



PLANNING COMMISSION

City Hall 180 NE 2nd St

Where Life is Sweet

September 11, 2024 at 7:00 PM

AGENDA

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

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the August 14, 2024 regular Planning Commission meeting

3. HEARINGS

A. Annexation Zamudio 4N2802BC Tax Lot 1500 - 309 E Theater Lane

B. Major Variance – Lines 4N2811CD Tax Lot 4502 - 640 and 620 SE 5th St

4. NEW BUSINESS

A. Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 - 1028 & 1034 NE Emerald Dr

B. Minor Partition – City of Hermiston 4N2823 Tax Lot 210 – 902 E Penney Ave

5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

6. 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

August 14, 2024

Chairman Fialka called the regular meeting to order at 7:01PM. Present were Commissioners Doherty, Hamm, Kirkpatrick, Misner, Saylor, Guerrero, and Caplinger. Commissioner Collins was excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

Minutes

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

Commissioner Doherty moved, and Commissioner Saylor seconded to amend the order of the agenda to allow the Replat to be heard prior to the Economic Opportunities Analysis hearing. Motion passed.

Replat- Zamora/Munoz Garcia 4N2811BA Tax Lots 600 & 1001 – 615 & 699 E Jennie Ave

Planning Director Spencer presented the staff report. This replat creates a new flag lot and adjusts the property line of a platted lot.

Testimony

Ron McKinnis 79980 Prindle Loop Rd- Mr. McKinnis, surveyor, stated that only the one neighbor with the 12' strip on the north property line was interested in acquiring the land from the property owner. The existing nearby structures do not encroach on this property. A more recent aerial shows some of the buildings have been removed.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Jennie Ave. The portion of E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. The three proposed lots have a total of 115 feet of frontage on E Jennie Ave.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Jennie Ave which has a right-of-way width of 60 feet.

§154.17 Easements.

No easements are shown on the plat. A sufficient easement to allow adequate maneuvering space for fire and emergency vehicles is required and shall be added to the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 11,185 square feet; Lot 2 is 5,915 square feet and Lot 3 is 10,200 square feet. The minimum lot size in an R-4 zone is 5,000 square feet. The access portion of Lot 2 is 25 feet in width. The minimum required width for the access portion of a flag lot is 25 feet.



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§154.20 Character of Development.

Lots 1 and 2 are currently vacant. Lot 3 contains a single-family dwelling and several accessory structures. Each of the three proposed lots access E Jennie Ave. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. The neighborhood contains an existing elementary school to the south of the lots and an existing park to the north.

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

The portion of E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontages.

§154.62 Water Lines

Lots 1, 2, and 3 are serviceable by a municipal water line in E Jennie Ave.

§154.63 Sanitary Sewer System.

Lots 1, 2, and 3 are serviceable by municipal sewer. There is a municipal sewer line in E Jennie Ave.

Final Plat

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

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



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Shown as required

- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

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

Chapter 157: Zoning

§157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

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



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Conditions of Approval

1. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on E Jennie Ave.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. A fire apparatus turn around easement compliant with Appendix D of the 2019 Oregon Fire Code shall be added to the final plat prior to signature.
5. The access flag for Lot 1 shall be paved to a width of 20 feet at such time a dwelling is constructed on Lot 1.

Commissioner Hamm moved, and Commissioner Misner seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Saylor moved, and Commissioner Hamm seconded to adopt the Findings of Fact. Motion passed unanimously. Commissioner Saylor moved and Commissioner Doherty seconded to approve the final plat with the conditions of approval. Motion passed unanimously.

Hearings- Economic Opportunities Analysis Update

There were no conflicts of interest declared. Chairman Fialka opened the hearing at 7:15PM. The following hearing guidelines were read.

The public hearing before the Hermiston Planning Commission is on the proposal by the city to amend the City of Hermiston Comprehensive Plan and policies implementing Statewide Planning Goal 9 through the adoption of an updated Economic Opportunities Analysis (EOA). To testify tonight, approach the microphone and state your name and mailing address. Failure to participate or raise an issue precludes the right to file an appeal. If you have a written document that you would like the Commission to consider, please hand a copy to the Planning Director.

Tonight's hearing is legislative, A legislative hearing means that the City is not approving a site-specific application.

Tonight's hearing is not a quasi-judicial hearing. This means that you do not have to raise any particular issue nor is there a right to have a continuance of this hearing or to leave the written record open following tonight's public hearing. The Planning Commission can decide to grant either request before it closes tonight's hearing, but it is not required to do so.

The hearing will begin with staff presenting a report to the Planning Commission. Following the staff report, persons in support of the amendment may testify, followed by those in opposition and ending with persons who are neutral or only have questions to ask the Planning Commission. Please direct your testimony and questions to the Planning Chairman. Each person may testify once and is limited to five minutes. If someone has testified before you and you agree with their position, you can simply say that. Following the end of public testimony, Staff will recap and ask if the Planning Commission has any questions for staff.



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Following the staff recap and Planning Commission questions, the Commission will decide if it wants to deliberate to a decision tonight or continue the public hearing or leave the written record open for additional public testimony without another public hearing. No one has the ability to present rebuttal testimony tonight.

Planning Director Spencer gave information regarding the purpose of the Economic Opportunities Analysis (EOA) and introduced Brendan Buckley with Johnson Economics. The EOA reconciles the inventory of available employment land in the UGB to accommodate a 20-year demand based on local, regional, and national employment trends. The market increase in hyperscale data centers has absorbed almost 300 acres of the city's industrial acreage in the previous 24 months. Small size parcels (5 acres or less) of industrial land are available but there are no longer large acre tracts available in the city for future industrial growth.

Commissioners discussed enterprise zones, availability of municipal services, farmland and areas of possible expansion.

Through Zoom, Mr. Buckley presented the draft of the updated EOA report using the attached PowerPoint presentation. After meeting with the planning commission and DLCD staff in May, revisions were made to the report and jobs forecast, the buildable land inventory, and Appendix A. The appendix revision included additional analysis related to specifically to hyperscale data centers.

Commissioners discussed the UGB expansion process, the desire for orderly planning for growth in different employment sectors, and workforce education.

Chairman Fialka closed the hearing at 8:20PM. Commissioner Hamm moved, and Commissioner Guerrero seconded to recommend adoption of the Economic Opportunities Analysis update to the city council. Motion passed unanimously.

Planner Comments and Unscheduled Communication

Planning Director Spencer introduced Bob Waldher, Umatilla County Community Development Director, who was in attendance. Mr. Waldher stated the EOA study is useful information for the county as they look to diversify economic development in the area. The county will continue to play a role in the future UGB expansion. Mr. Waldher congratulated and thanked Commissioner Saylor for her 50 years of service on the planning commission. Commissioner Saylor is the longest serving commissioner in the state.

Updates were provided on Pickleball court fundraising (550k raised), Reyes conversion & annexation (council adopted with R-2 zoning), turn signals on N 1st Pl and Elm Ave (being considered), former Rite-Aid building (plans unknown), former Nickel building (smoke shop), and the September planning commission agenda.

The planning commission will meet for their scheduled meeting on September 11.

Adjournment

Chairman Fialka adjourned the meeting at 8:33PM.

Hermiston Economic Opportunities Analysis

Planning Commission
Public Hearing
August 14, 2024, 7:00 pm

Economic Opportunities Analysis



What is an “EOA”?

- Identify local economic goals and target industries
- Forecast economic trends and job growth
- Inventory and evaluate land for employment
- Formulate new policies and action items
- Update the Comprehensive Plan, address “Goal 9”

Components of the EOA

1. Economic Opportunities Analysis Report
 - Economic Development Objectives
 - Economic Trends
 - Forecast of Job Growth and Land Need
 - Comparison to Current Land Inventory
2. Appendix A: Site Requirements for Hyperscale Data Centers
3. Appendix B: Buildable Land Inventory Report



Updates to the EOA

- Planning Commission roundtable (5/8/24)
- Meeting with State (DLCD) staff (5/28/24)
- Revisions to Report and Jobs Forecast
- Minor revised assumptions to Buildable Land Inventory
- Revisions to Appendix A: Hyperscale Data Center memo



Community Economic Objectives

Vision Statement

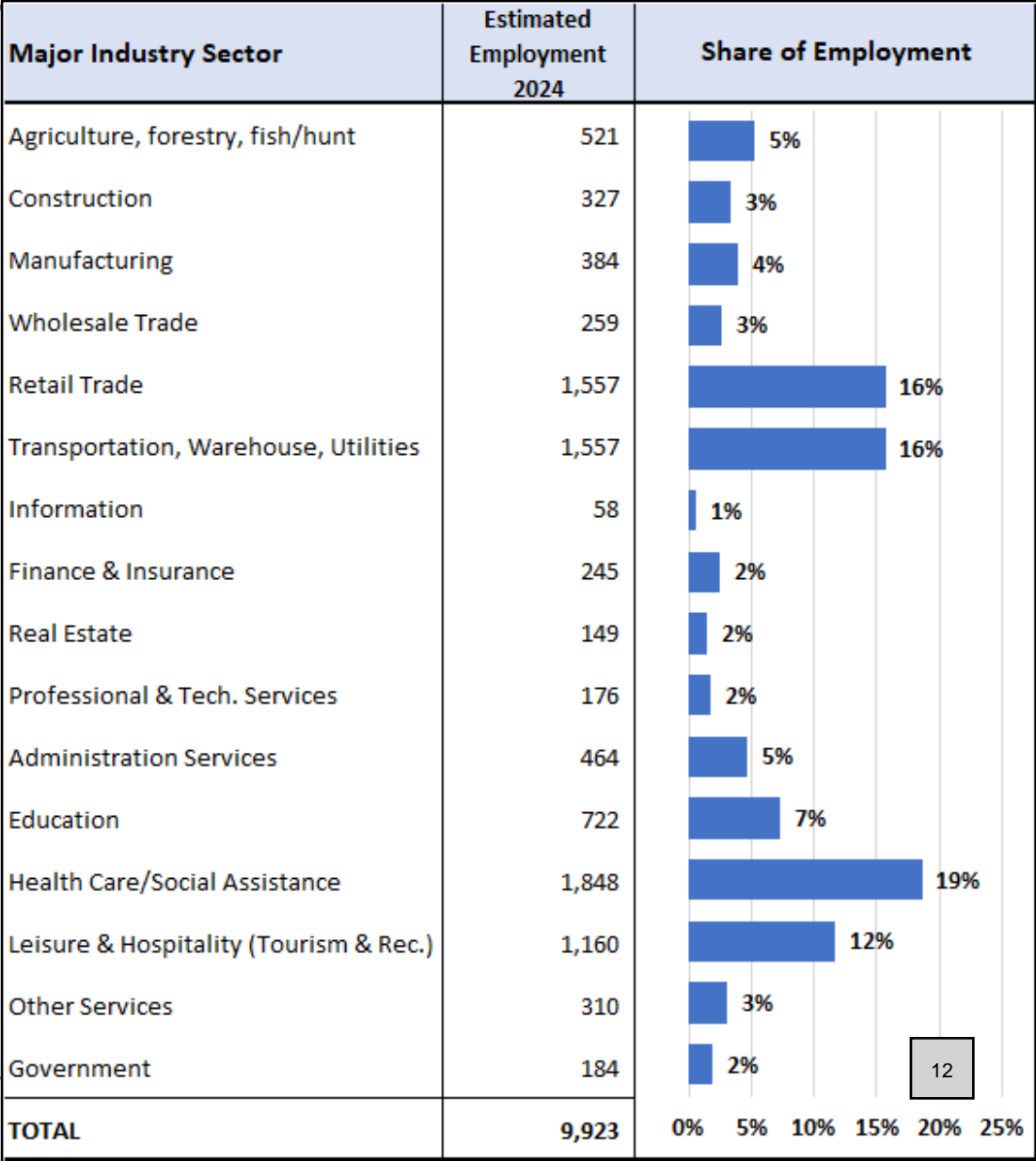
The City of Hermiston aspires to become the regional center for trade and industry through the following actions:

- Ensuring an adequate supply of industrial land in large parcels to provide job creation and economic growth.
- Ensuring an adequate supply of commercial land in the downtown and along commercial corridors.
- Removing barriers to commercial redevelopment to ensure a modern and efficient commercial base.
- Continue to provide leadership in identifying and locating new, and expanding existing, industrial, and commercial businesses into the City.
- Providing adequate infrastructure to support all employment activities through public and private funding sources.



