing this infill designation will provide the opportunity to improve the street to current City standards and provide a safe walking path for pedestrians as well as increasing the aesthetic value of the area.

4. Explain why granting the infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density.


Granting of this infill designation will make development of this property economically feasible and will increase the developed density closer to the approved value as outlined in the R-1 zoning (HMC 157.025). If the infill designation is not approved for this property, it may make development of this property cost prohibitive and the property may remain underdeveloped and remain non-compliant with current City standards.  
  
I believe granting this infill designation is in the City's best interest due to the improvements the proposed development will bring and the additional tax revenue new homeowners will bring to the City. This development would also increase the single-family housing options in Hermiston. The development would help the City meet one of the goals listed in the Hermiston Comprehensive Plan which states that there is a need for 2,030 new housing units by 2040.

**ADDITIONAL INFORMATION TO BE FURNISHED & ATTACHED TO APPLICATION:**

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the variance.
2. Two copies (one digital) of a site plan (11"x17") drawn to scale, showing the location of the property concerned with all proposed or existing building(s), and the location of all highways, streets and alleys.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the planning commission requests my attendance, or the attendance of my authorized representative.

I am the \_\_\_ owner  owner's authorized representative. **If authorized representative, please attach letter signed by owner.**

Signature of Applicant:  Date: 05/05/2023

**OUT-OF-POCKET EXPENSES FOR MAILING & PUBLICATION COSTS WILL BE BILLED LATER**

**NOTE:** The Hermiston Planning Commission meets the second Wednesday of each month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than **four weeks** prior to the hearing date. If you have any questions about completing the application or the procedure, please feel free to contact the planning department at the Hermiston City Hall, 180 NE 2<sup>nd</sup> Street, Hermiston, Oregon 97838, or telephone (541)567-5521. The City's fax number is (541)567-5530.

=====

**Office Use Only**

Date Filed: 5-9-23  
Fee: \$475.00

Received By: Hkpl  
Date Paid: \_\_\_\_\_

Meeting Date: 6-14-23  
Receipt No: \_\_\_\_\_

# Improvement Summary

UMATILLA County

For Assessment Year 2023

Account ID 131760

Map 4N2811-DA-02700

Situs 945 E NEWPORT AVE HERMISTON OR 97838

Mailing PHOENIX BUILDERS INVESTMENT GROUP LLC  
1731 W CLARK ST  
PASCO WA 99301-5046

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0801	132	1951	100	132 - One story with basement	1,904

Rooms: 4 - BD, 2 - FB, 1 - DR, 1 - LR, 1 - FR, 1 - OTH, 1 - KT

### Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		952
Basement	3	100		952

### Improvement Inventory

Description	Qty/Size	Description	Qty/Size
FORCED AIR HEAT & COOLING	952	FULL BATH	1
FORCED AIR HEAT & COOLING	476	HF/DW/GD	1
FULL BATH	1	WATER HEATER	1

### Accessories

Description	Size	Qty
CONC.-FLAT PAVING	272	
DECK-WOOD	48	
FENCE - LINK		1
GARDEN SHED-METAL LOW	80	
DECK-WOOD	580	
WOOD RAILING	88	

Total RMV \$153,370



AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. 2700 PLAN NO. 4N2811DA PARCEL ID: 4N2811DA02700

STREET ADDRESS: 945 E Newport Ave, Hermiston, OR 97838

Please print:

Property Owner: Phoenix Builders Investment Group, LLC (Anides Guarena & Juan Soler)

Property Owner: \_\_\_\_\_

The undersigned, registered property owners of the above noted property, do hereby authorize

Gavin Gervais, of Knutzen Engineering  
(Contractor / Agent) (Name of consulting firm)

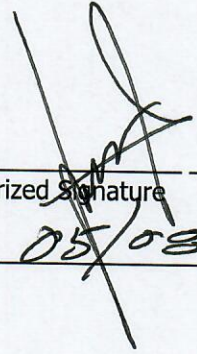
to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

1500 W Court St, Pasco, WA 99301

Telephone: (509) 792-1369

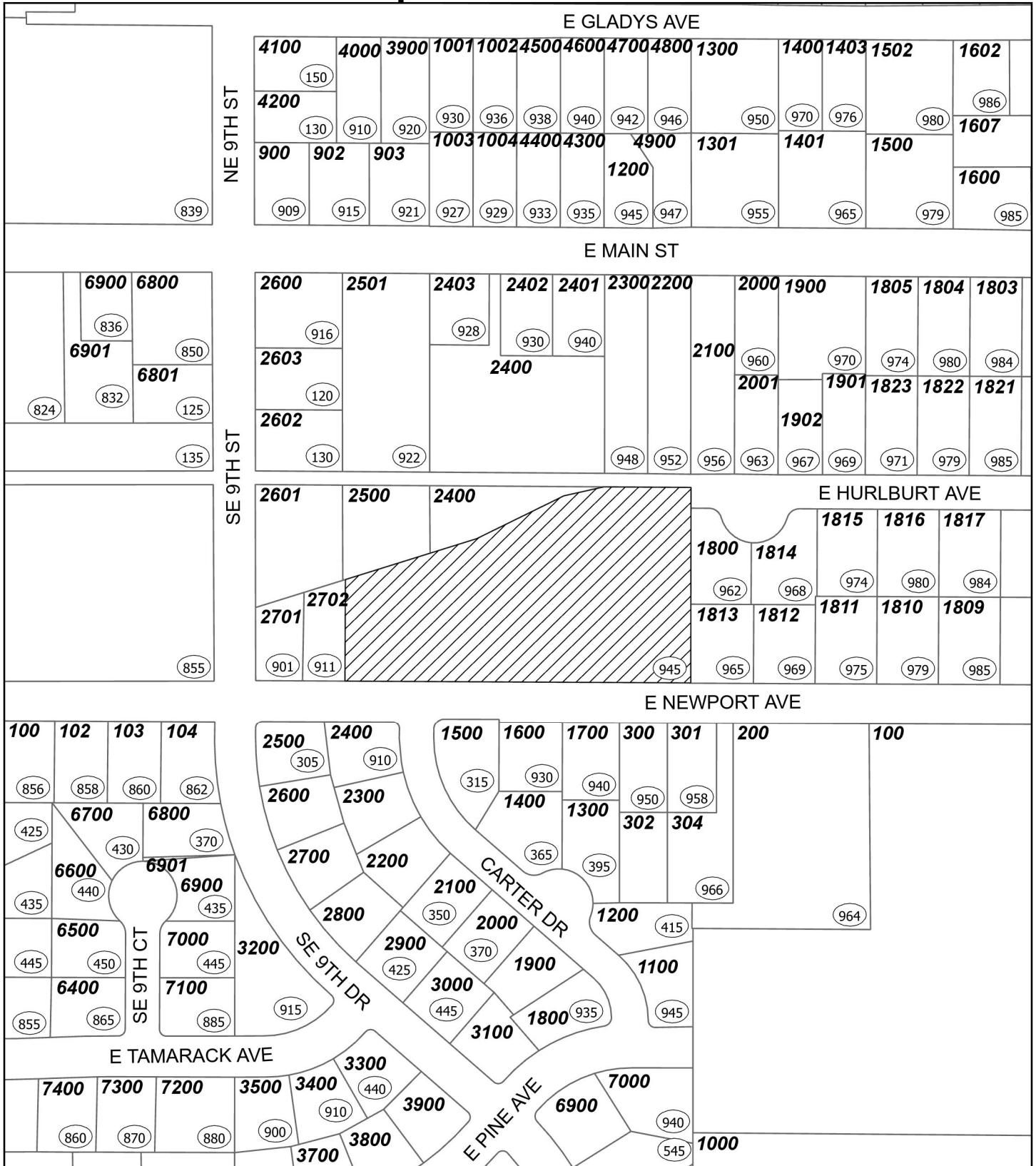
We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

  
\_\_\_\_\_  
Authorized Signature  
Date: 05/08/23





\_\_\_\_\_  
Authorized Signature  
Date: \_\_\_\_\_

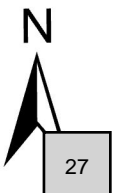
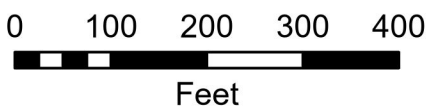


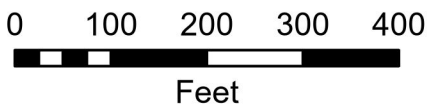
# Notice of Proposed Land Use Action







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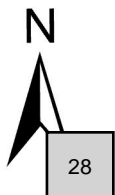
-  Area of Proposed Infill Designation
-  Property Line
-  City Limits
-  Urban Growth Boundary





Legend

-  Area of Proposed Infill Designation
-  Property Line
-  City Limits
-  Urban Growth Boundary





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 2023

**Title/Subject**

North Hermiston Urban Renewal Area (NURA) 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 North 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 Objectives (Section XI of the Plan), and particularly to its conformance to the City of Hermiston Comprehensive Plan.

The North Hermiston Urban Renewal Plan District (District) consists of approximately 102 total acres, 93.49 acres of land in tax lots and 8.51 acres of public rights-of-way. The primary purpose of the Plan is to address infrastructure deficiencies and parcel patterns that are limiting the development potential in the proposed District. The primary investment is expected to be construction of a new east/west street through the District that would ease pressure on Highway 395, as well as a north/south connection to the south.

It is anticipated that the Plan will take sixteen years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$5,000,000 (Five Million dollars). Detailed financial analysis is in the Report Accompanying the North 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 adding transportation options and a new waterline to serve the Area.

All phases of urban renewal development and implementation are subject to public r  
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 June 7, 2023 on the city’s website and the agenda packet and staff report have been available for download since that date.

Section XI of the Plan contains the findings of the conformance to the Comprehensive Plan.

**Tie-In to Council Goals**

Goal #1: Hermiston is cultivating a vibrant community with a thriving economy, assortment of housing opportunities, high-quality education, and support services to preserve the small-town feel.

**FOCUS AREA**

Transportation: Improve mobility and transportation

**Fiscal Information**

The urban renewal area is projected to generate approximately \$6,100,000 in revenue over the lifetime of the area. The maximum indebtedness proposed for the area is \$5,000,000. The area will front load the majority of the infrastructure costs early in the district life through financing. Unlike the downtown urban renewal area which captures and utilizes 100% of the tax increment within the area, the North 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 conforms 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

# North 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

Jackie M. Linton, Ward 1  
Roy N. Barron, Ward 2  
Jackie C. Myers, Ward 3  
David P. McCarthy, Ward 4  
Maria E. Duron, at large  
Rod S. Hardin, at large  
Nancy R. Peterson, at large  
Doug Primmer, at large, Council President

### Hermiston Urban Renewal Agency

Dr. David Drotzmann  
Jackie M. Linton  
Roy N. Barron  
Jackie C. Myers  
David P. McCarthy  
Maria E. Duron  
Rod S. Hardin  
Nancy R. 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

#### Johnson Economics

Jerry Johnson  
Brendan Buckley

DRAFT

# TABLE OF CONTENTS

I. DEFINITIONS ..... 6

II. INTRODUCTION ..... 8

III. MAXIMUM INDEBTEDNESS ..... 11

IV. PLAN GOALS ..... 11

V. PROJECTS ..... 11

VI. AMENDMENTS TO PLAN ..... 13

VII. PROPERTY ACQUISITION AND DISPOSITION ..... 14

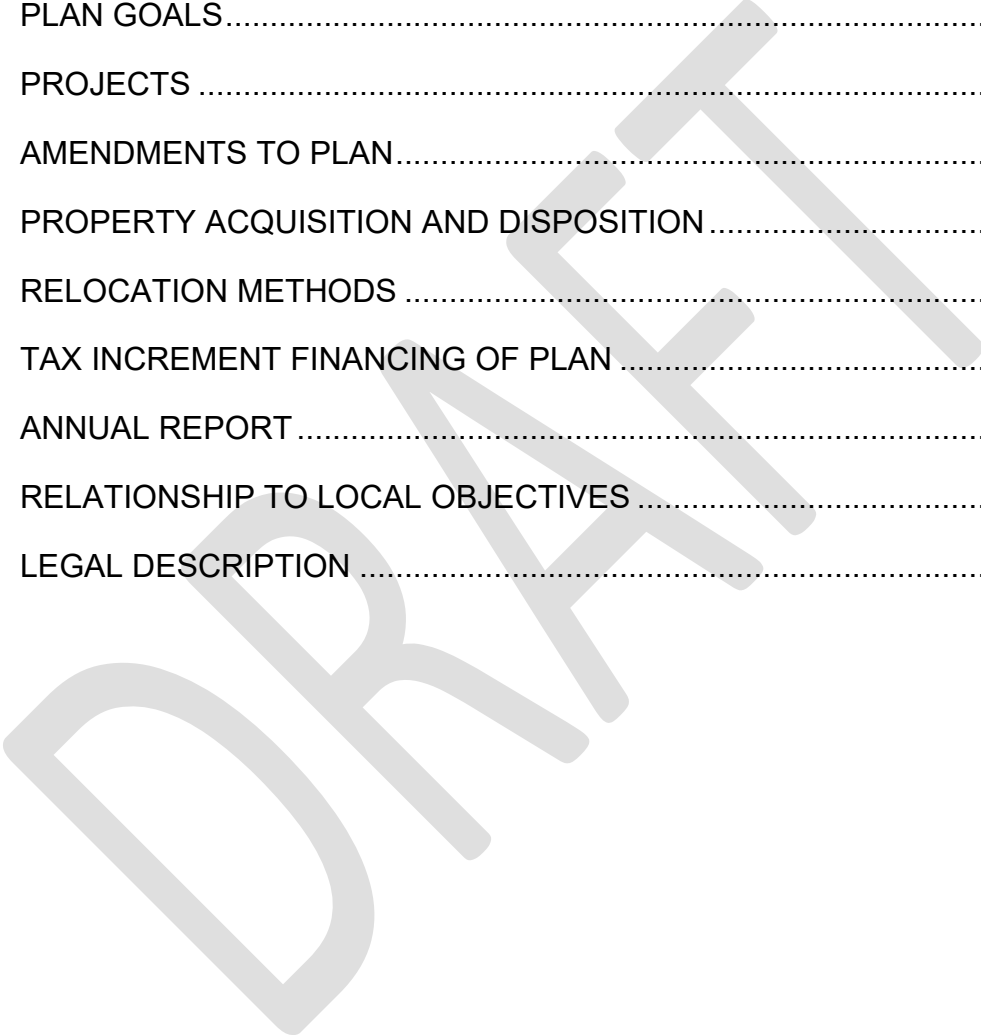
VIII. RELOCATION METHODS ..... 14

IX. TAX INCREMENT FINANCING OF PLAN ..... 15

X. ANNUAL REPORT ..... 15

XI. RELATIONSHIP TO LOCAL OBJECTIVES ..... 16

XII. LEGAL DESCRIPTION ..... 25



## I. DEFINITIONS

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

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the North 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.

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

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

“HURA” is the Hermiston Urban Renewal Agency.

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

“Plan Area” means a blighted area included in the North Hermiston Urban Renewal Plan under ORS 457.010.

“Planning Commission” means the Hermiston Planning Commission.

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

“Report Accompanying North Hermiston Urban Renewal Plan” or “Report” means the official report that accompanies the North Hermiston Urban Renewal Plan pursuant to ORS 457.087.

“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 North 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.