Employment Forecasting

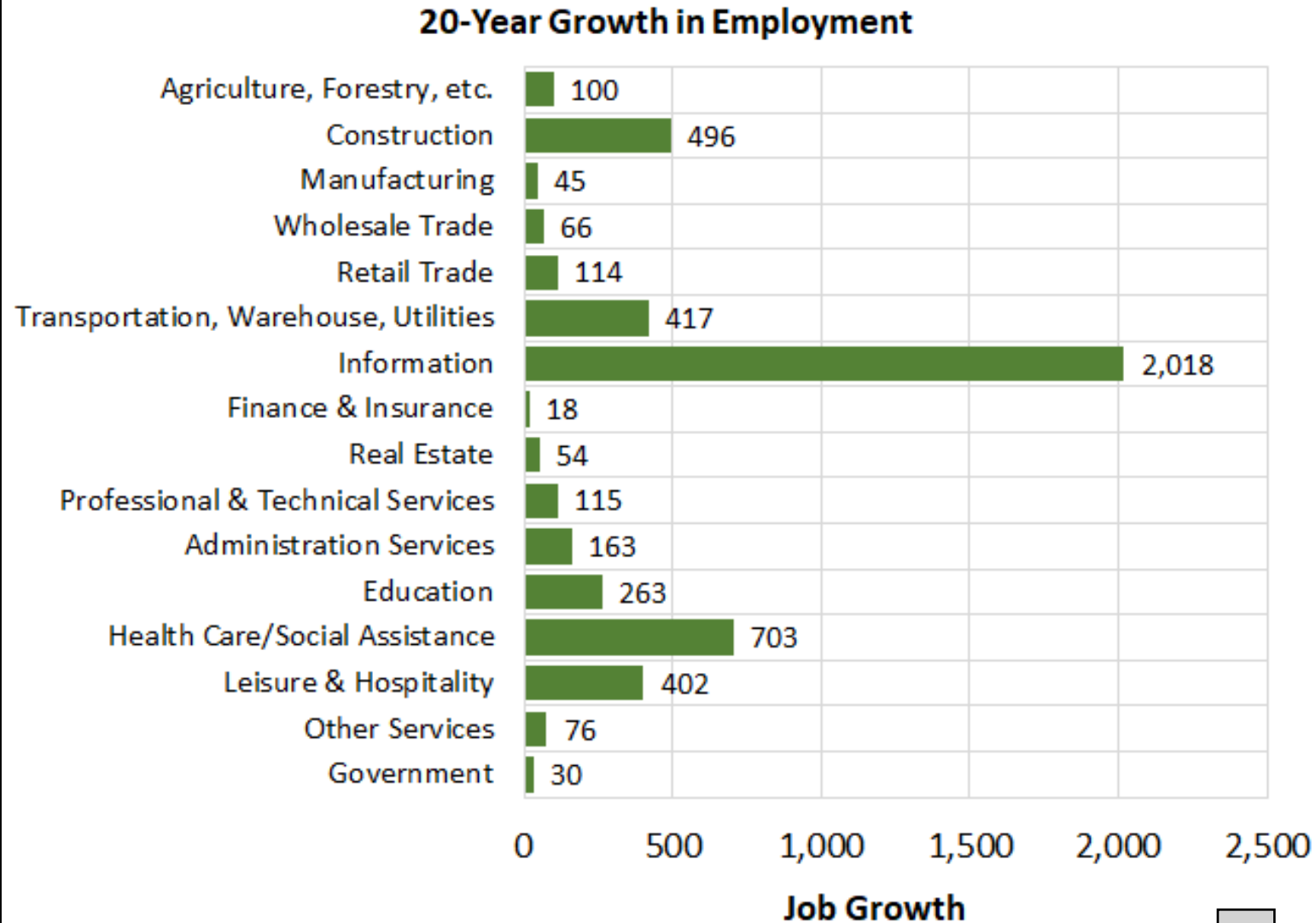
- Start with Current Employment Profile
- Adjusted Growth Forecast
 - Reflects target industries and goals
 - Known proposed development
 - Data center and construction jobs
 - Indirect and induced employment



20-Year Employment Projection

Adjusted Forecast (2044)

- 15,000 total jobs
- 5,080 new jobs
- 2.1% annually
- Rate since 2010 (1.8%)



Hyperscale Data Centers

Typical Specifications

- 100+ acres
- Buildings of 200k – 250k sq.ft.
- Substation: 5 -10 acres
- Avg. 35 jobs per bldg.
- Avg. 140 jobs per campus



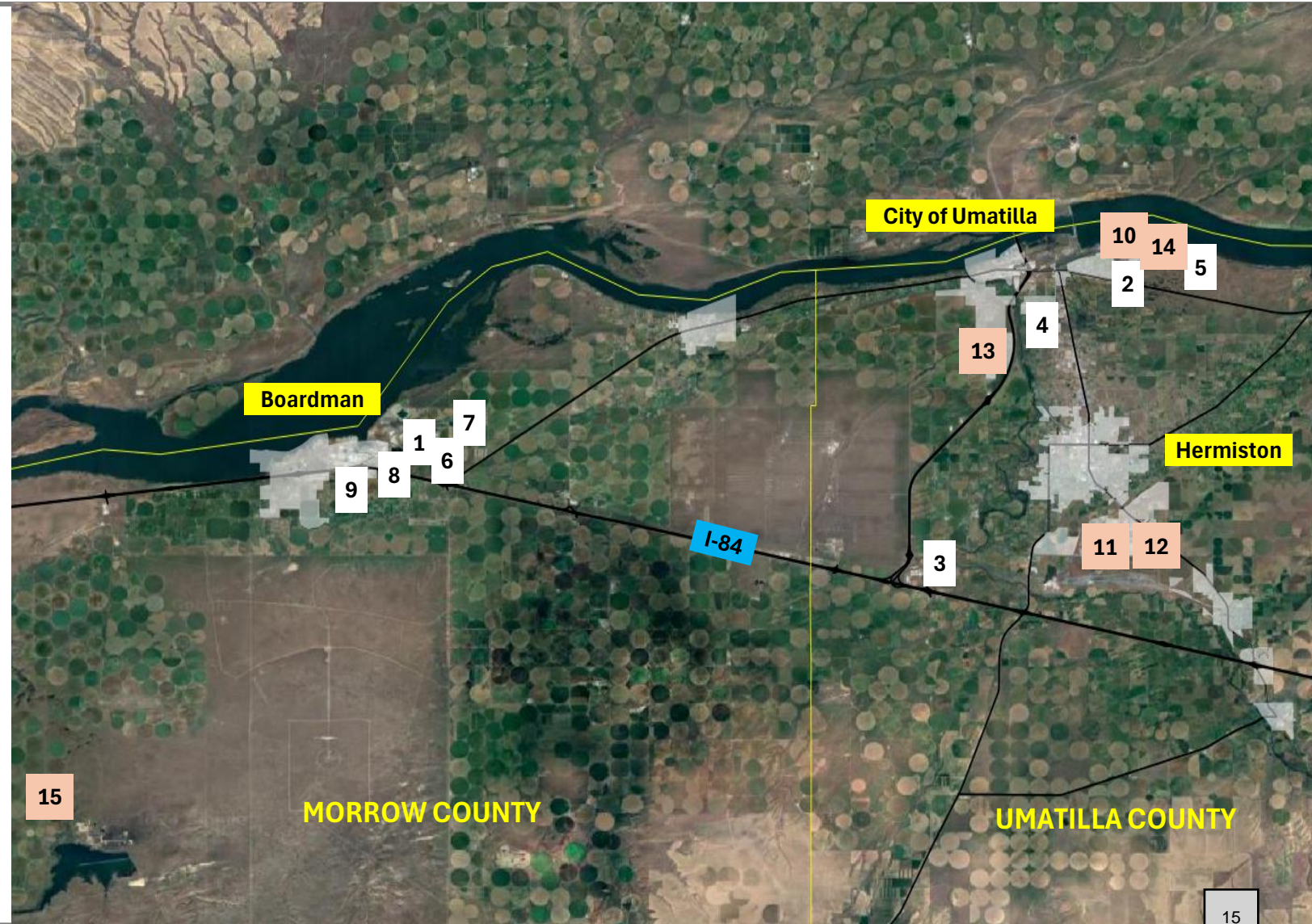
Cottonwood Bend development

- 126 total acres
- Buildings of 218k – 250k sq.ft.

Hyperscale Data Centers

Since 2014

- 9 data center campuses
- 6 under way or planned
- 15 total over ~12 years
- Recent: 1.5 per year
- Avg. 108 acres
- Recent sites are larger