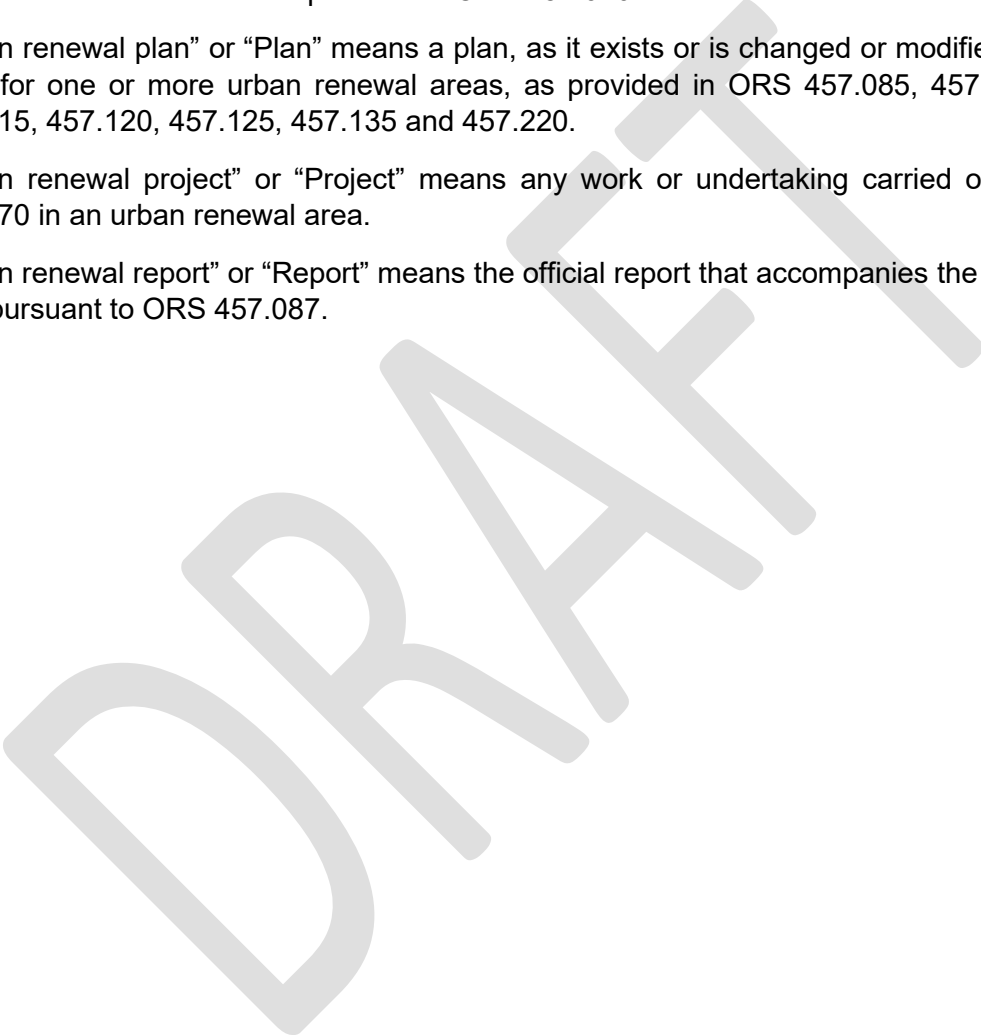
“Urban Renewal” means the statutory authority provided in ORS 457.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.010.

“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 457.087.



## II. INTRODUCTION

The North Hermiston Urban Renewal Plan District (District), shown in Figure 1, consists of approximately 102 total acres, 93.49 acres of land in tax lots and 8.51 acres of public rights-of-way. The primary purpose of the North Hermiston Urban Renewal Plan (Plan) is to address infrastructure deficiencies and parcel patterns that are limiting the development potential in the proposed District. The primary investment is expected to be construction of a new east/west street through the District that would ease pressure on Highway 395, as well as a north/south connection to the south.

It is anticipated that the Plan will take sixteen 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 five million dollars (\$5,000,000).

Goals and objectives are intended to guide tax increment financing (TIF) investment in the District 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 VI. 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
ORS 457.085(2)(b)	V
ORS 457.085(2)(c)	XII
ORS 457.085(2)(d)	XI
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	VIII
ORS 457.085(2)(g)	VII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VI
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 revenue, 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.

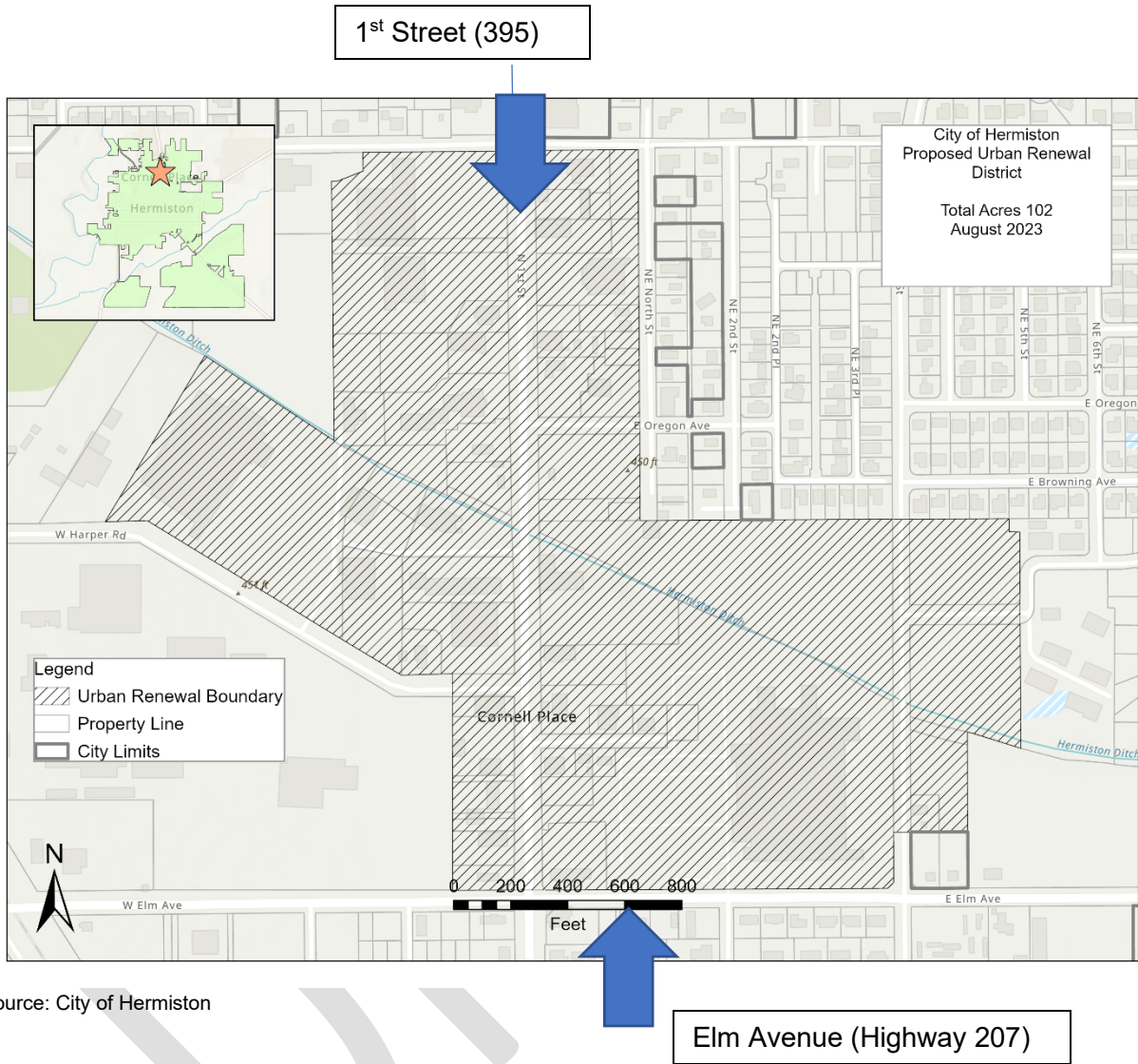
The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets 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 North Hermiston Urban Renewal District meets the definition of blight due to the existence of inadequate streets and other rights of way, open spaces and utilities, the division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development and an economic dislocation, deterioration or disuse of property resulting from faulty planning. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying North Hermiston 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 five million dollars (\$5,000,000). 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**

Goal 1: Eliminate blight in the District by upgrading inadequate infrastructure including but not limited to streets, water and sewer lines serving the needs of businesses and residents

Objective 1: Provide funding for the construction of infrastructure improvements supporting development and redevelopment within the District.

Goal 2: Promote sustainability and sustainable development practices through Urban Renewal activities.

Objective 1: Encourage the efficient use of land within the District by increasing the likely development/redevelopment of properties in the District.

Goal 3: Facilitate economic development and job creation through the provision of adequate infrastructure in the District.

Objective 1: Provide funding for the construction of infrastructure improvements supporting development and redevelopment within the District.

Provide resources to adequately administer the North 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 District are infrastructure upgrades.

**A. Infrastructure Upgrades**

A new east/west street (NE Aspen Drive) is proposed connecting N 1<sup>st</sup> Street to NE 4<sup>th</sup> Street. This street is proposed for construction in the easement for the Hermiston Drain. Constructing the street in the easement allows otherwise unbuildable land to be productively utilized for the public good as well as providing new points of access for the irregularly shaped parcels along the easement. This new street will provide nearly 1,300 feet of new street frontage for an area which currently has less than 100 feet of highway frontage. The street will provide pedestrian and bicycle improvements.

Aspen Drive will also provide additional opportunities for alternate circulation as traffic generated by the existing commercial users may leave N 1<sup>st</sup> Street and connect with existing residential development to the west and south without needing to travel through the congested Elm Street/1<sup>st</sup> Street intersection.

A new signal is proposed for the N 1<sup>st</sup> Street/Aspen Drive intersection. This signal is intended to aid in traffic calming on N 1<sup>st</sup> Street and to provide better traffic spacing, allowing more left turns onto the highway.

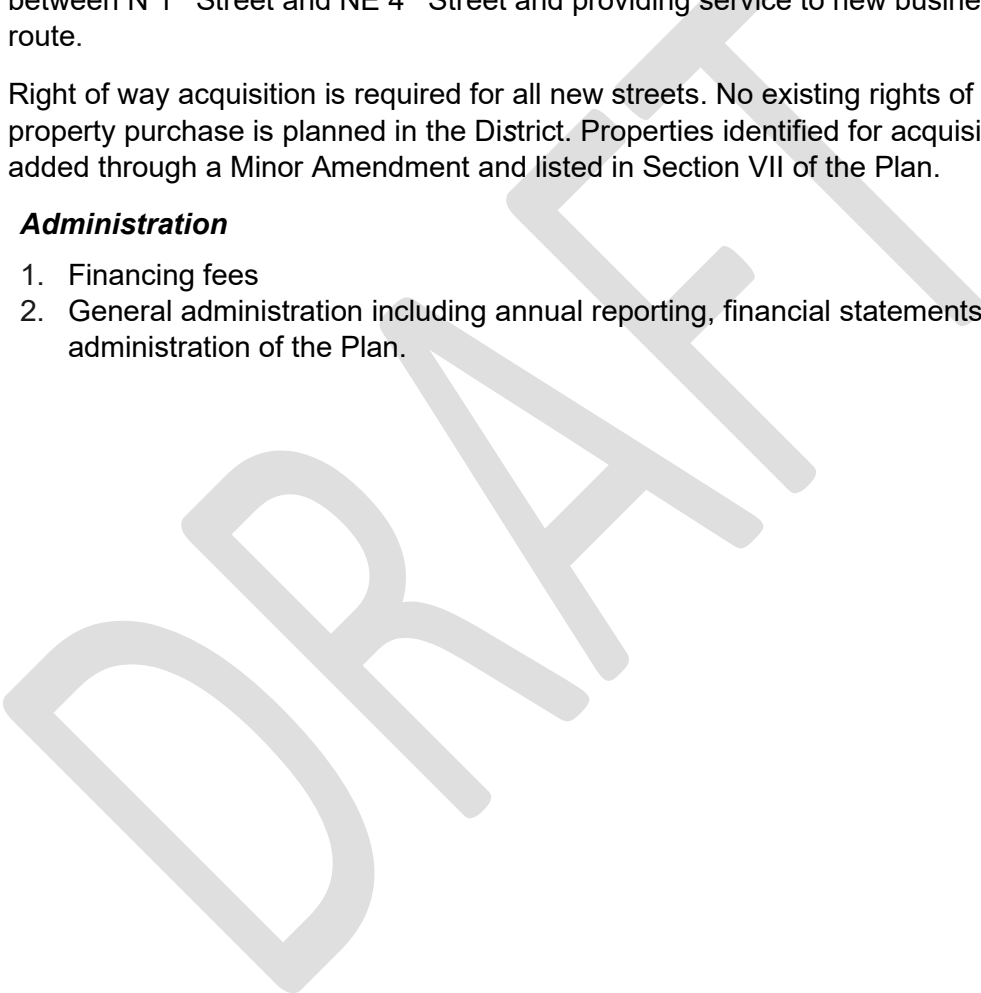
An extension of NE North Street south from the current terminus to NE Aspen Drive is proposed. This street extension is approximately 100 feet and will provide opportunities for commercial and residential traffic to the north an opportunity to use the newly constructed signal at NE Aspen Drive and avoid the unsignalized intersection of E Oregon Avenue and N 1<sup>st</sup> Street.

A new municipal water line is proposed following the NE Aspen Drive route, looping water between N 1<sup>st</sup> Street and NE 4<sup>th</sup> Street and providing service to new businesses along the route.

Right of way acquisition is required for all new streets. No existing rights of way exist, and property purchase is planned in the District. Properties identified for acquisition will be added through a Minor Amendment and listed in Section VII of the Plan.

**B. 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 North Hermiston Urban Renewal Plan boundary except for an addition of land that totals not more than a cumulative 1% of the area of the North 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 Code of Hermiston that affect the Plan and/or the Plan District 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 VI. 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 District 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 District 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 District.

**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 District.

## **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 North Hermiston Urban Renewal Plan over the total assessed value at the time the North 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) planning or undertaking project activities, or (2) 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 District 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 HURA met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan, Umatilla County was briefed on the Plan and the city held a public hearing that was noticed to all residents of Hermiston. All referenced meetings were open, public meetings. The transportation concept was derived from a study prepared by Portland State University in conjunction with the City of Hermiston. There was also opportunity for public input with this study.

#### 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 district. The letter provided a copy of the Plan and Report. A briefing was provided for the Umatilla County Board of Commissioners.

#### 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:** Improvement to the existing transportation network will help facilitate increased growth within the city, provide more access to the parcels within the District and facilitate access to the commercial area from the residential areas to the west and south.

#### POLICY 11: AIR QUALITY .

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

**Finding:** An improved transportation network within the Area will provide for ease of travel and travel methods for all modes of transportation, including pedestrians and bicyclists.

**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 improved transportation network will serve the commercial development in the District and will facilitate increased development within the District by providing access to parcels that have been underdeveloped and undeveloped.

**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 District will have access to all of the city services. The projects within the Plan will provide a more efficient transportation system and improved water system. A new municipal water line is proposed following the NE Aspen Drive route, looping water between N 1<sup>st</sup> Street and NE 4<sup>th</sup> Street and providing service to new businesses along the route. Without the looped water line, there are no reasonable connections along the Hermiston Drain.