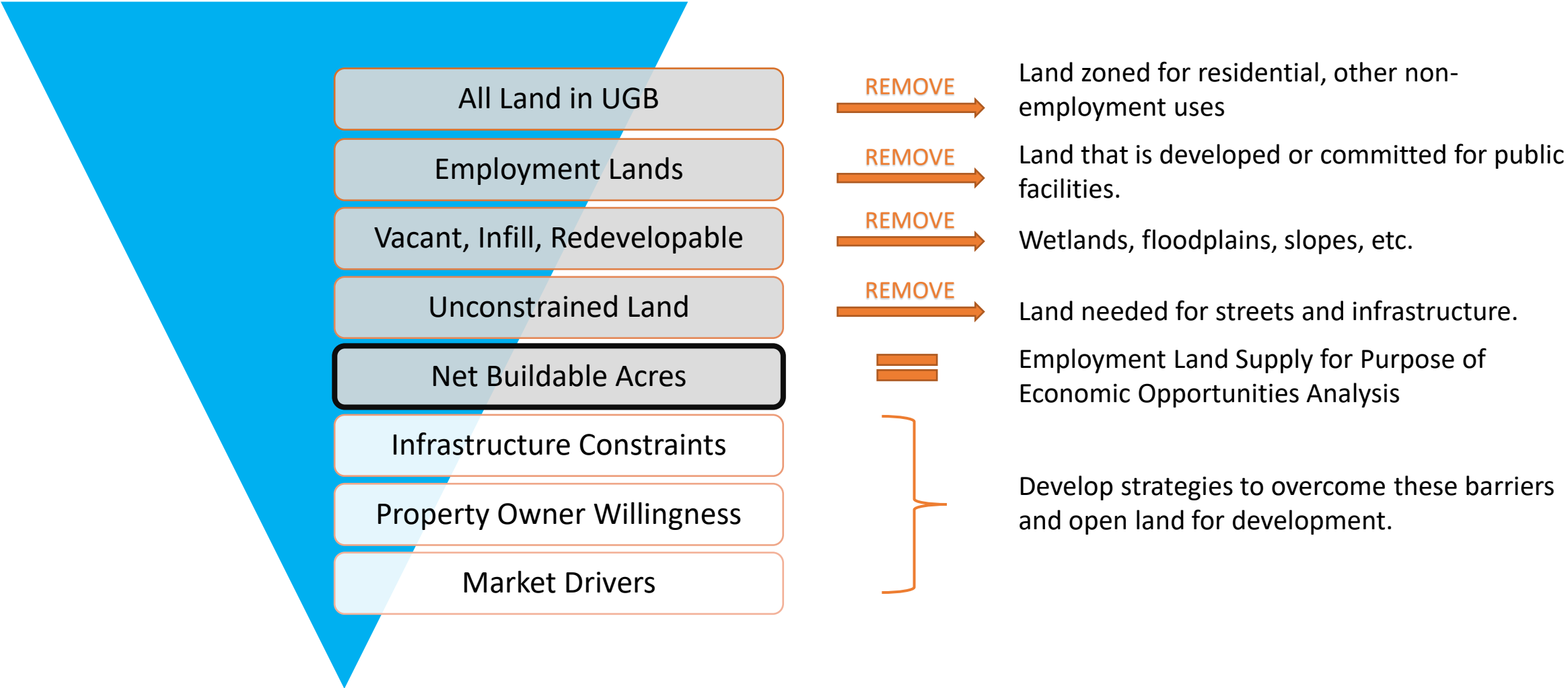


Buildable Land Inventory: Filters



JOHNSON
ECONOMICS

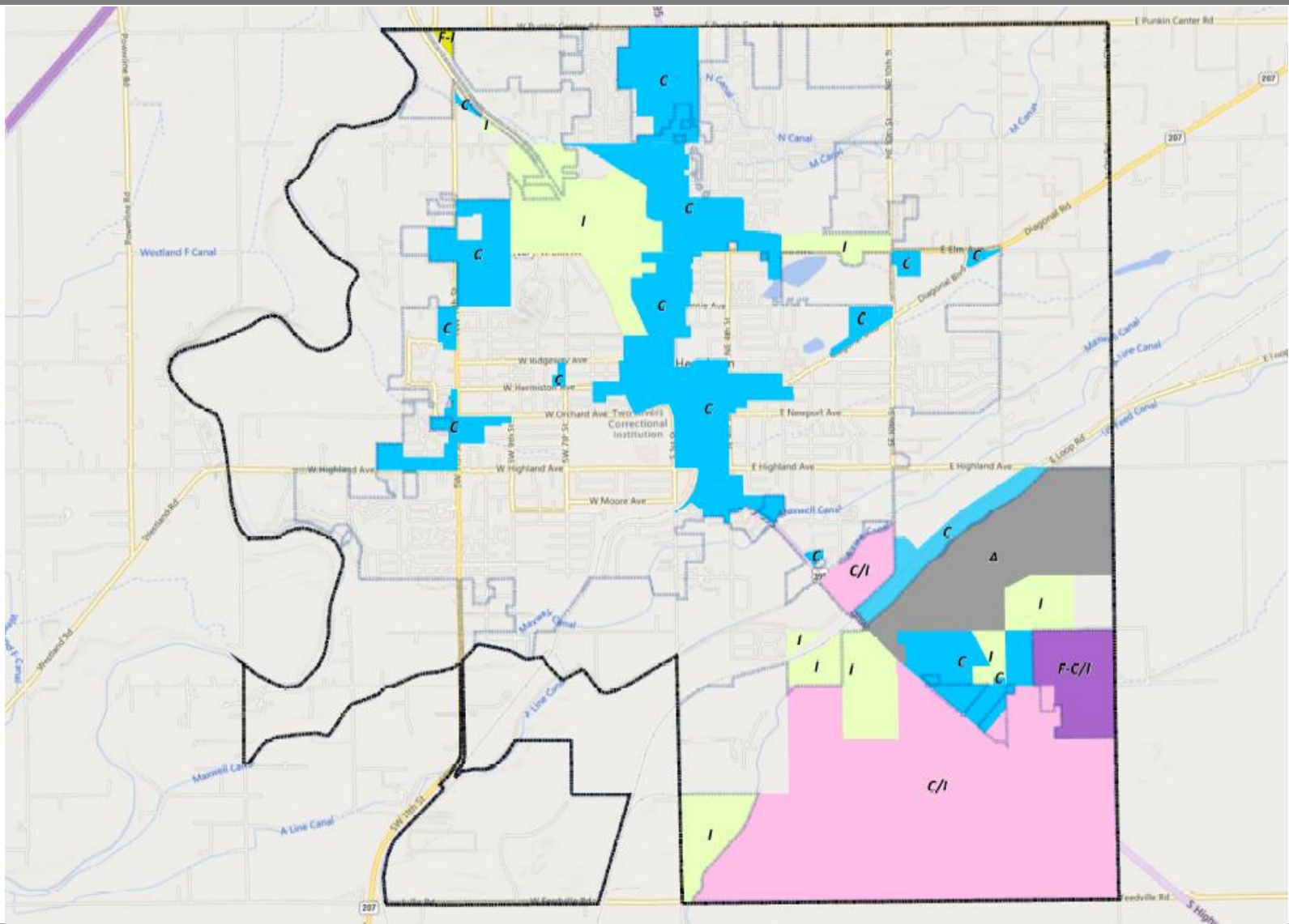
Section 2, Item A.



Buildable Land Inventory



JOHNSON
ECONOMICS



**Figure 2: Hermiston
Employment Land
Comprehensive Plan
Designations**

Hermiston, Oregon

LEGEND

Hermiston City Limits

Hermiston Urban Growth
Bounday (UGB)

Comprehensive Plan Designations

Airport (A)

Commercial (C)

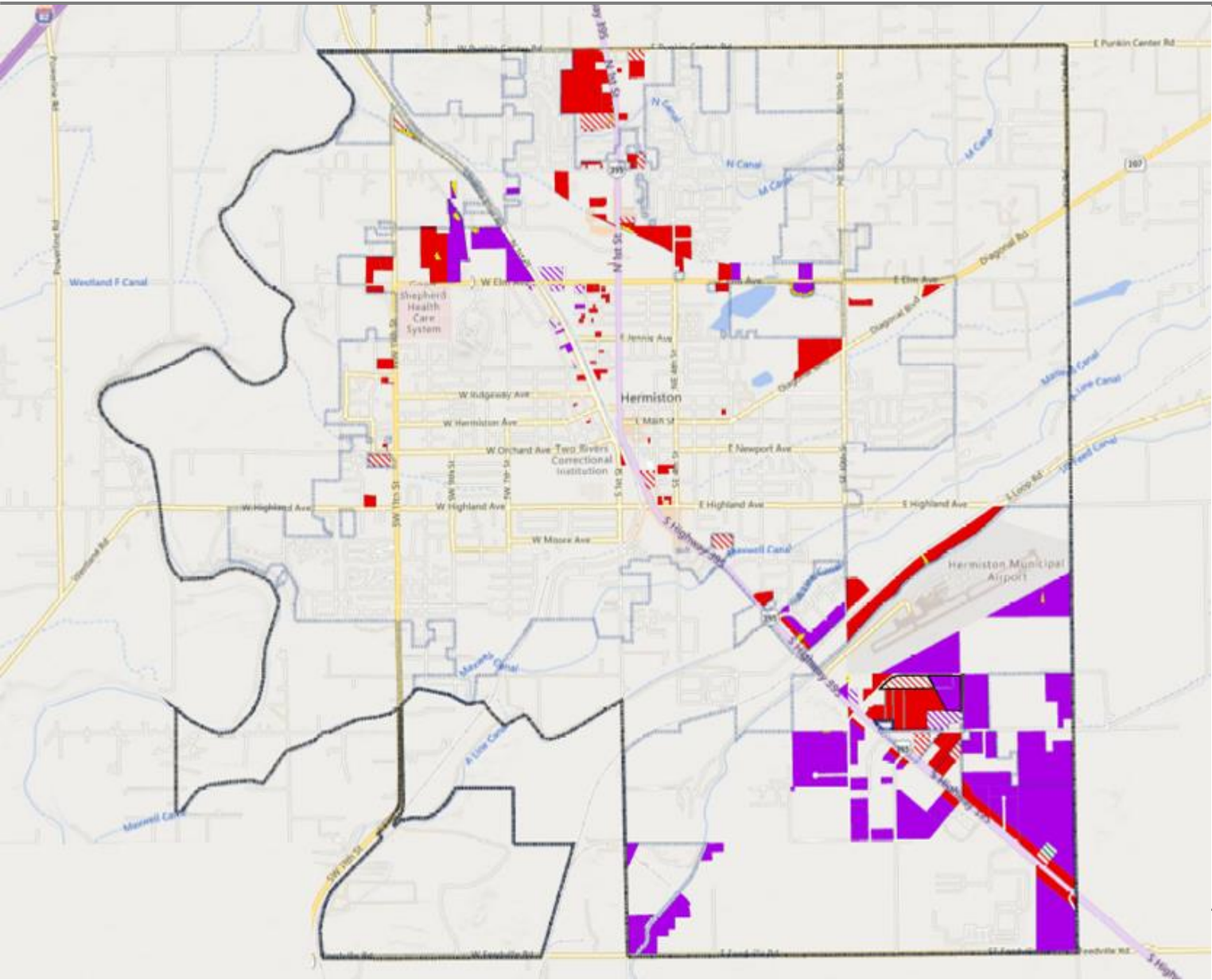
Commercial/ Industrial (C/I)

Future Commercial/ Industrial
(F-C/I)

Industrial (I)

Future Industrial (F-I)

Buildable Land Inventory



**Figure 5: Hermiston
Net Buildable
Employment Land**

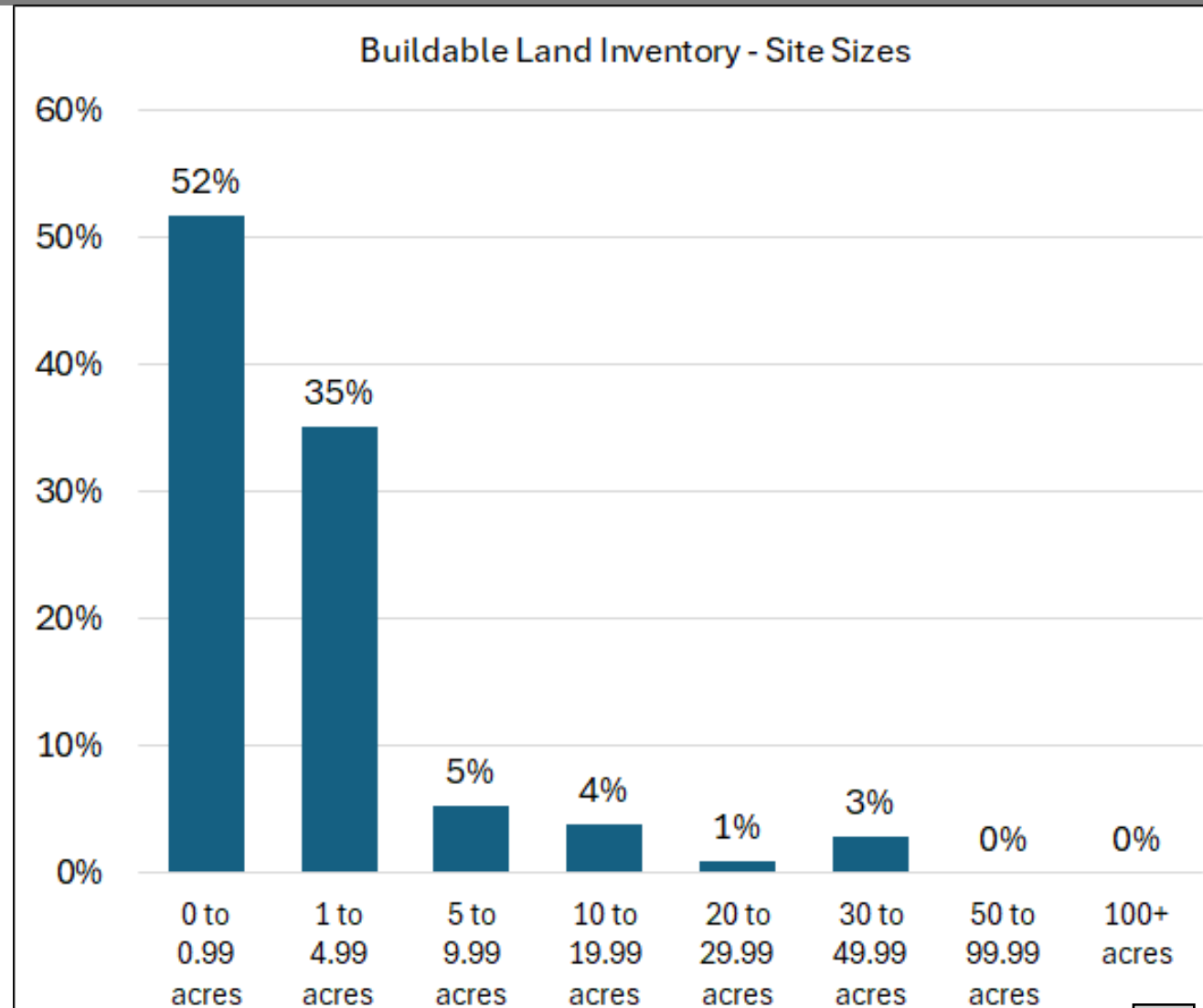
Hermiston, Oregon

- LEGEND**
-  City Limits
 -  Urban Growth Bounday (UGB)
 -  Commercial - Vacant
 -  Commercial - Redevelopable
 -  Industrial - Vacant
 -  Industrial - Redevelopable
 -  Constrained (Unbuildable) Land

Buildable Land Inventory

	# of Sites	Acreage
Commercial	131	267
Industrial	74	423
<i>Totals</i>	<i>205</i>	<i>690</i>

- 52% < one acre
- 87% < five acres
- 96% < 20 acres
- No sites over 50 acres



20-Year Land Demand vs. Supply

EMPLOYMENT ZONING DESIGNATION	20 YR. DEMAND (Gross Acres)	BUILDABLE LAND (Acres)	Permitted Data Center Sites (Acres)	SURPLUS OR (DEFICIT) (Gross Acres)
Commercial (Office, Institutional, Retail)	97.6	267.2		169.6
Industrial (Gen. Ind., Warehouse, Flex)	160.1	423.1		263.0
Data Center Campus	1,210.2	NA2	214.0	(996.2)
TOTAL:	1,467.8	690.3	214.0	(563.6)

Thank you!

Questions or Comments?

Hermiston Economic Opportunities Analysis

**Planning Commission
Public Hearing
August 14, 2024, 7:00 pm**



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 11, 2024

Title/Subject

Annexation Zamudio 4N2802BC Tax Lot 1500 - 309 E Theater Lane

Summary and Background

Melinda Zamudio has submitted an application to annex 1.5 acres of land located at 309 E Theater Lane. The property lies on the north side of E Theater Lane approximately 400 feet west of NE 4th Street and 50 feet east of NE 2nd Street. The property lies within the urban portion of the urban growth boundary and is adjacent to city limits to the south on E Theater Lane and to the west along the westernmost property line. The applicant wishes to annex the property to connect to city services enabling residential development.