**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 projects within the Plan provide an improved 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 District has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

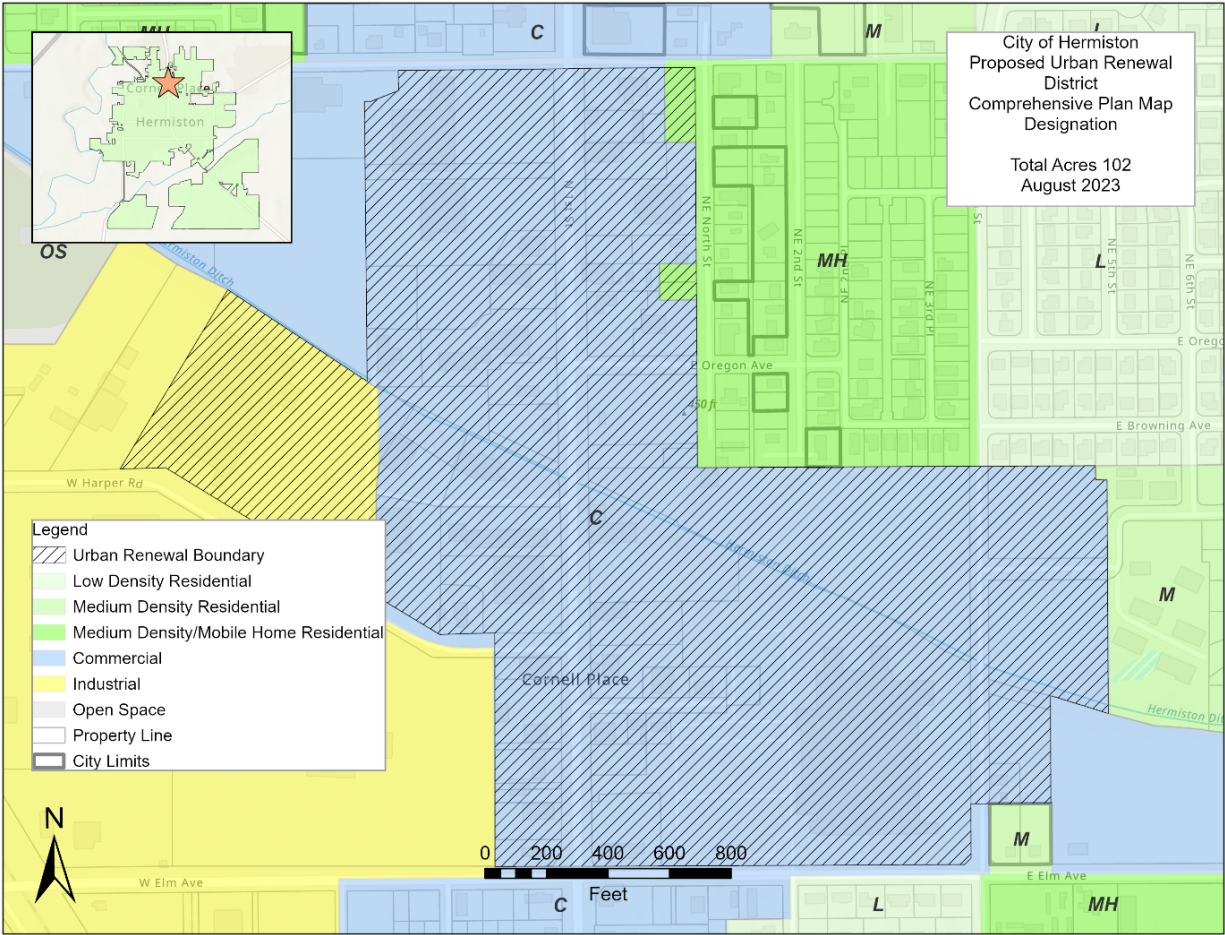
**POLICY 34: TRANSPORTATION SYSTEM PLAN**

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.

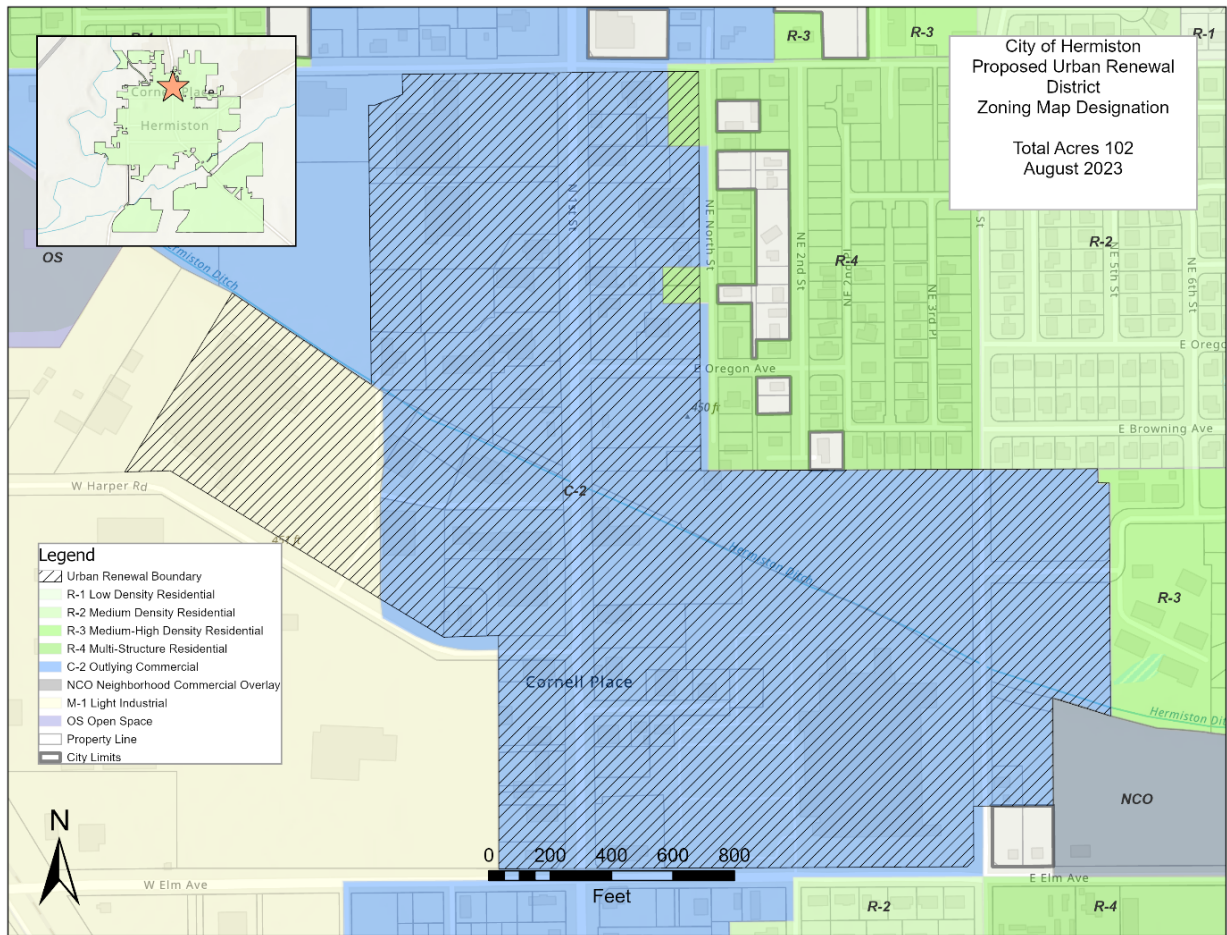
Figure 2 - Comprehensive Plan Designations



Source: City of Hermiston



Figure 3 - Zoning Designations



Source: City of Hermiston

**B. Code of Hermiston**

Title XV of the Code of Hermiston covers Land Use including the zoning in the District. The majority of the property to be included in the Area is in the Outlying Commercial Zone (C-2) The remaining property is zoned Multi-Structure Residential Zone.

**157.041 OUTLYING COMMERCIAL ZONE C-2**

(A) *Uses permitted outright.* In a C-2 zone, only the following uses and their accessory uses are permitted outright:

- (1) A use permitted outright in a C-1 zone;
- (2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building;
- (3) Auditorium, exhibition hall or other public assembly room;
- (4) Automobile, boat or trailer sales, rental, service and repair;
- (5) Automobile service station;
- (6) Automobile laundry;
- (7) Day care home or nursery;
- (8) Mortuary, undertaking or funeral parlor;
- (9) Motel;
- (10) Recreational vehicle park subject to requirements of 157.147;
- (11) Taxidermy shop; and
- (12) Tire shop, including tire recapping.

(B) *Conditional uses permitted.* In a C-2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of §§ [157.205](#) through [157.210](#):

- (1) Amusement enterprise not enclosed in a building including, but not limited to, "pitch and putt" golf course, driving range, archery range, automobile race track and drive-in theater;
- (2) Caretaker's residence subject to the following conditions:
  - (a) Residence shall be a manufactured dwelling complying with the 1976 HUD codes and shall be skirted;
  - (b) The residence shall be furnished with all utilities including telephone;
  - (c) The facility shall be set back from all streets as far as practical and still be in conformance with the setback requirements as established in the Uniform Building Code;
  - (d) The caretaker's residence shall be allowed only in conjunction with a business which requires the outside storage or display of wares and shall be removed within 30 days following the discontinuance of the business enterprise; and

(e) All uses shall be subject to annual review by the commission and may be removed upon direction of the Commission for violation of these conditions;

(3) Community building;

(4) Drive-in establishment offering goods or services to customers waiting in parked motor vehicles, except drive-in theater;

(5) Government structure or land use including but not limited to a public park, playgrounds, recreational building, fire station, library or museum;

(6) Hospital or nursing home;

(7) Planned unit development;

(8) Preschool, primary, elementary, junior or senior high, college;

(9) Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities;

(10) Public utilities including wells, water storage tanks and sanitary sewer pump stations; and

(11) Other uses similar to the uses permitted outright or the conditional uses normally located in the Outlying Commercial Zone (C-2), providing that the use has approval from the planning commission.

(C) *Restrictions on use.* In a C-2 zone, the following conditions and restrictions shall apply:

(1) Where there are existing residential dwellings, they and their accessory uses may be maintained, expanded or reconstructed in conformance with the development standards as established in the R-3 zone.

(2) The outside storage of junk shall be contained entirely within a sight-obscuring fence when adjacent to a residential use of property.

(D) *Setback requirements.* Except as provided in § [157.140](#), in a C-2 zone the yards shall be as follows:

(1) The setback from any street shall be 20 feet. However, if solid ground cover landscaping is provided and maintained, the setback from a street may be reduced to ten feet;

(2) The side yard shall be a minimum of 20 feet measured from the foundation where abutting a residential zone; and

(3) The rear yard shall be a minimum of 25 feet measured from the foundation where abutting a residential zone.

(E) *Height of buildings.* In a C-2 zone, no building shall exceed a height of 50 feet.

**157.055 LIGHT INDUSTRIAL ZONE (M-1).**

(A) *Uses permitted outright.* In a M-1 zone, only the following uses and their accessory uses are permitted outright:

- (1) Cabinet, carpenter or woodworking shop;
- (2) Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceuticals, soap or toiletries, but not including processes involving refining or rendering of fats and oils;
- (3) Dwelling for caretaker or night watchman on the property;
- (4) Freight depot;
- (5) Ice or cold storage plant;
- (6) Kennel;
- (7) Laboratory for research or testing, but not including the testing of combustion engines;
- (8) Laundry, dry cleaning or dyeing establishment;
- (9) Lumber yard, building supply outlet;
- (10) Machinery or equipment sales, services or storage;
- (11) Manufacture, repair or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felts, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious stone or metal, shell, textiles, wax, wire or yarn;
- (12) Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, engineering, scientific or precision instrument, medical or dental supplies or equipment, electronic supplies or equipment, industrial or business machines, aircraft parts and equipment, luggage, photographic equipment or small pleasure boats;
- (13) Mini-storage;
- (14) Motor vehicle body shop, tire shop or similar repair service;
- (15) Plumbing, heating, electrical or paint contractor's sales, repairs or storage;
- (16) Private utilities including electric power substations, telephone exchanges, television, radio or microwave transmission facilities;
- (17) Processing, packaging or storage of food or beverages, but not including processes involving distillation, fermentation, slaughtering or rendering of fats and oils;
- (18) Public utilities including wells, water storage tanks and sanitary sewer pump stations;
- (19) Railroad tracks and related facilities;
- (20) Utility lines, station or substation;
- (21) Veterinary care facility;
- (22) Welding, sheet metal or machine shop;
- (23) Wholesale distribution or outlet, including trucking, warehousing and storage.

**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.

DRAFT

**XII. LEGAL DESCRIPTION**

DRAFT

# Report Accompanying the North Hermiston Urban Renewal Plan

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



Adopted by the City of Hermiston

Date

Ordinance No. \_\_\_\_\_



## List of Participants

### Mayor

Dr. David Drotzmann

### City Council

Jackie M. Linton, Ward 1  
Roy N. Barron, Ward 2  
Jackie C. Myers, Ward 3  
David P. McCarthy, Ward 4  
Maria E. Duron, at large  
Rod S. Hardin, at large  
Nancy R. Peterson, at large  
Doug Primmer, at large, Council President

### Hermiston Urban Renewal Agency

Dr. David Drotzmann  
Jackie M. Linton  
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Nancy R. Peterson  
Doug Primmer

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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

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**TABLE OF CONTENTS**

- I. DEFINITIONS..... 1
- II. INTRODUCTION..... 3
- III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA..... 5
- IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS..... 7
- V. FINANCIAL ANALYSIS OF THE PLAN ..... 8
- VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED..... 12
- VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT ..... 15
- VIII. REVENUE SHARING..... 17
- IX. IMPACT OF THE TAX INCREMENT FINANCING..... 18
- X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA..... 22
- XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES..... 23
- XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN 30
- XIII. RELOCATION REPORT ..... 30

## I. DEFINITIONS

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

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the North 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.

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

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

“HURA” is the Hermiston Urban Renewal Agency.

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

“Plan Area” means a blighted area included in the North Hermiston Urban Renewal Plan under ORS 457.010.

“Planning Commission” means the Hermiston Planning Commission.

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

“Report Accompanying North Hermiston Urban Renewal Plan” or “Report” means the official report that accompanies the North Hermiston Urban Renewal Plan pursuant to ORS 457.087.

“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 North 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 district.

“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 457.010.

“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 457.087.