The property is described as 4N 28 02BC Tax Lot 1500. The property has a comprehensive plan map designation of Medium Density Residential (M) which corresponds to the Medium-High Density Residential (R-3) zoning designation. The applicant requests annexation with an R-3 zoning designation. The property abuts R-3 zoned land to the east and north. Land to the south is zoned R-3 and R-4. Land to the west is zoned R-3 and C-2. The area is developed commercially and with single-family dwellings, multi-family dwellings, and a manufactured home park.

The property was partitioned into three lots in July of this year. Annexation prior to construction of any use on the three lots was a condition of approval for the partition plat. Since the lots are within three hundred feet of a municipal sewer line in E Theater Lane, septic is not an option for residential development. Municipal sewer service must be used and the city will not connect properties to city sewer service unless the property is within city limits.

The property is adjacent to E Theater Lane. E Theater Lane is a city street improved with paving adjacent to the site. Approval of the partition plat was conditioned with the requirement that the remaining improvements to E Theater Lane be installed at such time that dwellings are constructed on each lot.

155.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexation are as follows:

1. The proposal is in conformance with all applicable state annexation requirements.

2. The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.
3. The proposed zoning is consistent with the underlying comprehensive plan designation.
4. Findings of fact are developed in support or denial of the annexation.
5. All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.

Public notice requirements have been satisfied through the following actions:

1. Notice was provided by direct mail to all property owners within 100 feet on August 21, 2024.
2. Notice was published in the East Oregonian on August 21 and 28, 2024.
3. A sign displaying a notice of public hearing was placed on the property on August 21, 2024.

Tie-In to Council Goals

Annexation is part of the ministerial duties of the city government.

Fiscal Information

The property has an assessed value of \$108,230. Following annexation, an additional \$660 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The planning commission may choose to

- Recommend approval of the annexation
- Recommend denial of the annexation

Recommended Action/Motion

Staff recommends that the planning commission recommend the city council approve the annexation of the property.

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact
- Motion to impose conditions of approval
- Motion to recommend approval of annexation to the city council

Submitted By:

Clinton Spencer, Planning Director

Exhibit A

Findings of Fact for Zamudio Annexation

September 11, 2024

309 E Theater Lane

1. The City has received consent to annexation from the property owner for approximately 1.5 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on August 21 and 28, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
3. Notice of public hearing was physically posted on the property on August 21, 2024.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on September 11, 2024. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on August 28 and September 4, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
7. A public hearing of the city council was held on September 23, 2024. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
 - a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. All statutorily required notices have been published and posted
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Sewer is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.
13. Water is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.

Findings on Zoning Designation

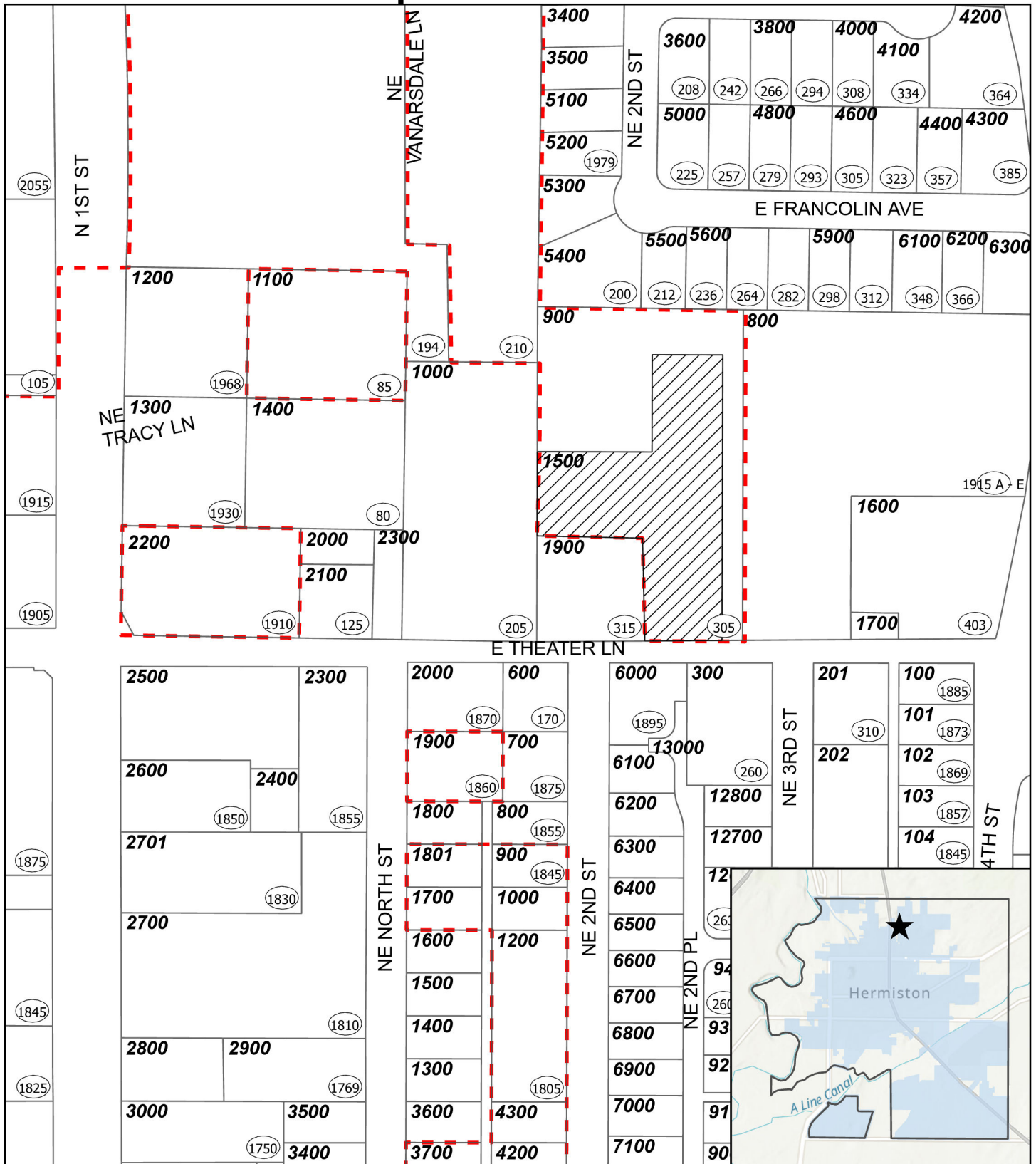
1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density Residential (M).

2. The proposed Medium-High Density Residential (R-3) zoning designation corresponds with the underlying comprehensive plan map designation.

Exhibit B**Conditions of Approval for Zamudio Annexation****September 11, 2024****309 E Theater Lane**

1. The property lies within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. At such time that construction occurs on a parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on E Theater Lane. Street improvements shall be consistent with minor collector improvements in ST-10 of the public works standards.

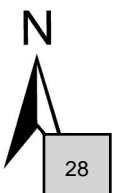
Notice of Proposed Land Use Action



Legend

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

0 100 200 300 400
Feet

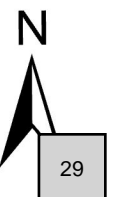




Legend

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

0 100 200 300 400
Feet



CITY OF HERMISTON

APPLICATION FOR ANNEXATION

Pursuant to the provisions of ORS Chapter 222 and Chapter 150 of the Hermiston Code of Ordinances, application is hereby made to annex the following described property:

Name of Applicant: Melinda Zamudio Phone: 509-528-2475

Mailing Address: 695 E Main St Hermiston OR 97838

Contact Person: Melinda Zamudio Phone: _____

Mailing Address: 2906 W 7th Ave Apt 45 Kennewick WA 99336

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4n2802BC Tax Lot No: 1500

Subdivision (If Applicable): parcels 1, 2, + 3 of partition plat 2024- unincilla County Oregon

Street Address: E Theater Ln 309 E Theater Lane

Current Comprehensive Plan Designation: M Proposed Zoning Designation: R-3

Land Area (In Acres): 1.5

Existing Use of Property: Vacant

Number of Single-Family Units: 0 Number of Multi-Family Units: 0

Number of Commercial Units: 0 Number of Industrial Units: 0

Public Facilities or Other Uses: 0

Population: Owners: 0 Tenants: 0 Voters: 0

Please Include the Names and Ages of All Residents: NA

Surrounding Use of Property:

North: Single family residential development

South: single family residential development

East: MULTI-family residential development

West: rural residential

Current Year Taxes: 386.97 Previous Year Taxes: 313.99

Total Assessed Valuation: \$24,100

Please provide a general description of the property including topography, vegetation, drainage basins, flood plain areas, etc.:

Property is undeveloped and fallow. Topography is generally flat, with an overall slope from south to north. Vegetation is grasses and low native shrubs. Property is not in a flood plain or drainage basin.

APPLICATION FOR ANNEXATION - PAGE 2

Please explain why the annexation has been proposed:

Requiring From city to be able to do construction.

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc.:

3 parcels with 1 Single Family home per parcel

Does the proposed development conform to the uses allowed under the proposed zoning designation?

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

adjacent E Theater Lane 12 inch ductile iron

Location and size of the nearest sewer line:

theater ln with 300 ft
adjacent E Theater Lane 8" ductile iron

Proximity of other facilities (storm drains, gas lines, irrigation lines, etc.):

Storm water will be managed and disposed of on site. No connection to a public storm system is proposed.

The time at which services can be reasonably provided by the city or other district:

currently available

The estimated cost of extending such facilities and/or services and the method of financing:

N/A - Cash currently available.

Availability of the desired service from any other unit of local government (list service and government):

N/A

Please indicate the roads that adjoin the parcel or will provide service to the parcel:

theater ln

APPLICATION FOR ANNEXATION - PAGE 3

Please indicate the condition of the roads and any improvements that are projected:

paved and improved.

Please indicate if any new roads will be created or extended through the property:

none

If the property is presently included within the boundaries of any of the following types of governmental units, please indicate by stating the name or names of the governmental units involved.

Rural Fire District: <u>UCFD</u>	Irrigation District: <u>HID</u>
School District: <u>HS12R</u>	Drainage District: <u>NA</u>
Library District: <u>Vanessa County</u>	Parks and Recreation District: <u>NA</u>
Special Road District: <u>NA</u>	

Please indicate which services are presently being received in the territory (For example, are residents receiving municipal water or sewer services?):

W/S available adjacent to property on E Theater Ave**ADDITIONAL INFORMATION TO BE FURNISHED AND 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 proposed use.
2. Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for annexation. A metes and bounds legal description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the city council, planning commission and annexation advisory committee request the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the city council, planning commission and annexation advisory committee retain the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

I am the ☒ owner/ ☐ owner(s) authorized representative.

(If authorized representative, attach letter signed by owner or owners.)

Melinda Chavez Zamudio
Signature of Applicant

7/17/24
Date

OUT OF POCKET EXPENSES FOR PUBLICATION COSTS AND RECORDING FEES WILL BE BILLED LATER

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 7-18-24
Fee: \$900.00

Received By: hupl
Date Paid: 7-18-24

Meeting Date: CC initiate 8-12-24
Receipt No: PG 9-11-24
CC 9-23-24
7-000292



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of September 11, 2024

Title/Subject

Major Variance – Lines 4N2811CD Tax Lot 4502 - 640 and 620 SE 5th St

Summary and Background

Jason Lines has submitted an application for a major variance on land located at 620 and 640 SE 5th Street. Mr. Lines owns the property and requests a variance from the minimum lot width standard of 60 feet in the R-3 zone. The property is described as 4N 28 11CD Tax Lot 4502. The property contains two existing single-family dwellings, and the applicant seeks to separate the lots for individual sale. The applicant seeks approval of the lot width variance prior to investing in the surveying costs necessary to partition the property. The total lot width is 94 feet and if the variance is approved, two lots of 47 feet would be created. This represents a variance of 22%.

§157.027(C)(3) establishes that lots shall be at least 60 feet in width at the building lines. §157.027(C)(1) establishes that lots shall be at least 5,000 square feet in area. The total lot area is 11,279 square feet. If the variance is approved, two lots of roughly 47 feet in width, 120 feet in depth, and 5,500 square feet in area will be created. Since the site has not yet been surveyed, these measurements are approximate. Aerial imagery shows that the existing dwellings are each constructed close to the exterior lot lines and there is approximately 24 feet of distance separating the structures, leaving adequate room for each dwelling to meet a five foot setback from a new lot line.

Per §157.225(A) of the Hermiston Code of Ordinances, the planning commission may grant variances where it can be shown that, owing to special and unusual circumstances, literal interpretation of the zoning code would cause an undue or unnecessary hardship.