## II. INTRODUCTION

The Report Accompanying the North 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))

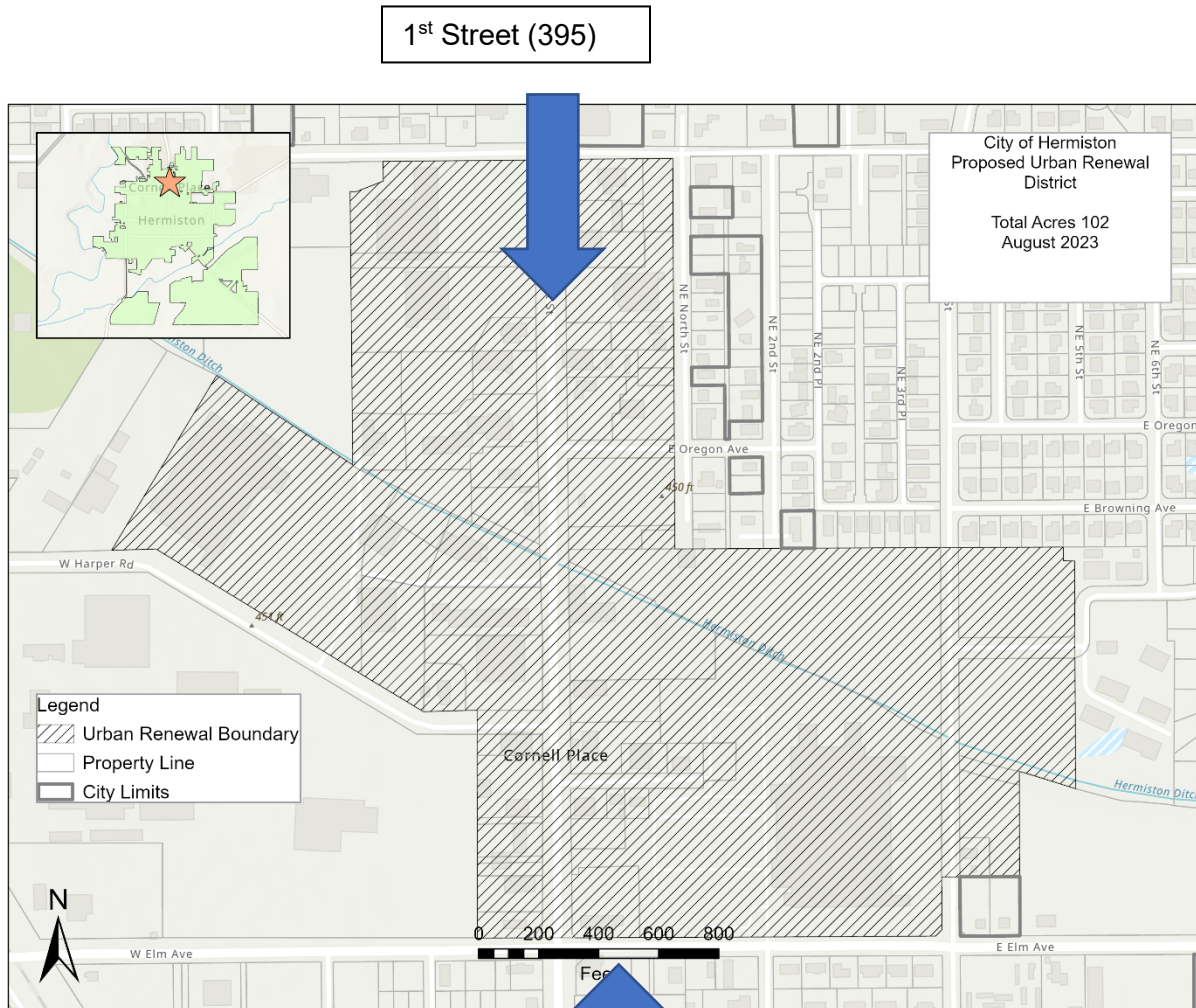
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

The Report provides guidance on how the Plan might be implemented. As the Hermiston Urban Renewal Agency (HURA or 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

**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

**Figure 1 – North Hermiston Urban Renewal District Boundary**



Source: City of Hermiston

Elm Avenue (Highway 207)

### 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 North Hermiston Urban Renewal District (District) are described below, including how they relate to the existing conditions in the District. The infrastructure projects are intended to facilitate development in the District by providing a more efficient transportation system, improved water lines and access to parcels in the District.

#### A. Infrastructure Upgrades

A new east/west street (NE Aspen Drive) is proposed connecting N 1<sup>st</sup> Street to NE 4<sup>th</sup> Street. This street is proposed for construction in the easement for the Hermiston Drain. Constructing the street in the easement allows otherwise unbuildable land to be productively utilized for the public good as well as providing new points of access for the irregularly shaped parcels along the easement. This new street will provide nearly 1,300 feet of new street frontage for an area which currently has less than 100 feet of highway frontage. The street will provide pedestrian and bicycle improvements.

Aspen Drive will also provide additional opportunities for alternate circulation as traffic generated by the existing commercial users may leave N 1<sup>st</sup> Street and connect with existing residential development to the west and south without needing to travel through the congested Elm Street/1<sup>st</sup> Street intersection.

A new signal is proposed for the N 1<sup>st</sup> Street/Aspen Drive intersection. This signal is intended to aid in traffic calming on N 1<sup>st</sup> Street and to provide better traffic spacing, allowing more left turns onto the highway.

An extension of NE North Street south from the current terminus to NE Aspen Drive is proposed. This street extension is approximately 100 feet and will provide opportunities for commercial and residential traffic to the north an opportunity to use the newly constructed signal at NE Aspen Drive and avoid the unsignalized intersection of E Oregon Avenue and N 1<sup>st</sup> Street.

A new municipal water line is proposed following the NE Aspen Drive route, looping water between N 1<sup>st</sup> Street and NE 4<sup>th</sup> Street and providing service to new businesses along the route.

Right of way acquisition is required for all new streets. No existing rights of way exist, and property purchase is planned in the District.

#### EXISTING CONDITIONS:

The District extends along N 1<sup>st</sup> Street (Highway 395) between Elm Avenue and Theater Lane in Hermiston and is bounded by NE 4<sup>th</sup> Street on the east. The entire area is zoned for retail commercial use and provides a significant number of retail, dining, and service opportunities for Hermiston. The District contains numerous commercial businesses which have created increased congestion resulting from poor transportation infrastructure. The intersection of Elm Avenue (Highway 207) and N 1<sup>st</sup> Street (Highway 395) at the south boundary of the District is the busiest intersection in Oregon Department of Transportation (ODOT) Region 5, seeing an average of 29,000 vehicle trips per day. Historical poor planning and the existing built environment has created a situation where off-highway

circulation is virtually impossible, creating even higher demands on the N 1<sup>st</sup> Street corridor. The presence of the Hermiston Drain, running northwesterly through the urban renewal district adds to the congestion and development limitations. This drain, which extends on both sides of N 1<sup>st</sup> Street, is a federally owned facility which is difficult to cross without special permission, limiting parallel street creation in the past. The diagonal layout of the drain and exceptionally wide drain easements have created several irregular shaped parcels which are difficult to market and develop, hindering the ability of the area to develop with any additional density.

As noted, N 1<sup>st</sup> Street is a state highway and under the jurisdiction of the Oregon Department of Transportation for access management and signalization authority. Although there are three streets which intersect N 1<sup>st</sup> Street in this corridor (W Harper Road, E Oregon Avenue, and NE Cornell Place), none of the streets provide any opportunity for congestion relief. E Oregon Avenue and NE Cornell Place are not through streets and provide no opportunities for alternative circulation. W Harper Road does connect to Geer Road and River Road to the west, but only serves existing industrial and rural areas to the west, providing limited destinations. None of the three existing street connections are able to be signalized due to state highway minimum spacing standards.

The City of Hermiston has taken steps to mitigate some of the historic issues in the corridor. The zoning of lands along the Hermiston Drain was amended from Industrial to Commercial in 2014 intending to stimulate development of vacant parcels with compatible commercial uses. The irregular shape, large drainage easement, limited highway frontage, and limited access opportunities still hindered commercial development. Areas within the District continue to remain unutilized nine years after these efforts began. The N 1<sup>st</sup> Street corridor has some of the highest traffic volumes and highest value buildings in the City, yet further development on vacant parcels is difficult, leaving a significant commercial area underutilized. Additional investment in infrastructure will aid in development of underutilized parcels, alleviate congestion, and provide alternate circulation paths for traffic to leave the N 1<sup>st</sup> Street corridor.

Constructing the new water line is a huge incentive to redevelopment because without it there are no reasonable water connections along the Hermiston Drain available.

**B. Administration**

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

**EXISTING CONDITIONS:**

This area in Hermiston is not presently in an urban renewal district, so requires no administrative responsibilities from the urban renewal agency. Once an urban renewal plan with its associated requirements for administration exists for the District, 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.<sup>1</sup> 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**

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

Source: Anderson Perry, City of Hermiston and Johnson Economics

The majority of the projects are projected to be funded in FYE 2024 and 2025 through a \$5 million loan, with a portion of the debt service for the loan funded by other funding sources through FYE 2032, when substantial development is projected to have occurred, resulting in sufficient tax increment financing (TIF) revenues to cover the debt service.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the District. 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 2040. The amounts shown are the principal amounts of the borrowings. The total payments, including interest, are shown in the second column of Table 6.

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<sup>1</sup> The cost of Aspen Drive may be increased for pedestrian and bicycle improvements. However, the amount dedicated to this project is not expected to be increased.

**Table 3 - Estimated Borrowings and Amounts**

<b>Loan</b>	
Principal Amount	\$5,000,000
Interest Rate	5.00%
Loan Term	20
Loan Year	2024
Interest Payment Start	2024
Principal Payment Start	2024
Annual Payment	(\$401,213)

Source: Johnson Economics

**V. FINANCIAL ANALYSIS OF THE PLAN**

The estimated tax increment revenues through Fiscal Year End (FYE) 2040 are calculated based on projections of the assessed value within the District and the consolidated tax rate that will apply in the District.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 3% for existing assessed value in the District plus specific exception value assumptions. Exception value is the value of new development in the District, shown in Table 4. The exception value assumptions included in this analysis were calculated by Johnson Economics based on the number of developable parcels, acreage and projections for the timing of development.

**Table 4 - Exception Value Assumptions**

<b>Number of Developable Parcels:</b>	<b>15</b>	<b>Tax lots</b>
Total Acreage:	22.9	acres
Average Acreage:	1.5	acres
Acreage Range:	0.15 - 9.5	acres
Est. New TAV (in 2023 dollars)	\$16.9	million
Years to Full Buildout:	20	years
First FYE on Tax Roll:	2024	

Source: Johnson Economics with input from the city of Hermiston TAV taxable assessed value  
 CPR: Change Property Ratio from Umatilla County Assessor, SAL 7a, FYE 2022  
 Source: Johnson Economics with input from the City of Hermiston

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the District 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.

- Total AV is the estimated total assessed value of the District on an annual basis.
- Frozen base is the estimate of the assessed value of the District at its formation.
- Increment used is the total assessed value minus the frozen base.

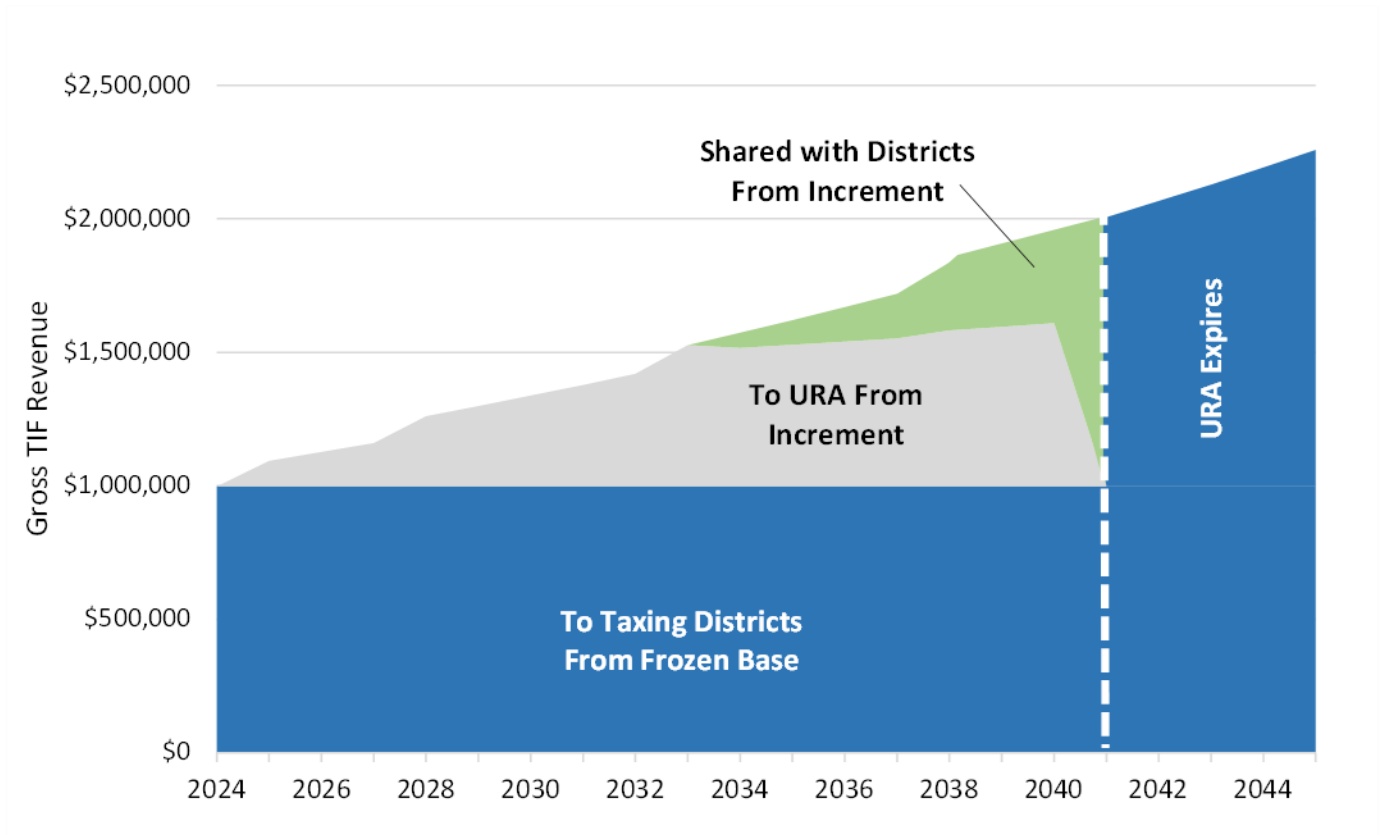
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing. Figure 2 shows the expected tax increment collections and the timing of when revenue will be shared with the overlapping taxing districts, projected to start in FYE 2034.
- Tax rate is the total permanent rate levy for the District.
- Gross tax increment financing revenue (TIF) 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.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency.

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

FYE	Total AV	Frozen Base AV	Incremental AV	Incremental AV Used	Incremental AV Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2024	60,808,125	57,095,267	-	-	-	17.4674	-	-	-	-	-
2025	62,632,369	57,095,267	5,537,102	5,537,102	-	17.4674	96,719	(7,254)	89,465	-	89,465
2026	64,511,340	57,095,267	7,416,073	7,416,073	-	17.4674	129,540	(9,715)	119,824	1,344	121,168
2027	66,446,680	57,095,267	9,351,413	9,351,413	-	17.4674	163,345	(12,251)	151,094	1,801	152,895
2028	72,190,081	57,095,267	15,094,813	15,094,813	-	17.4674	263,667	(19,775)	243,892	2,270	246,163
2029	74,355,783	57,095,267	17,260,516	17,260,516	-	17.4674	301,496	(22,612)	278,884	3,665	282,549
2030	76,586,457	57,095,267	19,491,189	19,491,189	-	17.4674	340,460	(25,535)	314,926	4,191	319,117
2031	78,884,050	57,095,267	21,788,783	21,788,783	-	17.4674	380,593	(28,544)	352,049	4,732	356,781
2032	81,250,572	57,095,267	24,155,305	24,155,305	-	17.4674	421,930	(31,645)	390,286	5,290	395,576
2033	87,438,089	57,095,267	30,342,822	30,342,822	-	17.4674	530,010	(39,751)	490,259	5,865	496,124
2034	90,061,232	57,095,267	32,965,964	29,710,055	3,255,909	17.4674	518,957	(38,922)	480,036	7,367	487,403
2035	92,763,069	57,095,267	35,667,801	30,385,515	5,282,287	17.4674	530,756	(39,807)	490,949	7,214	498,163
2036	95,545,961	57,095,267	38,450,693	31,081,238	7,369,456	17.4674	542,908	(40,718)	502,190	7,378	509,568
2037	98,412,340	57,095,267	41,317,072	31,797,832	9,519,240	17.4674	555,425	(41,657)	513,769	7,546	521,315
2038	105,114,710	57,095,267	48,019,442	33,473,425	14,546,018	17.4674	584,694	(43,852)	540,842	7,720	548,562
2039	108,268,151	57,095,267	51,172,884	34,261,785	16,911,099	17.4674	598,464	(44,885)	553,579	8,127	561,707
2040	111,516,196	57,095,267	54,420,928	35,073,796	19,347,132	17.4674	612,648	(45,949)	566,699	8,319	575,018
TOTAL:						17.4674	6,571,614	(492,871)	6,078,743	82,830	\$6,161,573

Source: Johnson Economics

Figure 2 - TIF Projections



Source: Johnson Economics

**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 District, including how total TIF revenue translates to the ability to fund urban renewal projects in constant 2023 dollars in five-year increments. Table 7, Table 8 and Table 9 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 and administration over time.