The specific criteria relied upon by the planning commission are contained in §155.50(A) of the Hermiston Code of Ordinances. In granting a variance, the applicant must demonstrate that all of the following criteria have been met:

1. Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography or other circumstances over which the applicant has no control.
2. The variance is necessary for the preservation of a property right of the applicant substantially the same as possessed by owners of other property in the same zone or vicinity.

3. The authorization of the variance shall not be materially detrimental to the purposes of this chapter, be injurious to property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any development pattern or policy.

4. The variance requested is the minimum variance from the provisions and standards of this chapter which will alleviate the hardship.

It is not necessary to restate other ordinances and statutory requirements of the variance as part of the proceedings. The granting or denial of the variance will not affect the requirements of the City of Hermiston to comply with building, plumbing and electrical codes, other ordinances, statutory or regulatory compliance issues.

Public notice was provided to all property owners within 300 feet by direct mail on August 28, 2024. A sign was physically posted on the property on August 28, 2024. A notice of hearing was also published in the East Oregonian on August 28, 2024.

Tie-In to Council Goals

N/A

Fiscal Information

There is no fiscal impact as a result of this land use action.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the requested variance
- Deny the variance request

Recommended Action/Motion

Staff recommends that the variance be approved as requested.

- Motion to make the project file a part of the record
- Motion to approve findings of fact
- Motion to impose conditions of approval
- Motion to approve variance as requested

Submitted By:

Clinton Spencer, Planning Director

Exhibit A
Findings of Fact
Lines Major Variance
620 and 640 SE 5th Street
September 11, 2024

Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography or other circumstances over which the applicant has no control.

1. The property lies within the Medium-High Density Residential Zone.
2. The property contains two existing single-family dwellings which cannot be sold separately as constructed.
3. Hermiston zoning permits one- and two-family dwellings on individual lots, as well as accessory dwelling units. The existing lot is not considered a legal non-conforming lot under present zoning.
4. A partition is necessary to place each dwelling on a separate lot to enable future sale.

The variance is necessary for the preservation of a property right of the applicant that is substantially the same as is possessed by owners of other property in the same zone or vicinity.

5. The variance is necessary to partition the property enabling separate sale of the dwellings.
6. Property adjacent to the north of this site at 610 SE 5th Street contains a single-family dwelling on a lot of 40 feet in width.
7. Within 500 feet of the site, there are existing single-family residential properties with widths ranging from 45 to 50 feet on E Newport Ave and SE 4th Street.
8. The neighborhood character has varied lot sizes and uses. The neighborhood has seen many infill flag lots with 25-foot access to SE 5th Street and multi-family development.

The authorization of the variance shall not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located or be otherwise detrimental to the objectives of any development pattern or policy.

9. No physical development is proposed as a result of variance approval. The land will be partitioned for future sale.
10. The mixed density character of the neighborhood, as well as many existing lots

with non-conforming or substandard lot widths gives credence to granting of a variance. The neighborhood contains a mix of housing types and of various ages. Granting of a variance will not result in development out of character with the existing pattern of development.

11. Granting of a variance provides due process for ad hoc variations to the established development standards. Granting of a variance does not establish a precedent for blanket adjustment to the standards within the ordinance.

It is impossible to maintain the zoning ordinance requirements and at the same time build, erect or use the structure.

12. The property contains two single-family dwellings on one lot. It is impossible to create a new lot for each dwelling and maintain a 60-foot lot width.
13. The lot width is 94 feet, and it is impossible to create two 60-foot lots from one 94-foot-wide lot.

The variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

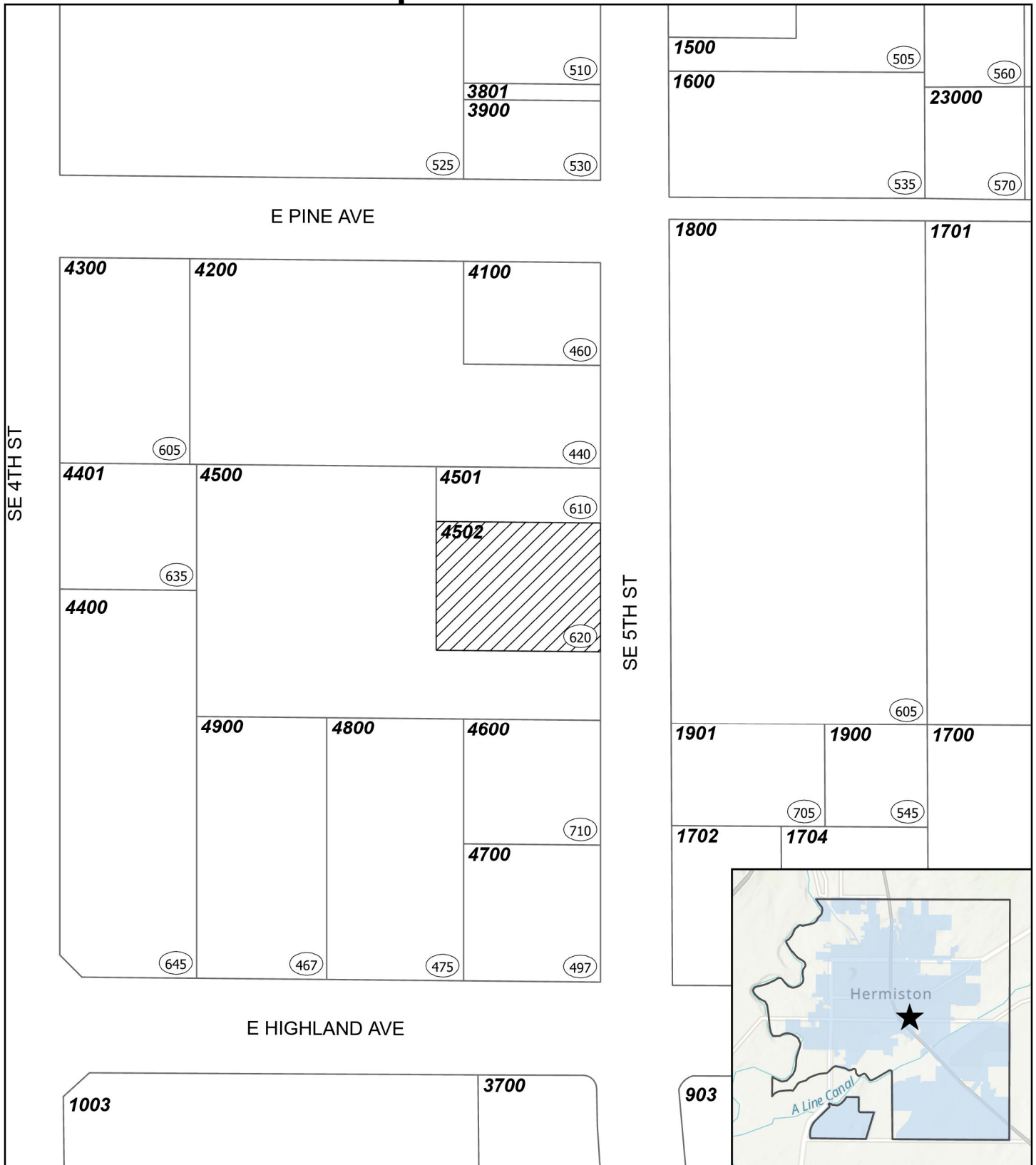
14. The proposed variance is the minimum lot width which will allow the creation of two lots.
15. The two 47-foot lots resulting from the variance will comply with the standards for minimum lot size, lot coverage, and side yard setback.

Exhibit B
Conditions of Approval
Lines Major Variance
620 and 640 SE 5th Street
September 11, 2024

Subject to the testimony received at the public hearing and the deliberations of the planning commission, the following draft conditions of approval are presented.

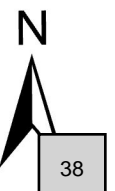
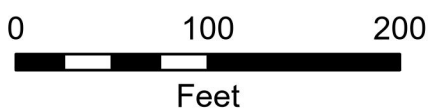
1. The applicant shall sign a street improvement agreement agreeing to participate in a future improvement district or other improvement process for future improvements to SE 5th Street.
2. Granting of a variance does not create two lots on this site. A separate land use action is required for partitioning of the lots as approved.

Notice of Proposed Land Use Action







Legend

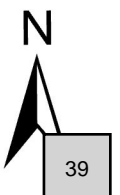
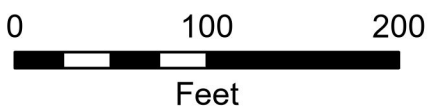
- Area of Proposed Variance
- Property Line
- City Limits
- Urban Growth Boundary





Legend

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



JLines@71@gmail.com

CITY OF HERMISTON APPLICATION FOR MAJOR VARIANCE

Pursuant to the provisions of §157.225 of the Hermiston Code of Ordinances, application is hereby made for a variance for the following described property:

Name of Applicant: JASON M LINES Phone: 360.356.6592

Mailing Address: 32136 W WALLS ROAD HERMISTON, OR 97838

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2811 Tax Lot No: CD Subdivision: 04502

Please Attach a Metes and Bounds Legal Description

Street Address: 640 SE 5TH ST & 620 SE 5TH ST HERMISTON, OR 97838

Current Zoning Designation: R3

Variance Requested:

TO SPLIT LOT INTO 2 PARCLES OF 47' FRONTAGE

IMPORTANT!: Oregon's Land Use Planning Laws and §157.225 of the Hermiston Code of Ordinances require the findings of fact with regard to variance 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 help you 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. Explain what exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, topography or other circumstances over which the applicant has no control. (Note: These exceptional circumstances should relate to the land rather than persons.)

There are 2 homes on 1 lot with 94 ft of road frontage, I would like to split the parcel in able to sell 1 home, the home next door to 620 se 5th st has 40' of frontage. I am having issues with appraisals due to 2 homes on 1 lot. I would like to keep one home and sell the other but cannot do this unless the lot is split.

2. Why is the variance necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity?

The Variance is neccessary in order for me to be able sell 1 unit. Nothing else would change regarding property or appearance.

Explain why the authorization of the variance would not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise

detrimental to the objectives of any development pattern or policy.

There would be no physical change to the property or the neighborhood. This variance would only allow me to sell 1 unit. I don't see any material detriment, nor would it be injurious to the property in the zone or vicinity in which the property is located.

4. Explain why it is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure.

It is impractical to maintain the zoning ordinance requirement because I am unable to sell either of the units the way they are currently zoned. This variance would have no effect on future building, or erect or use of either structure.

5. Explain why the variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

The property was built with only 94 feet of frontage in 1942 and at the time, the requirement may have been different. This Variance will allow me to split the units into 2 and sell 1. The new frontage would be 47' per unit. Actually larger than the unit North of me, which is only 40Ft.

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: 8/15/2024

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 2nd Street, Hermiston, Oregon 97838, or telephone (541)667-5025. The City's fax number is (541)567-5530.

Office Use Only

Date Filed: _____
Fee: \$800.00

Received By: _____
Date Paid: _____

Meeting Date: _____
Receipt No: _____



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 11, 2024

Title/Subject

Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 - 1028 & 1034 NE Emerald Dr

Summary and Background

Kevin Bethje of MGS Pasco Inc. has submitted a replat application on behalf of Ambience Homes for property located at 1028 and 1034 NE Emerald Drive. The property is approximately 6,800 square feet and is currently vacant. The property is described as 4N 28 12BB Tax Lots 488 and 489 and is zoned Medium-High Density Residential (R-3). Diamond Housing LLC owns the property and is constructing attached single family housing on the property.

The lots were originally platted as a single, 6,800 square foot lot in 2020 as part of the Diamond Run development. In 2022, the lots were further divided into middle housing lots pursuant to ORS 92.031, taking one 6,800 square foot lot and dividing it into two 3,400 square foot lots for common wall attached housing. A prospective purchaser wishes to combine the lots for financing purposes. A replat is necessary to eliminate lot lines within a platted subdivision.

The property is zoned Medium-High Density Residential. The minimum lot size in the R-3 zone is 5,000 square feet. All lots exceed the minimum lot size requirement and exceed the minimum lot width and depth requirements (60 feet and 80 feet respectively).

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 28, 2024. A sign informing the public of the proposal was placed on the property on August 28, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The map showing the property boundary, 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.

All conditions of approval from the 2020 and 2022 land use approvals remain in effect on this site. No additional conditions are recommended.

Tie-In to Council Goals

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

Fiscal Information

There will be no financial change as a result of the replat. The existing property has an assessed value of \$112,000.

Alternatives and Recommendation**Alternatives**

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

Recommended Action/Motion

Staff recommends the planning commission approve the final plat with the conditions.