The District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in FYE 2040, a 16-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 \$5,000,000 (Five Million dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$5,000,000 is approximately \$6,061,457 and is from permanent rate tax levies. The total net TIF revenue is greater than the maximum indebtedness due to the projected cost of the interest on borrowings (loans). There is one loan shown in this financial analysis.

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

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

Source: Johnson Economics

Note: TIF funding does not begin until FYE 2025, so the funding in FYE 2024 is from other sources.

**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	1,515,879	401,213	304,494	270,329	236,067	135,275
TIF: Current Year	6,425,550	-	96,719	129,540	163,345	263,667
TIF: Prior Years	82,830	-	-	1,344	1,801	2,270
Total Resources	8,024,259	401,213	401,213	401,213	401,213	401,213
Expenditures						
Debt Service						
Scheduled Payments (Loan A)	(6,820,620)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)
Early Principal Payment (Loan A)	(1,203,639)	-	-	-	-	-
Total Debt Service	(8,024,259)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)
Debt Coverage Ratio (TIF)		-	0.24	0.33	0.41	0.66
Transfer to URA Fund (Admin)	-	-	-	-	-	-
Total Expenditures	(8,024,259)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)
Ending Balance	-	-	-	-	-	-

Source: Johnson Economics

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

	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034
Resources						
Beginning Balance	-	-	-	-	-	-
Other Funding Sources	96,052	56,562	15,887	-	-	-
TIF: Current Year	301,496	340,460	380,593	421,930	530,010	518,957
TIF: Prior Years	3,665	4,191	4,732	5,290	5,865	7,367
Total Resources	401,213	401,213	401,213	427,221	535,875	526,325
Expenditures						
Debt Service						
Scheduled Payments (Loan A)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)
Early Principal Payment (Loan A)	-	-	-	(26,008)	(134,662)	(125,112)
Total Debt Service	(401,213)	(401,213)	(401,213)	(427,221)	(535,875)	(526,325)
Debt Coverage Ratio (TIF)	0.76	0.86	0.96	1.06	1.34	1.31
Transfer to URA Fund (Admin)	-	-	-	-	-	-
Total Expenditures	(401,213)	(401,213)	(401,213)	(427,221)	(535,875)	(526,325)
Ending Balance	-	-	-	-	-	-

Source: Johnson Economics

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

	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040
Resources						
Beginning Balance	-	-	-	-	-	-
Other Funding Sources	-	-	-	-	-	-
TIF: Current Year	530,756	542,908	555,425	584,694	598,464	466,583
TIF: Prior Years	7,214	7,378	7,546	7,720	8,127	8,319
Total Resources	537,969	550,286	562,972	592,414	606,592	474,902
Expenditures						
Debt Service						
Scheduled Payments (Loan A)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)	(401,213)
Early Principal Payment (Loan A)	(136,757)	(149,073)	(161,759)	(191,201)	(205,379)	(73,689)
Total Debt Service	(537,969)	(550,286)	(562,972)	(592,414)	(606,592)	(474,902)
Debt Coverage Ratio (TIF)	1.34	1.37	1.40	1.48	1.51	1.18
Transfer to URA Fund (Admin)	-	-	-	-	-	-
Total Expenditures	537,969)	(550,286)	(562,972)	(592,414)	(606,592)	(474,902)
Ending Balance	-	-	-	-	-	-

Source: Johnson Economics



## 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 District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in FYE 2040, a 16-year program of tax increment collections.

The amount of money available for projects in 2023 constant dollars for the District is approximately \$4,834,407. See Table 2 for the individual project analysis.

Table 10 shows the approximate \$4,384,950 of 2023 constant dollars for projects inflated over the life of the District including administrative expenses. All costs shown in Table 10 are in year-of-expenditure dollars, which are adjusted by 5.0% annually to account for inflation. The year of expenditure total cost is \$4,834,407. This table shows the project costs being incurred in FYE 2024 and FYE 2025. No expenditures are shown thereafter although there may be administrative costs allocated in those years in the future as long as those costs are within the maximum indebtedness.

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 District is financially feasible as required by ORS 457.

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

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027
Resources					
Beginning Balance		-	1,611,469	-	-
Transfer from TIF Fund		-	-	-	-
Bond/Loan Proceeds	4,834,407	4,834,407	-	-	-
Total Resources	6,445,877	4,834,407	1,611,469	-	-
Expenditures (YOE \$)					
NE Aspen Drive & NE North St. Street Improvements	898,813	599,209	299,604	-	-
Water Line Improvements (NE Aspen Drive)	178,329	118,886	59,443	-	-
Traffic Signage and Signaling	1,772,820	1,181,880	590,940	-	-
Construction Contingencies	1,124,550	749,700	374,850	-	-
Property Acquisition	229,320	152,880	76,440	-	-
Project Contingency and Administration (15%)	630,575	420,383	210,192	-	-
Total Expenditures	4,834,407	3,222,938	1,611,469	-	-
Ending Balance		1,611,469	-	-	-

Source: Johnson Economics

Note: Project expenditures are expected in FYE 2024 and FYE 2025. Expenditures beyond that date are anticipated for administration as there will still be financial responsibilities, debt service payments to be made, annual financial statements and reports to be completed. These administrative expenses will be allocated through the annual budgeting process.

**VIII. REVENUE SHARING**

Revenue sharing thresholds are projected to be reached in FYE 2034. 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 2033, triggering 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 District. The first threshold is met when annual TIF revenues exceed 10% of the original maximum indebtedness of the Plan or \$500,000. 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 \$625,000. If this threshold is met, revenue for the District 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 District grows more quickly than projected, the revenue sharing thresholds could be reached earlier. Revenue sharing projections are shown in Table 11.

**Table 11 – Revenue Sharing Projections**

FYE	Total AV	Frozen Base AV	Incremental AV Used	Incremental AV Shared	Tax Revenue from Shared
2023 (Base Year)	57,095,267	57,095,267	-	-	
2024	60,808,125	57,095,267	-	-	
2025	62,632,369	57,095,267	5,537,102	-	
2026	64,511,340	57,095,267	7,416,073	-	
2027	66,446,680	57,095,267	9,351,413	-	
2028	72,190,081	57,095,267	15,094,813	-	
2029	74,355,783	57,095,267	17,260,516	-	
2030	76,586,457	57,095,267	19,491,189	-	
2031	78,884,050	57,095,267	21,788,783	-	
2032	81,250,572	57,095,267	24,155,305	-	
2033	87,438,089	57,095,267	29,054,270	-	
2034	90,061,232	57,095,267	29,710,055	3,255,909	56,872
2035	92,763,069	57,095,267	30,385,515	5,282,287	92,268
2036	95,545,961	57,095,267	31,081,238	7,369,456	128,725
2037	98,412,340	57,095,267	31,797,832	9,519,240	166,276
2038	105,114,710	57,095,267	33,473,425	14,546,018	254,081
2039	108,268,151	57,095,267	34,261,785	16,911,099	295,393
2040	111,516,196	57,095,267	35,073,796	19,347,132	337,944
2041	114,861,682	57,095,267	14,101,412	43,665,002	762,714
TOTAL:					\$1,331,560

Source: Johnson Economics

## 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 District.

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 District. These projections are for impacts estimated through FYE 2040 and are shown in Table 12 and Table 13.

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 12 and Table 13 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 12 shows the general government levies, and Table 13 shows the education levies.

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

Source: Johnson Economics

Table 13 - Projected Impact on Taxing District Permanent Rate Levies – Education

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

Source: Johnson Economics Please refer to the explanation of the schools funding in the preceding section

Table 14 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2041.

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

**Table 14 - Additional Revenues Obtained after Termination of TIF - FYE 2041**

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
General County	2.8487	162,647	174,375	337,023
City of Hermiston	6.0860	347,482	372,538	720,020
Port of Umatilla	0.1539	8,787	9,421	18,208
Umatilla County Fire District 1	1.7500	99,917	107,121	207,038
County Radio District	0.1700	9,706	10,406	20,112
Cemetery District 8	0.0923	5,270	5,650	10,920
W. Umatilla Mosquito Control	0.2021	11,539	12,371	23,910
Subtotal	11.3030	645,348	691,882	1,337,230
Education				
Hermiston School District 8	4.8877	279,065	299,187	578,252
Intermountain E.S.D.	0.6156	35,148	37,682	72,830
Blue Mountain CC	0.6611	37,746	40,467	78,213
Subtotal	6.1644	351,958	377,337	729,295
<b>TOTAL:</b>	<b>17.4674</b>	<b>997,306</b>	<b>1,069,219</b>	<b>2,066,525</b>

Source: Johnson Economics

**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 district 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 \$57,095,267. 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 District is \$42,262,899. The projected frozen base of the Southwest Hermiston Urban Renewal District is \$3,121,349. The Downtown Urban Renewal District 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 2023 was \$1,262,014,564.

The percentage of total City assessed value in urban renewal districts is 8.23%, 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 District contains approximately 102 acres, including public rights-of-way. The City of Hermiston Downtown Urban Renewal District contains 125.2 acres. The Southwest Hermiston Urban Renewal District contains 392.8 acres. The City of Hermiston contains 5,402 acres. This puts 11.48% of the city’s acreage in an urban renewal district, which is below the 25% threshold.

**Table 15 – Urban Renewal District Conformance with Assessed Value and Acreage Limits**

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

Source: Compiled by Elaine Howard Consulting, LLC with data from Johnson Economics, City of Hermiston, and Umatilla County Department of Assessment and Taxation SAL 4a and SAL 4e (FYE 2023)



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

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

**A. Physical Conditions**

**1. Land Use**

The District measures 102 total acres in size, which is composed of 63 individual parcels encompassing 93.49 acres, and an additional 8.51 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Umatilla County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the District. By acreage, Commercial (81.55%) accounts for the most prevalent land use within the area. This was followed by Industrial (12.91%). Detailed land use designations in the District can be seen in Table 16..

**Table 16 - Land Use in the District**

Land Use	Parcels	Acres	Percent of Acres
Commercial	47	76.24	81.55%
Industrial	2	12.07	12.91%
Residential	7	2.18	2.33%
Miscellaneous	4	2.16	2.31%
Farm	1	0.45	0.48%
Exempt	2	0.39	0.42%
TOTAL:	63	93.49	100.00%

Source: Compiled by Elaine Howard Consulting with data from Johnson Economics received from the Umatilla County Department of Assessment and Taxation (FYE 2023)

**2. Comprehensive Plan Designations**

There are only two comprehensive plan designations in the District. The most prevalent comprehensive plan designation by acreage in the District is Commercial (87.98%). The second most prevalent comprehensive plan designation in the District is Industrial (11.04%). Detailed comprehensive plan designations in the District can be seen in Table 17. The Industrial tax lot also has a small portion that is designated as Commercial, but the majority of the tax lot is Industrial.

**Table 17 – Comprehensive Plan Designations in the District**

Comprehensive Plan Designation	Tax Lots	Acres	Percent of Acres
Commercial	59	82.25	87.98%
Industrial	1	10.32	10.94%
Mobile Home	4	1.01	1.08%
TOTAL:	63	93.49	100.00%

Source: Compiled by Elaine Howard Consulting with data from Johnson Economics received from the Umatilla County Department of Assessment and Taxation (FYE 2023)

**3. Zoning Designations**

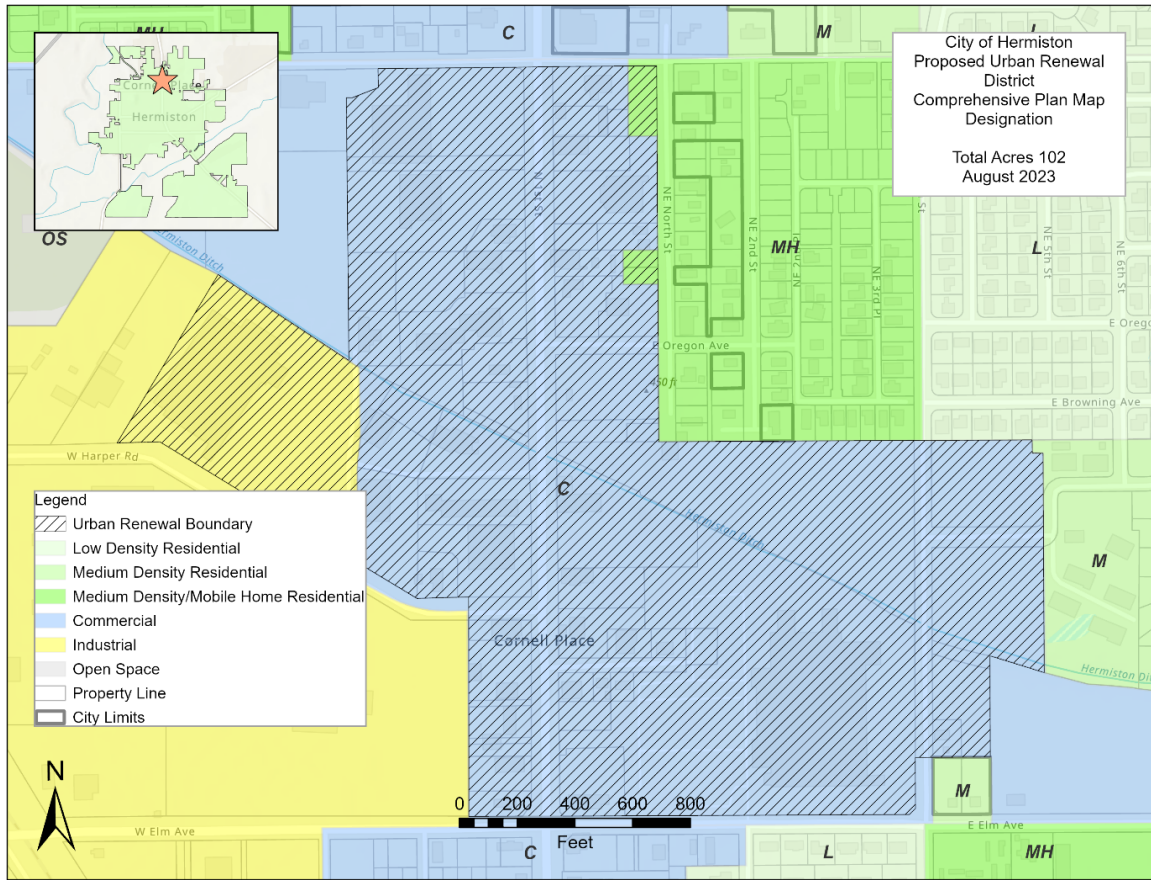
There are only two zoning designations in the District. The most prevalent zoning designation by acreage in the District is the Outlying Commercial Zone (C-2) (87.98%). The second most prevalent zoning designation in the District is the Light Industrial Residential Zone (M-1) (1.08%). Detailed zoning designations in the District can be seen in Table 18. The Light Industrial tax lot also has a small portion that is zoned as Commercial, but the majority of the tax lot is Industrial.

**Table 18 - Zoning Designations in the District**

Zoning Designations	Tax Lots	Acres	Percent of Acres
Outlying Commercial Zone (C-2)	59	82.25	87.98%
Light Industrial (M-1)	1	10.23	10.94%
Multi-Structure Residential Zone (R-4)	4	1.01	1.08%
TOTAL:	63	93.49	100.00%

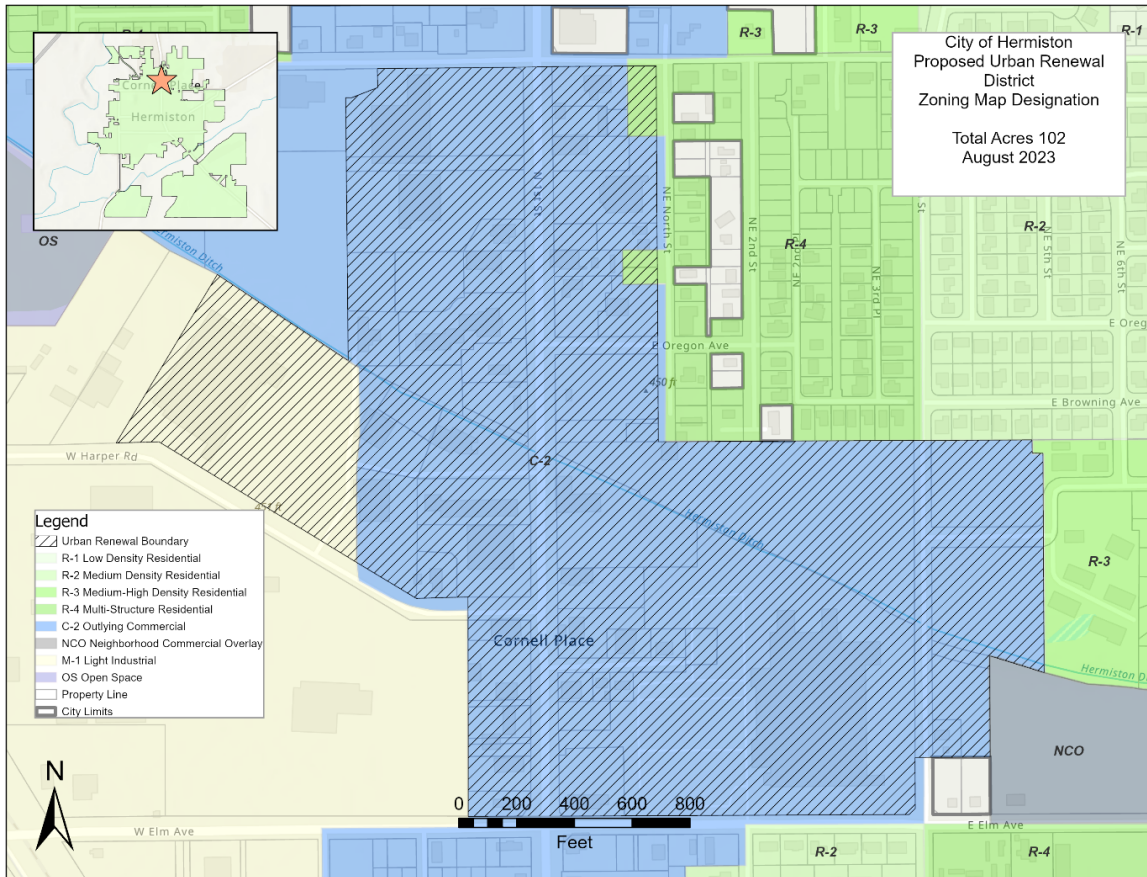
Source: Compiled by Elaine Howard Consulting with data from Johnson Economics received from the Umatilla County Department of Assessment and Taxation (FYE 2023)

Figure 3 - Hermiston Urban Renewal District Comprehensive Plan Designations



Source: City of Hermiston

Figure 4 - Hermiston Urban Renewal District Zoning Designations



Source: City of Hermiston

**B. Infrastructure**

This section identifies the existing conditions in the District 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 District. **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 following transportation system is required in the District:

A new east/west street connecting N 1<sup>st</sup> St to NE 4<sup>th</sup> St (NE Aspen Drive).

This street is proposed for construction in the easement for the Hermiston Drain. Constructing the street in the easement allows otherwise unbuildable land to be productively utilized for the public good as well as providing new points of access for the irregularly shaped parcels along the easement. This new street will provide nearly 1,300 feet of new street frontage for an area which currently has less than 100 feet of highway frontage.

Aspen Drive will also provide additional opportunities for alternate circulation as traffic generated by the existing commercial users may leave N 1<sup>st</sup> St and connect with existing residential development to the west and south without needing to travel through the congested Elm/1<sup>st</sup> St intersection.

A new signal is proposed for the N 1<sup>st</sup> St/Aspen Drive intersection. This signal is intended to aid in traffic calming on N 1<sup>st</sup> Street and to provide better traffic spacing, allowing more left turns onto the highway.

An extension of NE North St south from the current terminus to NE Aspen Drive is proposed. This street extension is approximately 100 feet and will provide opportunities for commercial and residential traffic to the north an opportunity to use the newly constructed signal at NE Aspen Drive and avoid the unsignalized intersection of E Oregon Ave and N 1<sup>st</sup> St.

**2. 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.

There is a need for a new municipal water line following the NE Aspen Drive route, looping water between N 1<sup>st</sup> Street and NE 4<sup>th</sup> Street and providing service to new businesses along the route.

**C. Social Conditions**

According to information from the Umatilla County Assessor’s office, the District contains seven parcels with 2.18 acres that have residential uses. Since there are such limited residential uses in the District, the following demographics are presented for the City of Hermiston as a whole.

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 District**

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 District**

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 District**

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 District**

The estimated total assessed value of the District 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 \$57,095,267.

**2. Building to Land Value Ratio**

Table 22 shows the improvement to land ratios (I:L) for properties within the District. Two tax lots in the District are exempt from taxation. Fifteen parcels representing approximately 23% of the District have no improvement value. A reasonable I:L ratio for properties in the District is 2.0. Thirty -two of the 63 tax lots in the District, totaling 64.45% of the acreage have I:L ratios of 2.0 or more in FYE 2023. In summary, approximately one quarter of the District is underdeveloped and not contributing significantly to the tax base in Hermiston.

**Table 22 - Improvement to Land Ratios in the District**

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	2	0.39	0.42%
No Improvement Value	15	21.40	22.89%
0.01-0.50	4	3.05	3.26%
0.51-1.00	2	1.25	1.34%
1.01-1.50	5	2.58	2.76%
1.51-2.00	3	4.57	4.89%
2.01-2.50	7	6.69	7.16%
2.51-3.00	5	4.73	5.06%
3.01-4.00	8	8.44	9.03%
> 4.00	12	40.39	43.20%
TOTAL:	63	93.49	100.00%

Source: Compiled by Elaine Howard Consulting with data from Johnson Economics received from the Umatilla County Department of Assessment and Taxation (FYE 2023)

**E. Impact on Municipal Services**

The fiscal impact of tax increment financing on taxing districts that levy taxes within the District (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 improving the transportation network and providing water system upgrades to facilitate improved safety, alternative routes and improved provision of water.

It is anticipated that these improvements will catalyze development on the undeveloped parcels in the District and improve safety for all transportation modes. Without these improvements, much of this land is undevelopable.

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 District is to provide the ability to fund projects and programs necessary to cure blight within the District. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Hermiston by providing infrastructure improvements to improve the safety and functioning of the transportation network in the District and providing upgraded water systems.

**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 anticipates acquiring right of way in the District.





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 2023

**Title/Subject**

Final Plat- Highland Meadows Phase 2 4N2814AA TL 102- 942 E Highland Ave

**Summary and Background**

Robert English of Survey One, LLC. has submitted a final plat for Phase 2 of the Highland Meadows subdivision. The property is described as 4N2814AA Tax Lot 102 and is zoned Low Density Residential (R-1). This phase creates 10 lots ranging from 8,000 to 9,332 square feet in size.

The planning commission’s approval of the preliminary plat in December of 2021 was subject to 12 conditions of approval. Per the applicant’s request, the planning commission modified approval condition #9 at the February 8, 2023, meeting. The modification removed the requirement for a pedestrian access easement between phase 1 and 2 of the development.

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 presented on the final plat.

Public improvement installation is underway in this development. The majority of public improvements are complete as of the date of this report. As with all final plat approvals, the city will withhold release of the final plat until all improvements are accepted by the public works departments.

The preliminary plat conditions and the final plat requirements are attached to this report as Exhibit A. the map showing the property boundary and adjacent streets and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

The 10 R-1 lots will results in 10 new housing units with an average price of \$380,000. Each housing unit will produce an average of \$2,611, in municipal tax revenue. The net result is approximately \$26,110 in tax revenue to the city at full build-out.

**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 approve the final plat with the conditions.

**Submitted By:**

Clinton Spencer, Planning Director

**EXHIBIT A**  
**Conditions of Approval**  
**Highland Meadows Phase 2**  
**June 14, 2023**

*Conditions of preliminary plat approval adopted December 8, 2021, and modified February 8, 2023.*

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:* This condition shall remain in effect. HID has signed the plat for Phase 1 and will sign the plat for Phase 2 upon satisfaction of HID requirements.

2. Applicant is responsible for addressing and mitigating groundwater within the development and impacts it may create to offsite properties. Groundwater and/or canal leakage shall be directed away from house foundations and appropriately drained away from the development without impacting offsite properties. The city engineer will review and approve all plans for groundwater mitigation.

*Finding:* The City Engineer has approved the civil plans for the development. The city will assume maintenance duties for the drainage pipe bordering the north and east boundaries of the development.

3. The applicant and City staff shall monitor groundwater mitigation for surface flooding, crawl space flooding, or unplanned groundwater rising to the surface for three years after acceptance of the public improvements or one year after final Certificate of Occupancy for the development is issued, whichever is sooner.

*Finding:* This condition shall remain in effect. The monitoring for Phase 2 improvements will commence upon acceptance of the public improvements.

4. 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.

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

*Finding:* This condition has been satisfied.

6. 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 during housing construction.

7. The new street shall be designated as SE 9th Drive.

*Finding:* This condition has been satisfied.

8. Easements of at least 10 feet in width shall be provided along all street frontages.

*Finding:* This condition has been satisfied.

9. A 10-foot utility easement shall connect Phase 1 and Phase 2 as shown on the preliminary plat for Phase 2.

*Finding:* This condition has been satisfied.

10. The applicant shall place a notation on the plat stating that Lots 1 and 10 shall not establish driveways onto E Highland Ave.

*Finding:* This condition has been satisfied.

11. The applicant shall place a notation on the plat stating that Lots 4 and 7 shall establish front building lines where the lot width is at least 60 feet.

*Finding:* This condition has been satisfied.

12. The City shall reserve the right to require additional groundwater improvements should unforeseen conditions warrant or if the proposed improvements do not resolve the groundwater issue.

*Finding:* This condition shall remain in effect.

§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;

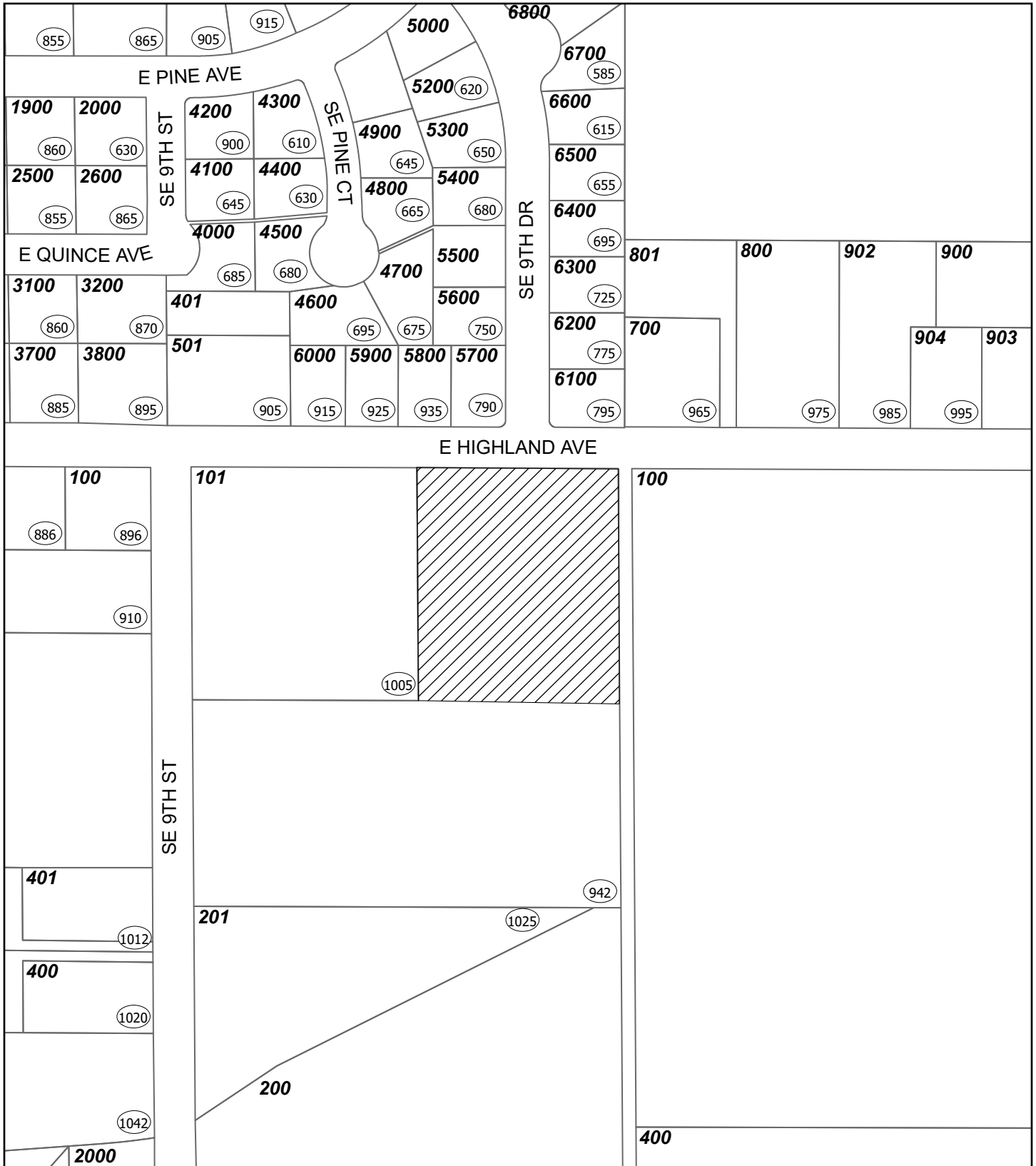
(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;

(M) Private restrictions and trusts and their periods of existence. Should these restrictions or trusts 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.