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

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Lot 111 and 112 Replat
1028 and 1034 NE Emerald Drive
September 11, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE Emerald Drive. The proposed lot has a total of 76 feet of frontage on NE Emerald Drive.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by NE Emerald Drive which has a right-of-way width of 50 feet.

§154.17 Easements.

The existing 10 foot utility easement along the NE Emerald Drive is properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 6,800 square feet and is 76 feet wide and 89 feet deep. The minimum lot size in the R-3 zone is 5,000 square feet. The minimum required width is 60 feet and the minimum required depth is 80 feet.

§154.20 Character of Development.

Lot 1 is currently being developed with attached housing. Uses permitted in the R-3 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. A multi-use pedestrian trail has been constructed approximately 150 feet to the west along NE 10th Street.

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

The portion of NE Emerald Ave adjacent to the site is a paved city street with curb and gutter installed. As part of the current construction on Lot 1, sidewalk is being installed along Lot 1's frontage.

§154.62 Water Lines

Lot 1 is connected to a municipal water line in NE Emerald Drive.

§154.63 Sanitary Sewer System.

Lot 1 is connected to a municipal sewer line in NE Emerald Drive.

Final Plat

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

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

or utilities.

Shown as required

- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot.
Shown as required
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

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

Chapter 157: Zoning

§157.028 Medium-High Density Residential (R-3)

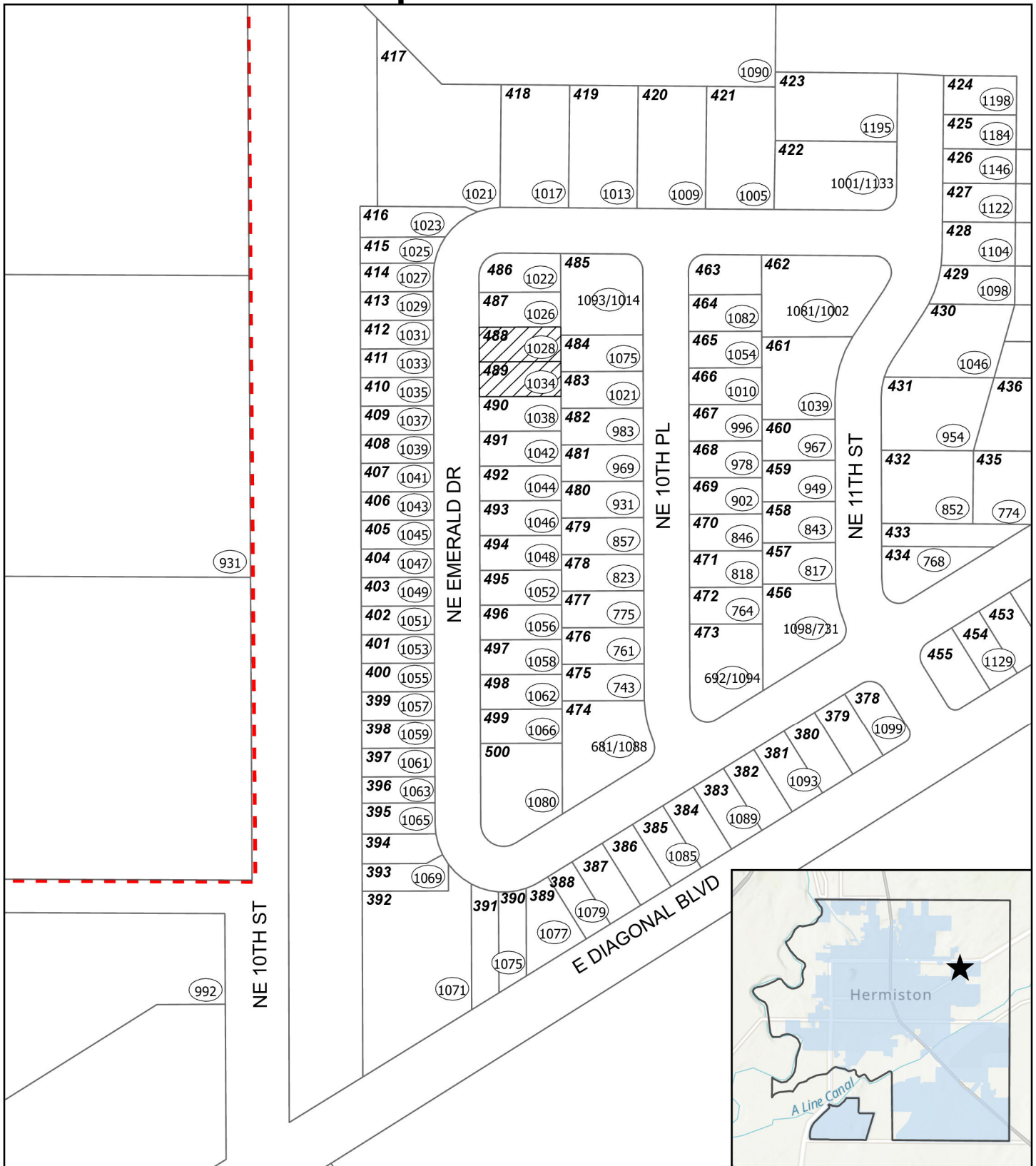
The proposed lot exceeds the minimum lot size of 5,000 square feet. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any

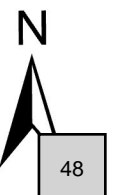
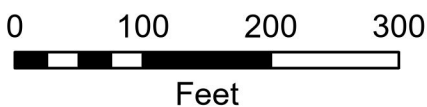
additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

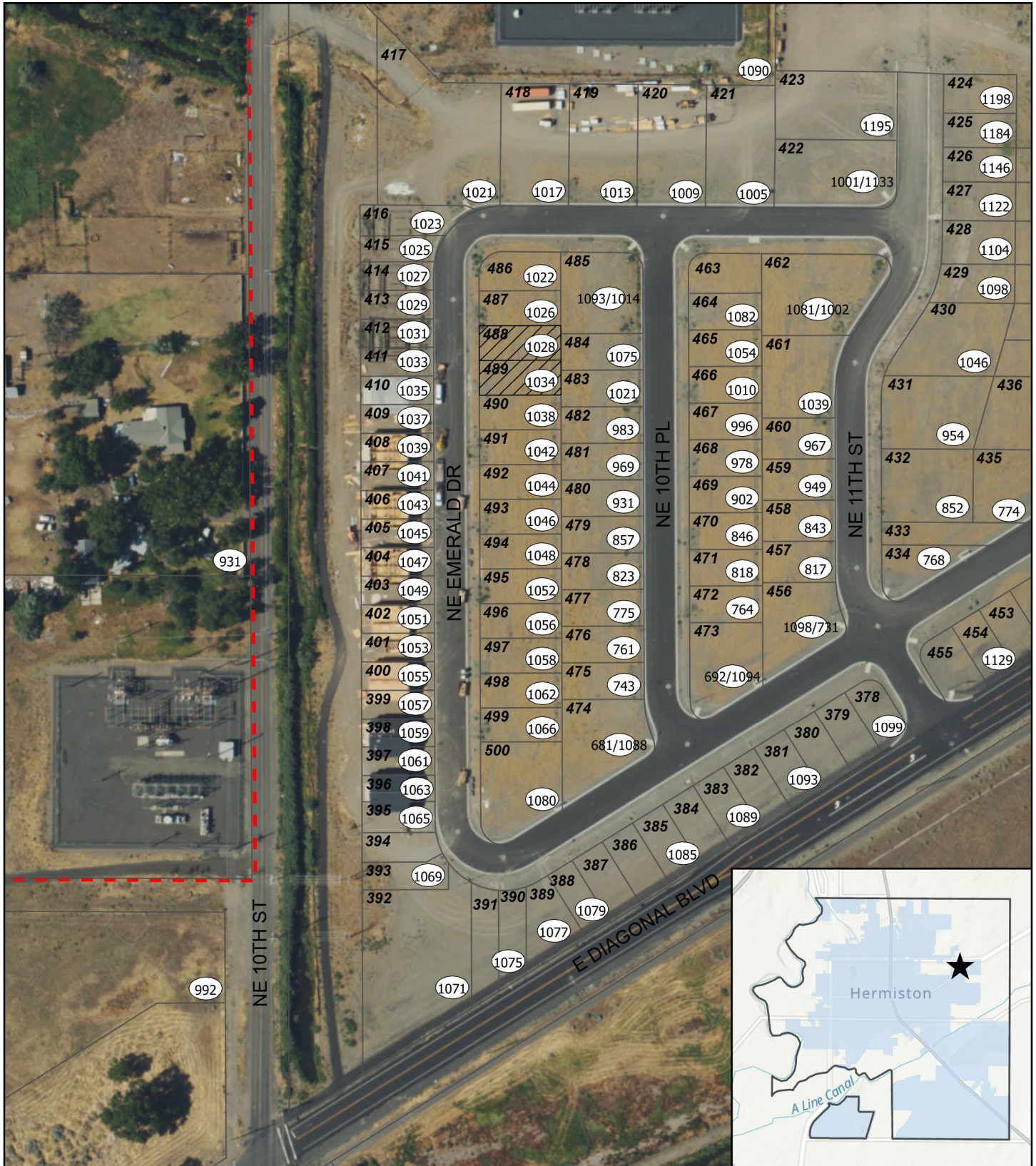
Notice of Proposed Land Use Action



Legend

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

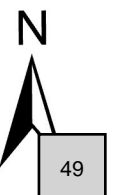




Legend

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

0 100 200 300
Feet



PREPARED BY: MGS PASCO, INC.
808 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE
SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

LEGEND

- INDICATES FOUND 5/8" X 30" IRON ROD WITH "BETHUE LS 55437" HELD PER SR NO. 1
- INDICATES FOUND 5/8" IRON ROD WITH "PLUS LS 48490" CAP, HELD PER SR NO. 1 UNLESS NOTED OTHERWISE
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLUS LS 48490", HELD PER SR NO. 1
- [xxx] INDICATES ADDRESS

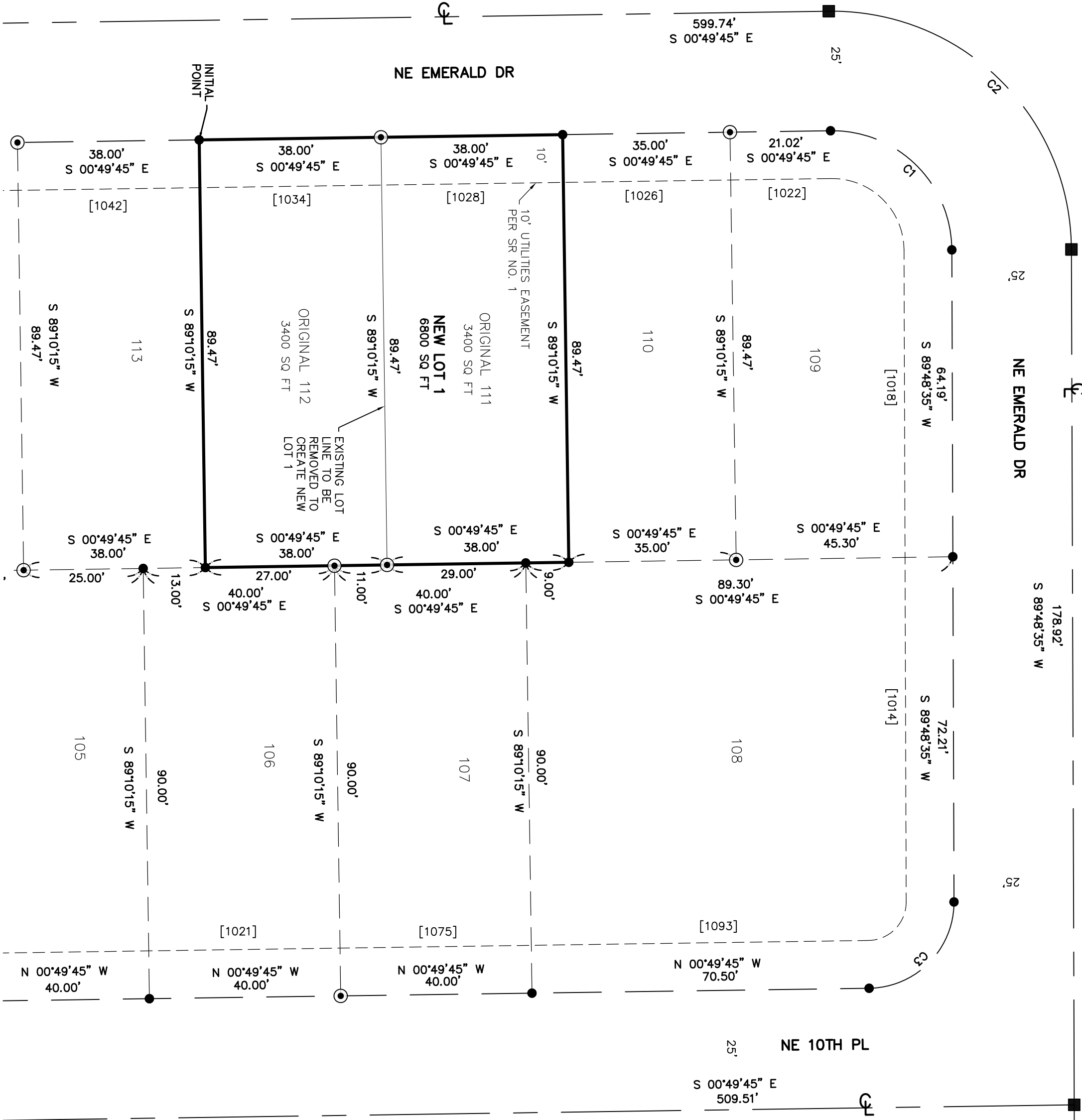
NOTE: ALL DIMENSIONS SHOWN ARE RECORD DIMENSIONS PER SR NO. 1

LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E, WILLAMETTE MERIDIAN

CITY OF HERMISTON
UMATILLA COUNTY, OREGON

JULY 25, 2024
JOB NO. 24-301



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	25.00'	90°38'20"	39.55'	S 44°29'25" W
C2	50.00'	90°38'20"	79.10'	S 44°29'25" W
C3	18.00'	89°21'40"	28.07'	N 45°30'35" W