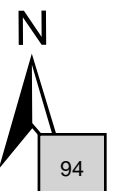
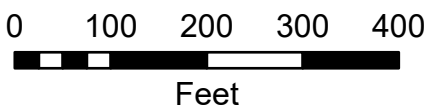
Legend

Property Line

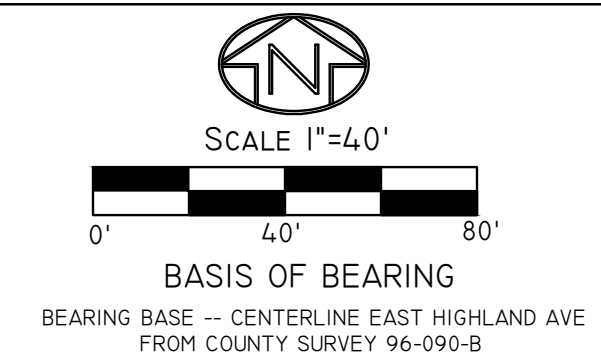
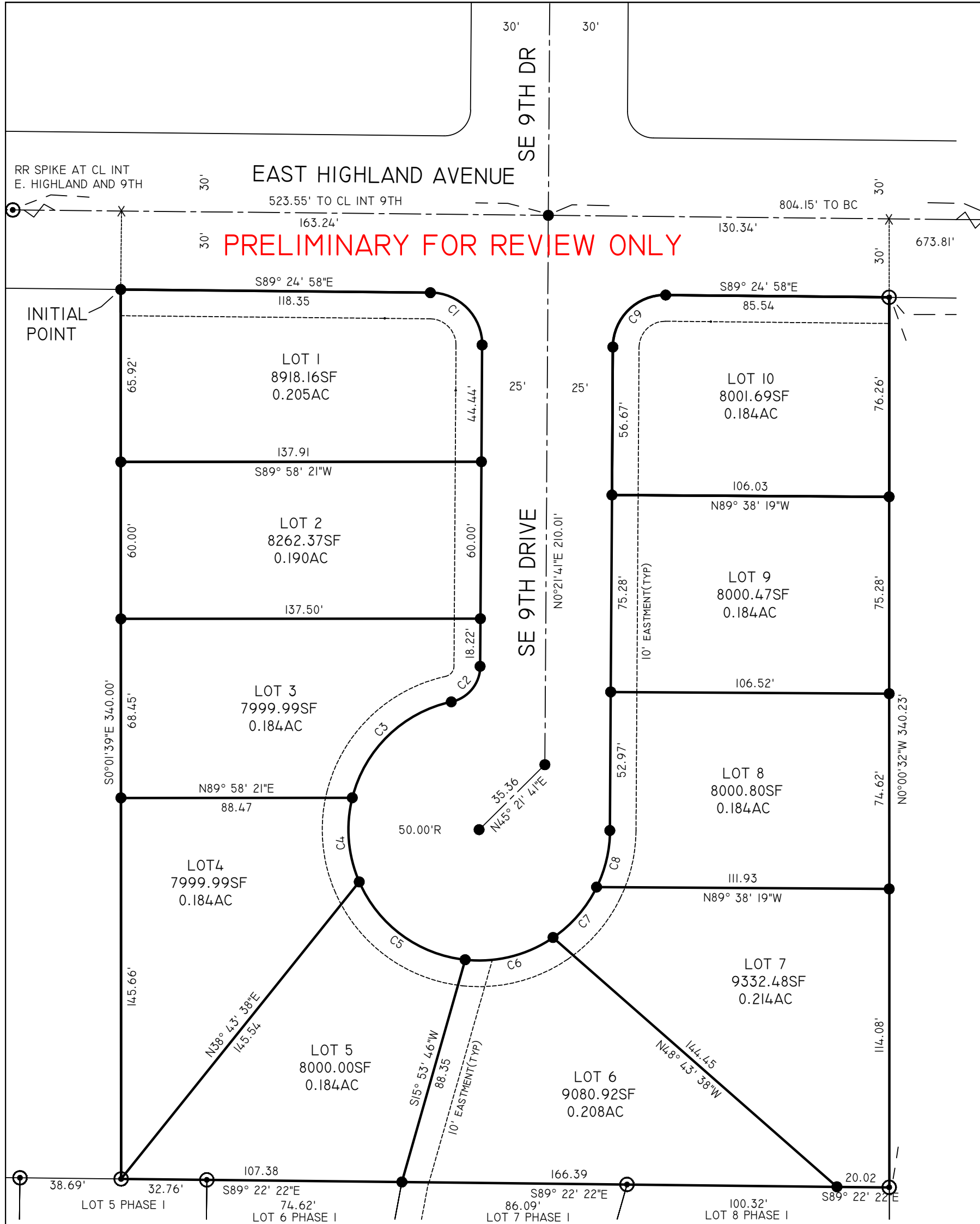
Area of Proposed Subdivision

City Limits

Urban Growth Boundary







UMATILLA COUNTY  
**HIGHLAND MEADOWS PHASE II**  
A SUBDIVISION OF LOT 19 OF HIGHLAND MEADOWS PHASE I, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

**APPROVALS**

UMATILLA COUNTY SURVEYOR  
I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

UMATILLA COUNTY SURVEYOR  
**PRELIMINARY FOR REVIEW ONLY**  
UMATILLA COUNTY ASSESSMENT & TAXATION DEPT.  
TAXES ARE PAID IN FULL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:  
THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN \_\_\_\_\_ COMMISSIONER \_\_\_\_\_

COMMISSIONER

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL:  
THE ACCOMPANYING PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE CITY COUNCIL OF HERMISTON, OREGON.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN, HERMISTON PLANNING COMMISSION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL.

HERMISTON IRRIGATION DISTRICT:  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

HERMISTON IRRIGATION DISTRICT

**OWNER'S DECLARATION:**

I, TIMOTHY A. HOPHAN, PRESIDENT OF SILVER RIDGE HOMES, INC., OWNER OF LOT 19 OF HIGHLAND MEADOWS PHASE I, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

\_\_\_\_\_  
TIMOTHY A. HOPHAN, PRESIDENT

**OWNER'S DEDICATION:**

SILVER RIDGE HOMES, INC., AN OREGON CORPORATION, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "HIGHLAND MEADOWS PHASE II", AN ADDITION TO THE CITY OF HERMISTON, OREGON. OWNER HEREBY DEDICATES THE ROAD, STREETS, AND NEW PUBLIC UTILITY EASEMENTS SHOWN, OR NOTED, ON THIS PLAT FOR PUBLIC USE.

\_\_\_\_\_  
TIMOTHY A. HOPHAN, PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF OREGON  
S.S.  
COUNTY OF UMATILLA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_ THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY A. HOPHAN, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, ROBERT D. ENGLISH, PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "HIGHLAND MEADOWS, PHASE II". THE INITIAL POINT FOR THIS SUBDIVISION IS A 5/8"X30" IRON REBAR WITH 2" ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 1.

ROBERT D. ENGLISH  
ROBERT D. ENGLISH, ORPLS 43406LS

**SURVEYOR'S NARRATIVE:**

THIS SURVEY WAS MADE AT THE REQUEST OF TIMOTHY X. XXXX, PRESIDENT OF SILVER RIDGE HOMES, INC., TO SUBDIVIDE LOT 19 OF HIGHLAND MEADOWS PHASE I. I FIND THE EXTERIOR CORNERS AS NOTED. A CARLSON BRX7 RTK GPS SYSTEM AND A TOPCON PSI03A ROBOTIC TOTAL STATION WERE USED FOR THIS SURVEY.

ROBERT D. ENGLISH  
ROBERT D. ENGLISH, ORPLS 43406LS

**PRELIMINARY FOR REVIEW ONLY**

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	90°13'21"	20.00'	31.49'	S44°31'38"E 28.34'
2	77°21'52"	14.00'	18.90'	N39°02'37"E 17.50'
3	63°36'46"	50.00'	55.51'	N45°55'10"E 52.71'
4	37°39'06"	50.00'	32.86'	S04°42'46"E 32.27'
5	60°21'04"	50.00'	52.67'	S53°42'51"E 50.27'
6	40°34'32"	50.00'	35.41'	S75°49'21"W 34.67'
7	29°30'43"	50.00'	25.75'	S40°46'44"W 25.47'
8	25°39'42"	50.00'	22.39'	N13°11'32"W 22.21'
9	89°46'39"	20.00'	31.34'	N45°28'22"W 28.23'

- LEGEND**
- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338.
  - ⊙ FOUND 5/8" IRON REBAR FROM C.S. 96-90-B, OR PHASE I OF HIGHLAND MEADOWS.
  - X CALCULATED POINT - NOTHING FOUND OR SET.
  - XXX(R#) RECORD AND REFERENCE TO SURVEY
  - PROPERTY LINE
  - - - EASEMENTS OF RECORD.
  - - - - NEW 10' UTILITY EASEMENT

**SURVEYOR'S EXACT COPY STATEMENT**  
I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH  
ROBERT D. ENGLISH, ORPLS 43406LS

**SURVEYOR'S NOTES:**  
THE CITY OF HERMISTON REQUIRES THE FOLLOWING:  
1) LOTS 1 AND 10 WILL NOT ESTABLISH DRIVEWAYS ONTO EAST HIGHLAND AVENUE.  
2) LOTS 4 AND 7 FRONT BUILDING LINES WILL BE ESTABLISHED WHERE THE LOT WIDTH IS AT LEAST 60 FEET WIDE.  
3) THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL GROUNDWATER ASSESSMENT IF UNFORSEEN CONDITIONS WARRANT IT, OR PROPOSED IMPROVEMENTS DO NOT REMEDY THE GROUND WATER ISSUES.

- REFERENCES:** NOTE: UMATILLA COUNTY DEED RECORDS (UCDR)
- (R1) ASSESSOR'S MAP 4N2814AA
  - (R2) COUNTY SURVEY 83-82-B, KRUMBEIN FOR BARROWS, 1983. LOTS 1 AND 2 OF BLOCK K.
  - (R3) COUNTY SURVEY 96-90-B, EDWARDS FOR PRESB CHURCH, 1996.BLA OF LOTS 1 AND 2 OF BLOCK K.
  - (R4) COUNTY SURVEY 98-92-B, ROGERS FOR WEBER, 1998. LOTS 6, 7, 8 OF BLOCK K.
  - (R5) HIGHLAND MEADOWS PHASE I, BOOK 17, PAGE 25, UMATILLA COUNTY PLAT RECORDS. 2021.
  - (D1) WARRANTY DEED, REEL 27, PAGE 1032, UCDR, FIALKA, 1997. TL201 4N2814AA.
  - (D2) WARRANTY DEED, REEL 201, PAGE 678, UCDR, WEBER, 1991. TL100 4N2814AA.
  - (D3) STATUTORY WARRANTY DEED, DOC. NO. 2005-4790674, UCDR, FAITH PRESBYTERIAN, 2005. TL101 4N2814AA.
  - (D4) WARRANTY DEED, DOC. NO. 2020-7070029, UCDR, HERMISTON HOME WORKS, 2020. TL102 4N2814AA.
  - (D5) WARRANTY DEED, DOC. NO. 2022-7500491, UCDR, SILVER RIDGE HOMES, INC., 2022. LOT 19 OF PHASE I.

REGISTERED PROFESSIONAL LAND SURVEYOR  
**ROBERT D. ENGLISH**

OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/23

DATE: 05/19/2023	DWN.BY: RDE	RECORD OF SURVEY FOR: <b>SILVER RIDGE HOMES, INC.</b> PO Box 490 LYONS, OREGON 97358
SCALE: 1"=40'	CHK. BY: RDE	
JOB NO. 2023-024	REV.DATE: XX/XX/XX	<b>SURVEY ONE,LLC</b> P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 Fax:541-276-3480
DWG NO. HIGHLAND MEADOWS PH2.DWG		





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 2023

**Title/Subject**

Final Plat - View Wood Estates Phase 1 4N2814AD TL 902 - 920 E View Drive

**Summary and Background**

Matt Kenny of Kenny Land Surveying has submitted a final plat for Phase 1 of View Wood Estates subdivision. The property is described as 4N2814AD Tax Lot 902 and is zoned Multi-Structure Residential (R-4). This phase creates 12 lots ranging from 7,280 to 229,227 square feet in size.

The planning commission’s approval of the preliminary plat in November of 2021 was subject to twelve conditions of approval. The criteria that are applicable to the decision to accept the final plat are contained in 154.36 of the Hermiston Code of Ordinances which governs the information presented on the final plat.

The preliminary plat conditions and the final plat requirements are attached to this report as Exhibit A. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

The twelve (R-4) lots will result in eleven new housing units with an average price of \$375,000. Each housing unit will produce an average of \$2,576 in municipal tax revenue. The net result is approximately \$28,338 in tax revenue to the city at full build-out.

**Alternatives and Recommendation**

Alternatives

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

Recommended Action/Motion

Staff recommend the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

**Submitted By:**

Clinton Spencer, Planning Director

**EXHIBIT A**  
**Conditions of Approval**  
**View Wood Estates Phase 1**  
**June 14, 2023**

*Conditions of Preliminary Plat Approval November 10, 2021.*

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:* This condition shall remain in effect. The site abuts the A-Line Canal and HID requirements for plat signature shall be satisfied.

2. Applicant shall improve the E View Drive and SE 9<sup>th</sup> Street frontage of the property with curb, gutter, sidewalk, drainage improvements and half street paving.

*Finding:* Improvements are under construction. The improvements on SE 9<sup>th</sup> Street for phase extend the entire length of the development. The improvements for E View Drive extend only along the Lot 11 frontage. The plat will be signed after the improvements have been accepted by the city.

3. 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 shall comply with the city standards and specifications and shall receive final approval from the city engineer.

*Finding:* This condition has been satisfied.

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

*Finding:* This condition has been satisfied for Phase 1 and remains in effect for future phases.

5. 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 during housing construction and Phase 2 construction.

6. All streets shall be designated in accordance with 92.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. Specifically, "A Street" shall be designated as a SE Drive and "B Street" shall be designated as SE 9<sup>th</sup> Place.

*Finding:* This condition has been satisfied for SE Kimber Drive and will remain in effect for future phases.

7. Easements of at least 10 feet in width shall be provided along all street frontages.

*Finding:* This condition has been satisfied for Phase 1 and will remain in effect for future phases.

8. Lots 11, 12, 30 and 31 shall not establish driveways onto E View Drive.

*Finding:* This condition has been satisfied by a notation on the final plat.

9. Lot 3 shall not establish a driveway onto "A Street" within 50 feet of the stop sign at the A Street/SE 9<sup>th</sup> Street intersection.

*Finding:* This condition has been satisfied by a notation on the final plat.

10. "B Street" shall be reconfigured on the final plat to provide a cul-de-sac tear drop of 50 feet in radius and Lots 33, 34, and 35 shall be reconfigured to provide access to the cul-de-sac compliant with 154.19 of the Hermiston Code of Ordinances.

*Finding:* This condition is not applicable to Phase 1.

11. Based upon testimony from the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), the developer shall comply with all provisions of ORS 358.900 through 358.961 during all phases of development. In the event an artifact or other item or archaeological significance is discovered, the applicant shall immediately coordinate with CTUIR.

*Finding:* This condition remains in effect.

12. Applicant shall incorporate Covenants, Conditions, and Restrictions (CC&Rs) as provided to the planning commission on November 10, 2021.

*Finding:* This condition shall remain in effect.

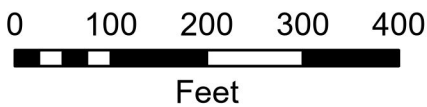
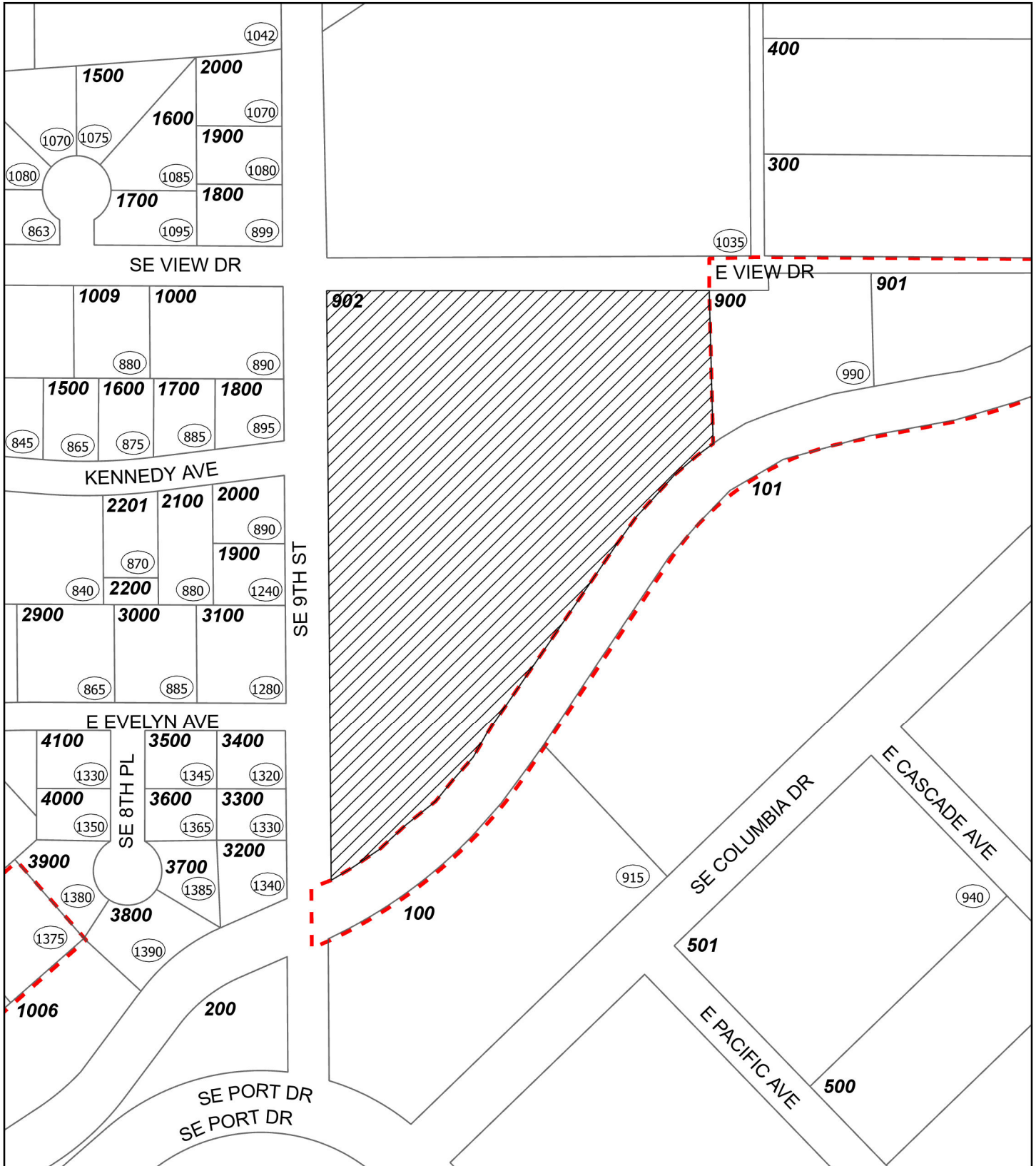
§154.46 Final Plat Requirements

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;

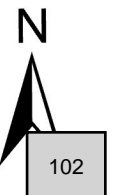
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (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 benchmarks 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 trusts and their periods of existence. Should these restrictions or trusts 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.

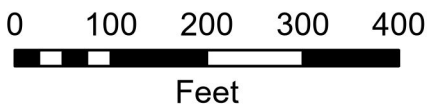
*Finding:* All items required for the final plat are shown on the final plat.



Legend

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





Legend

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



# VIEW WOOD ESTATES PHASE I

A SUBDIVISION OF PARCEL 3, PARTITION PLAT 2021-02  
 LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 14  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN  
 CITY OF HERMISTON, UMATILLA COUNTY, OR

## SURVEY NARRATIVE

THIS SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF RICHARD WOOD OF SUBDIVISIONS NORTHWEST, LLC. THE PURPOSE IS TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT 2021-02 INTO LOTS AS SHOWN FOR NEW HOME CONSTRUCTION.

MONUMENTATION PER PARTITION PLAT 2021-02 WAS FOUND AND HELD AS SHOWN. THE POINT OF CURVATURE (PC) ALONG THE A-LINE CANAL (DENOTED HEREON AS MONUMENT #3) WAS FOUND BADLY DISTURBED AND SUBSEQUENTLY REMOVED BY CONSTRUCTION ACTIVITY. THIS POSITION WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION USING HELD PLAT MONUMENTS EAST AND WEST, AND RESET AS SHOWN.

A PK NAIL WAS FOUND AT THE INTERSECTION OF EAST VIEW DRIVE AND SOUTHEAST 9TH STREET. I HOLD THIS NAIL TO BE THE PERPETUATION OF THE 5/8" REBAR THAT PREVIOUSLY EXISTED AS SET IN SURVEY L-019-B. SURVEY 98-092-B AND 11-034-B PROVIDE HISTORY AND RECORD DATA THAT INDICATES THE NAIL OCCUPIES THE SAME POSITION OF THE FORMER 5/8" REBAR. THE NAIL HAS BEEN REPLACED IN THIS PLAT BY A BRASS CAP IN MONUMENT BOX PER CITY STANDARD.

THE MONUMENT AT THE INTERSECTION OF EAST EVELYN AVENUE, SOUTHEAST 9TH STREET, AND KIMBER DRIVE WAS ESTABLISHED 30.00 FEET WESTERLY, AND AT RIGHT ANGLES TO THE WEST LINE OF PARCEL 3 OF PARTITION PLAT 2021-02, AND AT RECORD DISTANCE FROM THE FROM THE AFOREMENTIONED PK NAIL USING DISTANCES REPORTED ON THE PLATS OF SUNNYVALE HEIGHTS AND STARRETT ADDITION, AND FROM RECORD OF SURVEY M-014-B.

THE LOTS, EASEMENTS, AND RIGHTS-OF-WAY BEING PLATTED HEREON HAVE BEEN CREATED AT THE DIRECTION OF MY CLIENT.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 TOTAL STATION. THE BASIS OF BEARING IS THE WEST LINE OF PARCEL 3 OF PARTITION PLAT 2021-02 AS ESTABLISHED BY MEASURE BETWEEN FOUND MONUMENTS AS SHOWN.

## RECORDS OF REFERENCE

- R1: PARTITION PLAT 2021-02.
- R2: SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.
- R3: STARRETT ADDITION, BOOK 10, PAGE 33.
- R4: RECORD OF SURVEY M-014-B.
- R5: RECORD OF SURVEY 00-055-A.

## RECORDING INFORMATION

Blank area for recording information.

## NOTES

- 1) LOT 11 SHALL NOT ESTABLISH DRIVEWAY ONTO E VIEW DRIVE.
- 2) LOT 3 SHALL NOT ESTABLISH DRIVEWAY ONTO SE KIMBER DRIVE WITHIN 50 FEET OF THE STOP SIGN AT THE INTERSECTION OF SE KIMBER DRIVE AND SE 9TH STREET.

## LEGEND

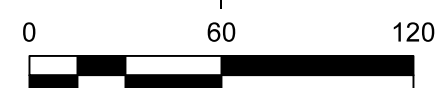
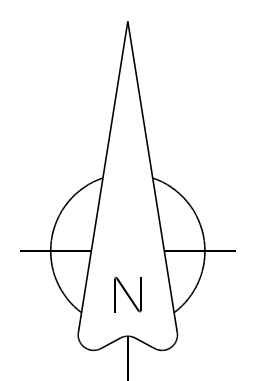
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊙ SET BRASS CAP IN CONCRETE, IN MONUMENT BOX PER CITY STANDARD ST18
- FOUND MONUMENT. SEE MONUMENT TABLE FOR DESCRIPTION.
- ⊕ MONUMENT IDENTIFIER. SEE TABLE.
- ⊗ COMPUTED POSITION. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- ( )# RECORD DATA IDENTIFIER, SEE RECORDS OF REFERENCE TABLE.
- 10-FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON.
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- AC. ACRES

## MONUMENT TABLE

- ① FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2021-02.
- ② FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2021-02. THIS MARKER HAS BEEN REMOVED BY CONSTRUCTION.
- ③ FOUND BADLY BENT 5/8" REBAR, NO CAP, PER PARTITION PLAT 2021-02. NOT HELD. REMOVED BY CONSTRUCTION.
- ④ FOUND AND HELD PK NAIL AS REPORTED ON PARTITION PLAT 2021-02 AND SURVEY 11-034-B. DESTROYED BY CONSTRUCTION AND REPLACED WITH BRASS CAP IN MONUMENT BOX PER LEGEND.
- ⑤ FOUND 5/8" REBAR PROTRUDING FROM TREE STUMP/MASS, PER STARRETT ADDITION.
- ⑥ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 00-055-A.
- ⑦ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 19-074-B.

LINE	BEARING	DISTANCE
L1	S 43°14'25" E	46.63'
L2	S 00°01'08" E	60.00'
L3	S 25°52'37" E	35.48'
L4	S 25°52'37" E	25.00'
L5	S 25°52'37" E	25.00'
L6	S 89°55'00" W	26.11'
L7	N 89°55'00" E	26.22'
L8	S 89°58'52" W	26.30'
L9	S 89°55'00" W	81.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.72'	151.94'	151.28'	N 43°27'05" E	18°29'39"
(C1)1	470.72'	151.90'	151.24'	N 43°26'32" E	18°29'19"
C2	644.36'	141.81'	141.52'	S 40°27'18" W	12°36'33"
C3	644.36'	174.77'	174.23'	N 54°31'47" E	15°32'25"
C4	644.36'	316.58'	313.40'	N 48°13'30" E	28°08'58"
(C4)1	644.36'	316.57'	313.40'	N 48°16'21" E	28°08'58"
C5	25.00'	39.24'	35.34'	N 44°56'56" E	89°56'08"
C6	100.00'	44.83'	44.46'	N 77°04'24" E	25°41'13"
C7	50.00'	22.32'	22.14'	N 77°07'36" E	25°34'48"
C8	25.00'	39.30'	35.38'	S 45°03'04" E	90°03'52"
C9	50.00'	26.29'	25.99'	S 49°16'31" W	30°07'23"
C10	25.00'	39.62'	35.60'	S 45°22'45" W	90°47'46"
C11	75.00'	33.58'	33.30'	N 77°05'28" E	25°39'04"



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**FOR REVIEW**

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-25

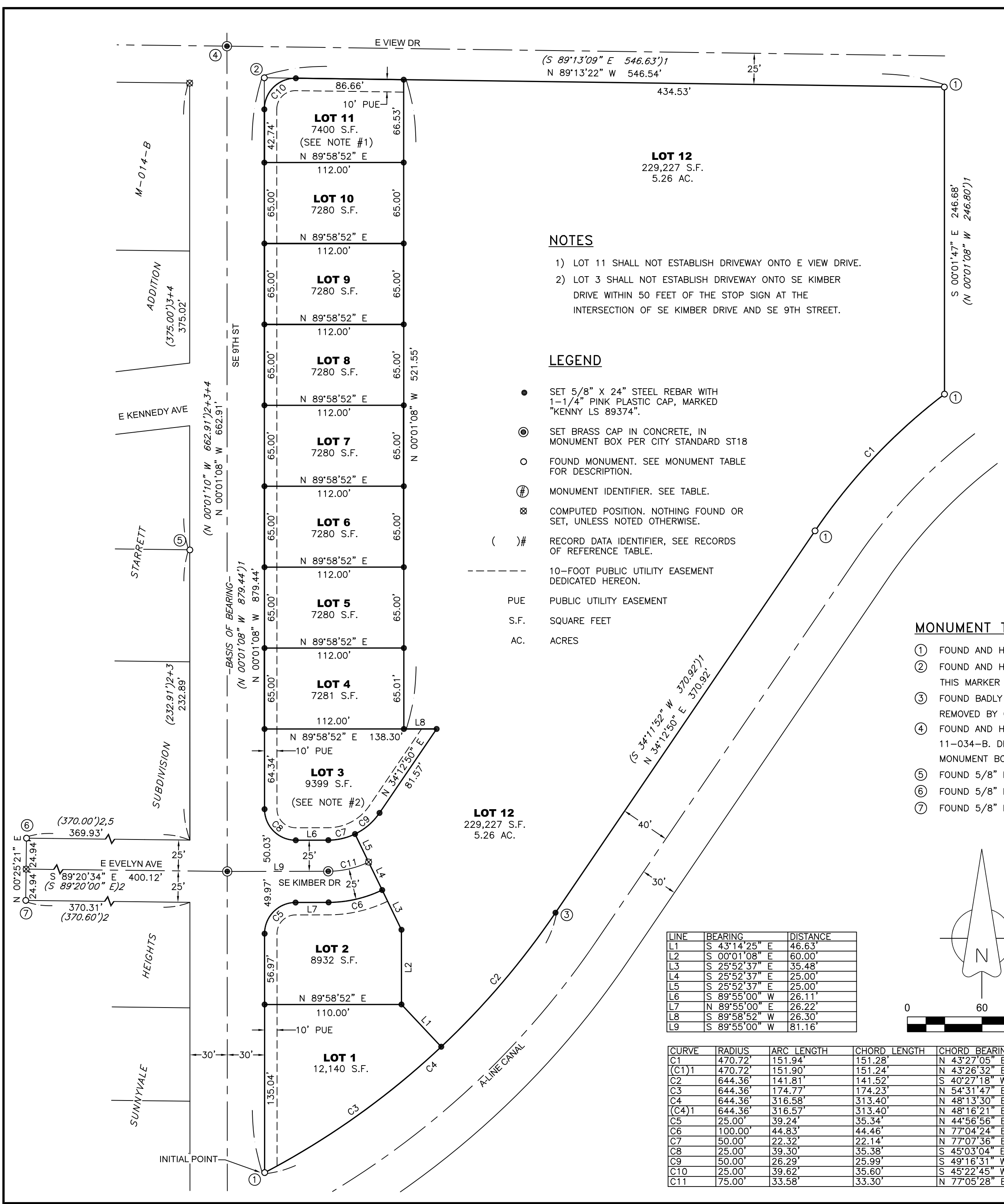
**KENNY LAND SURVEYING**

P.O. BOX 447, HEPPNER, OR 97836  
 541-379-0242  
 www.kennylandsurveying.com

SUBDIVISION OF PARCEL 3, PARTITION PLAT 2021-02  
 CITY OF HERMISTON, UMATILLA COUNTY, OR

CLIENT: **SUBDIVISIONS NORTHWEST LLC**

PROJECT: 21-28    DR: MPK    CH: MPK    DATE: JUNE 5, 2023    SHEET 1 OF 2





# VIEW WOOD ESTATES PHASE I

A SUBDIVISION OF PARCEL 3, PARTITION PLAT 2021-02  
 LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 14  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN  
 CITY OF HERMISTON, UMATILLA COUNTY, OR

## SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE LAND USE CODE OF HERMISTON, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE SET 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 1 OF THIS REPLAT, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

\_\_\_\_\_  
 MATTHEW PATRICK KENNY, PLS DATE  
 CERTIFICATE NO. 89374

## LEGAL DESCRIPTION

(INSTRUMENT NO. 2021-7230016)

PARCEL 3, PARTITION PLAT NO. 2021-02 (INSTRUMENT NO. 2021-7130610, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SUBJECT TO EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2021-02.

## OWNER'S DECLARATION

WE, SUBDIVISIONS NORTHWEST, LLC, OWNERS OF THE LAND BEING DIVIDED BY THIS SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE LAND USE CODE OF THE CITY OF HERMISTON, OR. WE HEREBY DEDICATE TO THE PUBLIC, RIGHT OF WAY AS SHOWN FOR SOUTHEAST 9TH STREET, KIMBER DRIVE, AND EAST VIEW DRIVE AS MAPPED HEREON. WE FURTHER DEDICATE THE PUBLIC UTILITY EASEMENTS AS MAPPED HEREON.

\_\_\_\_\_  
 RICHARD WOOD, MANAGER DATE

## APPROVALS

### UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 UMATILLA COUNTY SURVEYOR

### CITY OF HERMISTON PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 CHAIRMAN-HERMISTON PLANNING COMMISSION

### UMATILLA COUNTY ASSESSOR/TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT. TAXES ARE PAID IN FULL, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 UMATILLA COUNTY ASSESSOR

\_\_\_\_\_  
 UMATILLA COUNTY TAX COLLECTOR

### HERMISTON CITY COUNCIL

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, AND ACCEPT THE PUBLIC DEDICATIONS BEING MADE HEREON, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 MAYOR, CITY OF HERMISTON

### HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 MANAGER-HERMISTON IRRIGATION DISTRICT

### UMATILLA COUNTY COMMISSIONERS

APPROVED ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
 CHAIR

\_\_\_\_\_  
 COMMISSIONER

\_\_\_\_\_  
 COMMISSIONER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

\_\_\_\_\_  
 NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## RECORDING INFORMATION

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

FOR REVIEW

OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS

RENEWS: 6-30-25



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SHEET 2 OF 2