SHEET INDEX

- EXTERIOR BOUNDARY, LOTS, DIMENSIONS, SQUARE
- LEGAL DESCRIPTION CERTIFICATION, DEDICATION, APPROVAL SIGNATURES, VICINITY MAP

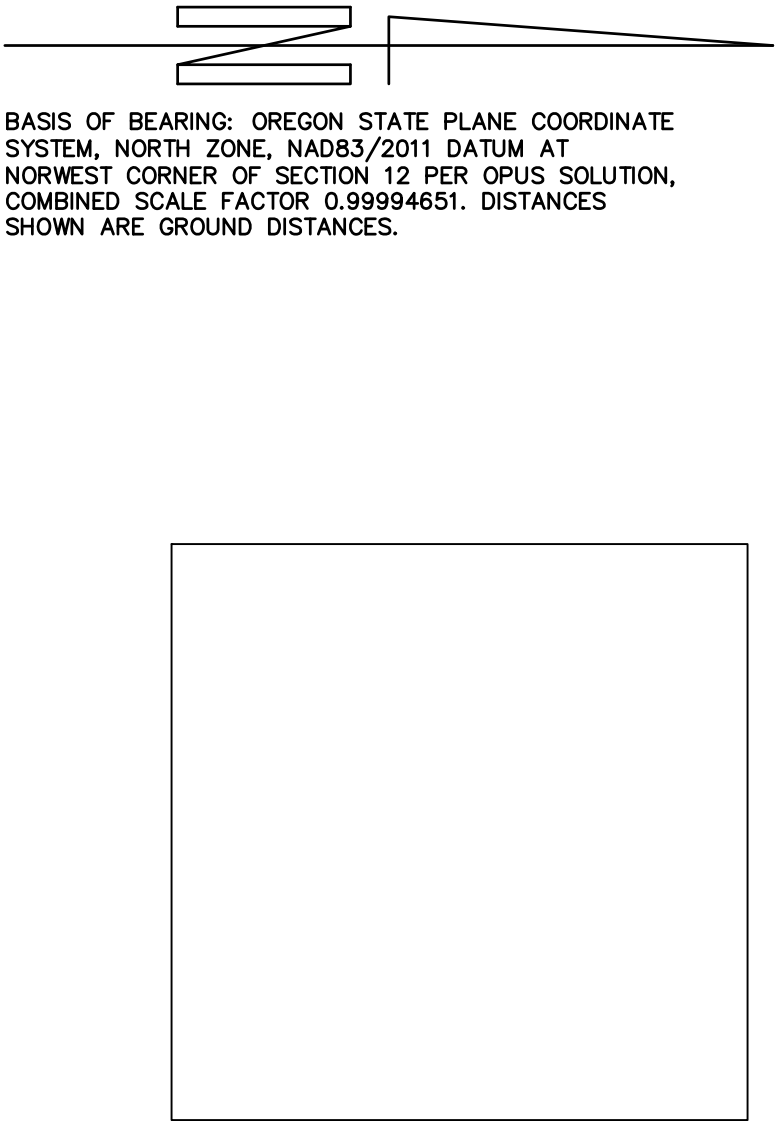
SURVEY REFERENCE

- "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHUE
7-25-2024
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.



BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM AT NORTHWEST CORNER OF SECTION 12 PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994651. DISTANCES SHOWN ARE GROUND DISTANCES.

LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E, WILLAMETTE MERIDIAN

CITY OF HERMISTON
UMATILLA COUNTY, OREGON

JULY 25, 2024
JOB NO. 24-301

LEGAL DESCRIPTION:
LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" ACCORDING TO THE PLAT THEREOF RECORDED UNDER BOOK 17 OF PLATS AT PAGE 71, RECORDS OF UMATILLA COUNTY OREGON, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, DIAMOND HOUSING LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING REPLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND REPLAT OF OF LOTS 111 AND 112 REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 71).

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2024, AND BEING DULY SWORN, I PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC _____ DATE _____

PRINTED NAME _____
MY APPOINTMENT EXPIRES: _____

TERA A GARSJO
NOTARY PUBLIC
COMMISSION NO. 22006070
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 30, 2025

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS _____ DAY OF _____ 202 .

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT.

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY

MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER _____ DATE _____

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS _____ DAY OF _____ 202 .

CHAIRMAN _____ COMMISSIONER _____

COMMISSIONER _____

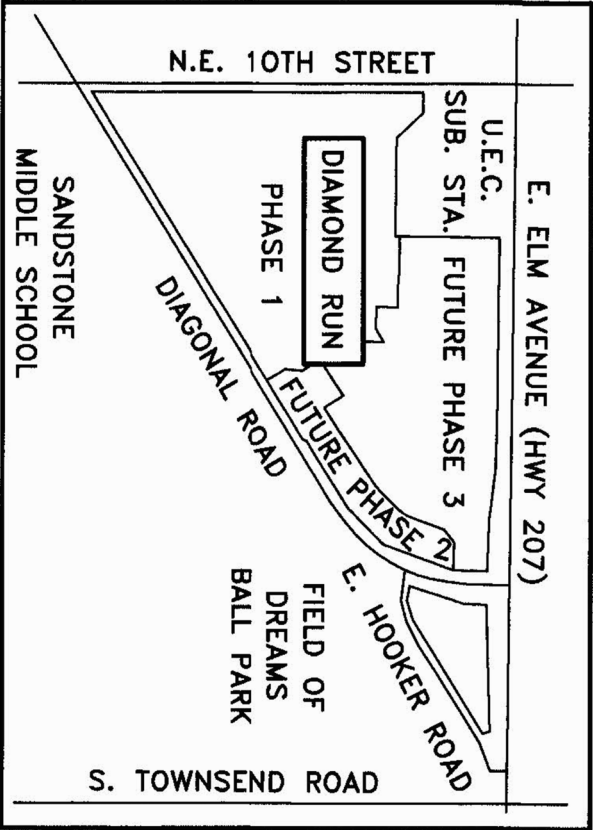
ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AON WE HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____ 2022

COUNTY ASSESSOR _____

COUNTY TAX COLLECTOR _____

VICINITY MAP N.T.S.



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS REPLAT WAS TO COMBINE LOTS 111 AND 112 AS SHOWN HEREON, TO CONDUCT THIS REPLAT, WE LOCATED THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCE NO. 1 AS SHOWN.

7-25-2024

Expires 12-31-2025

OREGON
JANUARY 9, 2001
KEVIN L. BETHLE
55437

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHLE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

KEVIN L. BETHLE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
7-25-2024
DATED



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 11, 2024

Title/Subject

Minor Partition – City of Hermiston 4N2823 Tax Lot 210 – 902 E Penney Ave

Summary and Background

Anderson Perry has submitted a minor partition application on behalf of the City of Hermiston for property located at 902 E Penney Ave. The property is approximately 44.5 acres and is currently vacant. The property is described as 4N 28 23 Tax Lot 210 and is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). The City of Hermiston owns the property and proposes to sell a portion for industrial development and create an additional lot for public wastewater facilities.

The lot was created in 2023 as part of the data center development. At the same time right-of-way was dedicated for SE 9th Street along the entire property frontage. Subsequent to partitioning the city took ownership of the parent parcel and now wishes to sell ten acres for general industrial development (Parcel 1). Additionally, a small parcel along E Feedville Road is necessary for city industrial wastewater facilities for cooling water discharge from the data centers (Parcel 3). There is no development plan for Parcel 2 at this time, but the city will continue to market the property for general industrial development. The city wishes to maintain a minimum parcel size of ten acres for subsequent industrial development.

The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). There is no minimum lot size, nor minimum width and depth standard in the city's industrial and commercial zones. When considering partitioning, the planning commission should consider if the sites will be commercially viable sites after lot division. In this case, staff believes that Parcels 1 and 2 will be large enough to accommodate a variety of uses. Parcel 3 is intended solely for public facilities and is sized at the minimum size capable of accommodating the necessary pumping facilities without hampering future development on Parcel 2.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 28, 2024. A sign informing the public of the proposal was placed on the property on August 28, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.041, 157.056, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The map showing the property boundary, 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.

All conditions of approval from the 2023 land use approval remain in effect on this site. No additional conditions are recommended.

Tie-In to Council Goals

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

Fiscal Information

There will be no financial change as a result of the partition. The existing property is in public ownership and is not valued by the county assessor.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the final plat with the conditions.

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

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
City of Hermiston Partition Plat
902 E Penney Ave
September 11, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Penney Ave, SE 9th Street and E Feedville Road. No new streets are proposed as part of this partition. The lots have adequate frontage on all public streets, exceeding 90 feet for each lot.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Penney Ave, SE 9th Street, and E Feedville Road. E Penney Ave, SE 9th Street, and E Feedville Road each have a right-of-way width of 66 feet.

§154.17 Easements.

The existing electric transmission easements on E Feedville Road are properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 10 acres and is 585 feet wide and 735 feet deep. Parcel 2 is 33.9 acres and is 2028 feet wide and 740 feet deep. Parcel 3 is 25,176 square feet (0.58 acres) and is 95 feet wide and 265 feet deep. There are no minimum parcel sizes or lot dimensions in the C-2/M-2 zone.

§154.20 Character of Development.

All lots are currently vacant. Parcel 3 is proposed for use for public utility infrastructure.

Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 of the Hermiston Code of Ordinances. It is staff's understanding that industrial development will occur on Parcel 1.

§154.21 Parks, School Sites and the Like.

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

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

- A. E Penney Avenue is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1, the owner of Parcel 1 shall improve the E Penney Avenue frontage of the Development Site to minor collector status using city standards ST10 in the standard specifications.
- B. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. As a condition of approval of a permit to develop Parcel 2 or Parcel 3, the owner of the lot being developed shall enter a street improvement agreement agreeing to participate in future improvements to E Feedville Road frontage of the Development Site to urban major collector status. Such agreement shall run with the land.
- C. SE 9th Street is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1 or 2, the owner of the lot being developed shall improve the SE 9th Street frontage of the respective Development Site to minor collector status using city standard ST10 in the standard specifications.

§154.62 Water Lines

Water service is available in E Penney Ave and SE 9th Street to service the development.

§154.63 Sanitary Sewer System.

Sanitary sewer service is available in E Penney Ave and SE 9th Street to service the development.

Final Plat

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

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities.
Shown as required
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot.
Shown as required
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate

indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

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

Chapter 157: Zoning

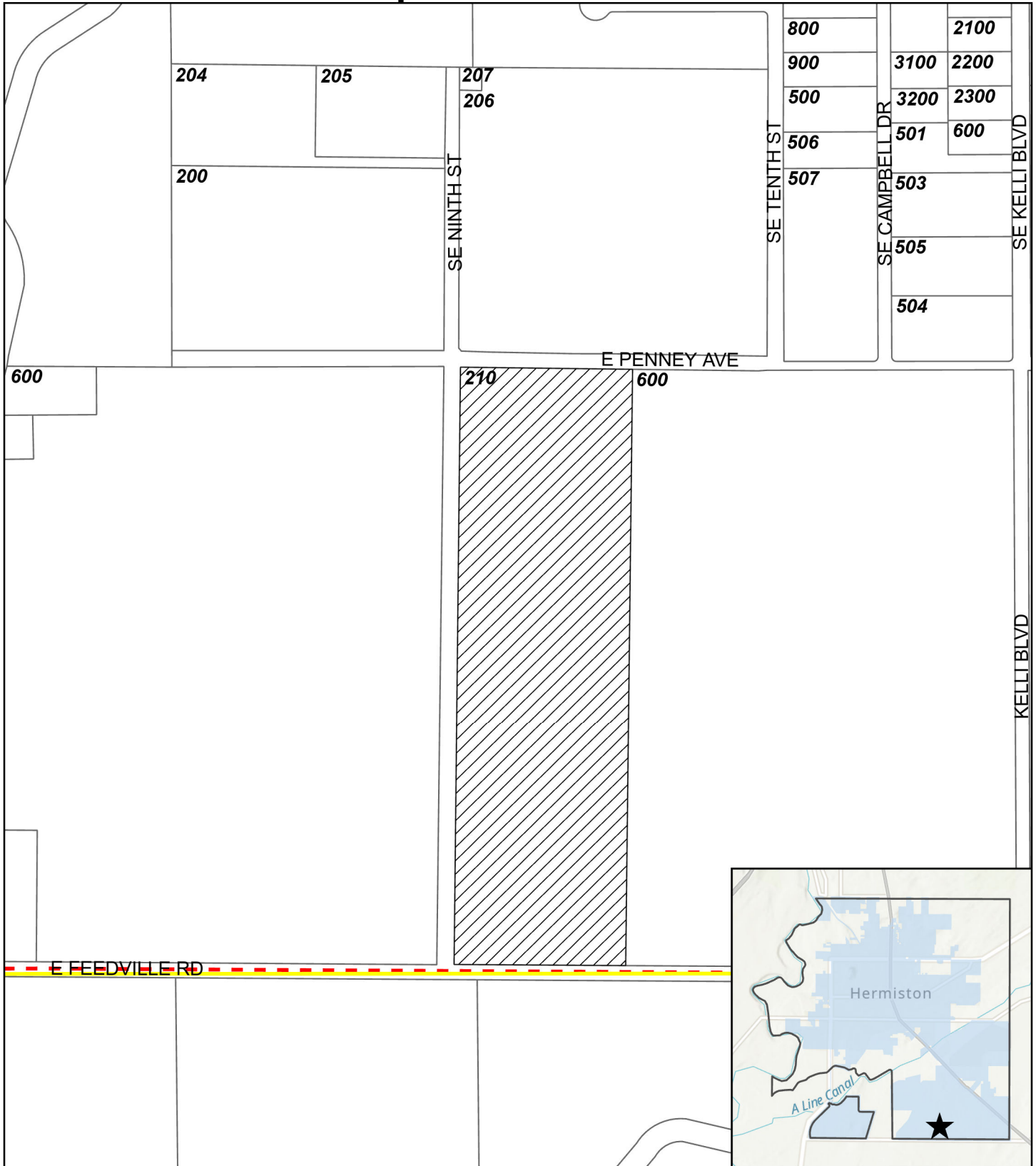
§157.041/157.056 Outlying Commercial/Heavy Industrial Zone (C-2/M-2)

There are no minimum lot sizes, lot width minimums, or lot depth minimums in the C-2/M-2 zone. Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

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

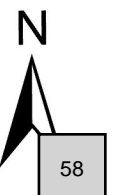
Notice of Proposed Land Use Action

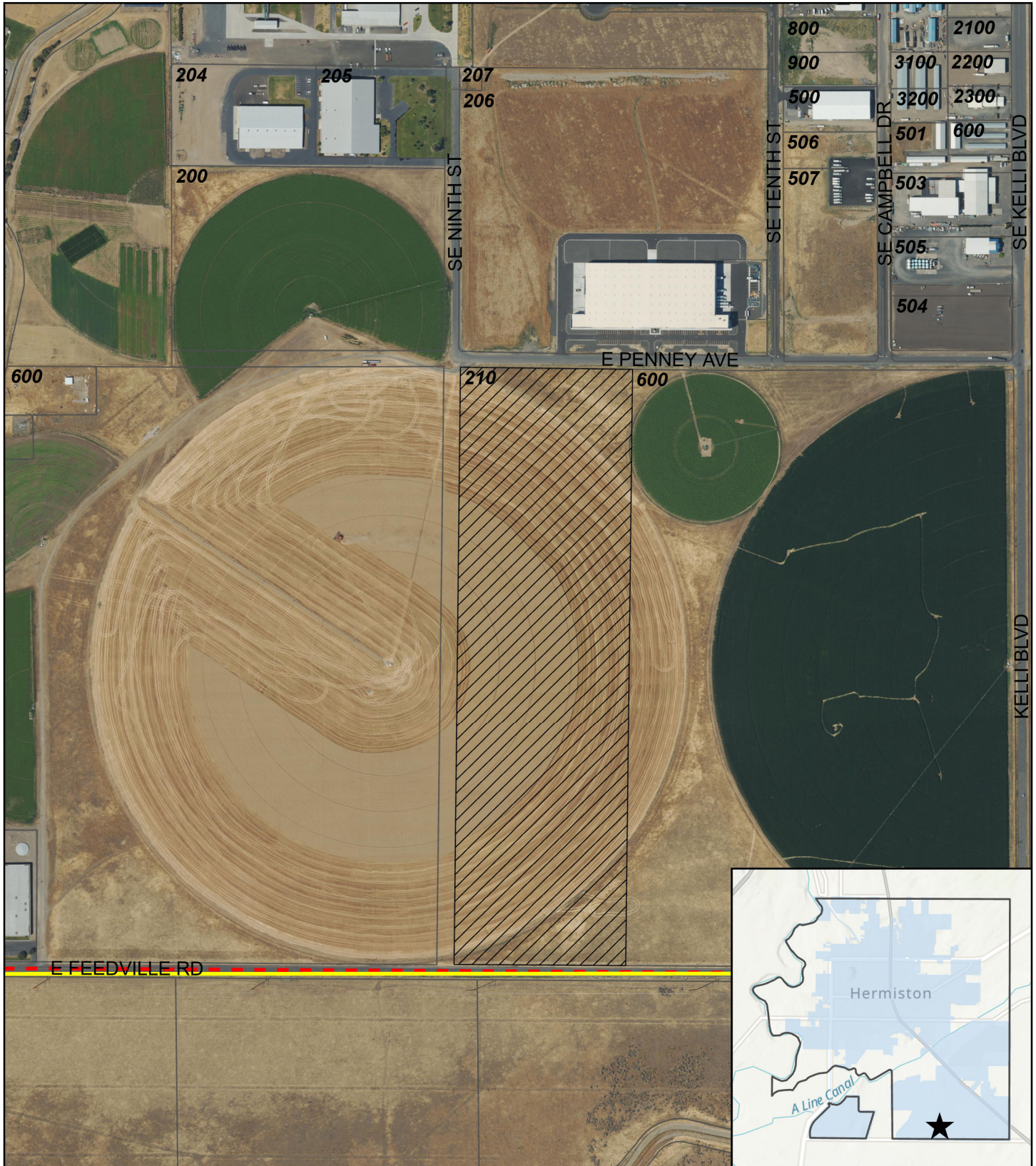


Legend

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

0 400 800 1,200
Feet

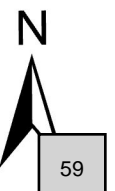




0 400 800 1,200
Feet

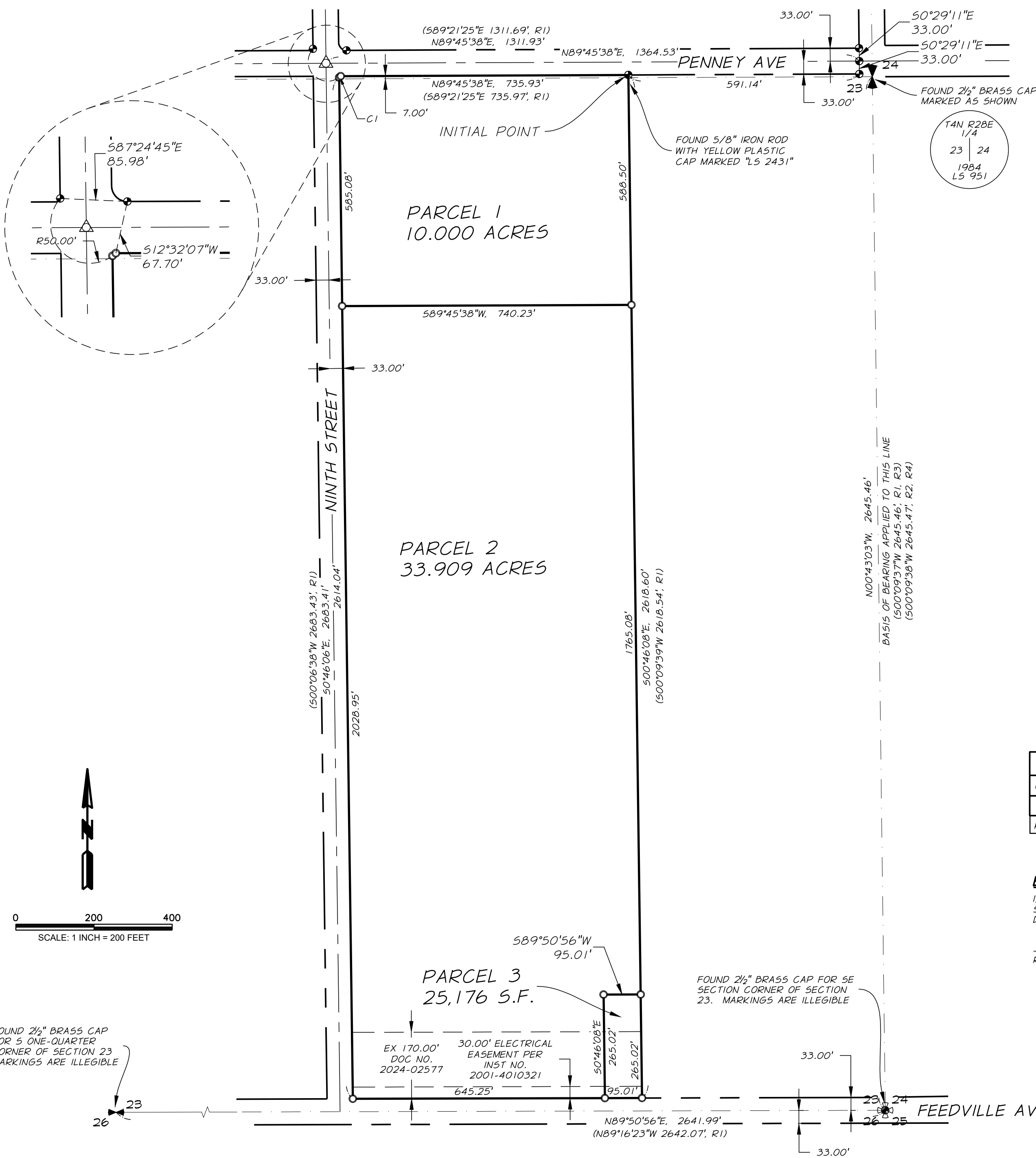
Legend

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



PARTITION PLAT 2024-

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LEGEND

- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP MARKED "APA 49593PL5"
- △ SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "APA 49593PL5"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "EDWARDS 951", OR AS NOTED
- PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - EXISTING RIGHT OF WAY CENTERLINE
- - - EXISTING RIGHT OF WAY
- (SDD°MM'SS"W, XX.XX' RX) SURVEY INFO., REFERENCE

SURVEY REFERENCES

REF. NO.	SURVEY
R1	PP 2023-11
R2	PP 2008-25
R3	PP 2024-01
R4	PP 2019-08

SURVEY NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF THE CITY OF HERMISTON IN COOPERATION WITH FOR THE PURPOSE OF CREATING 3 PARCELS AS SHOWN. I HAVE CONFIGURED THE PARCELS AS DIRECTED BY THE CITY OF HERMISTON.

THE SOUTH BOUNDARY IS THE NORTH RIGHT-OF-WAY LINE OF FEEDVILLE ROAD. THE LINE WAS DETERMINED FROM THE FOUND MONUMENTS IN FEEDVILLE. THIS IS OFFSET 33 FEET FOR THE RIGHT-OF-WAY LINE. THE WEST LINE IS THE NINTH STREET RIGHT-OF-WAY. THE LOCATION OF THIS LINE WAS FROM THE PARTITION PLAT 2023-11. THE MAP DEDICATED THIS PORTION OF NINTH STREET. I DID NOT FIND ANY NEW MONUMENTS ALONG THAT LINE. I DID FIND MONUMENTS ON THE NORTH SIDE OF PENNEY AVENUE, AND THEN CALCULATED THE CENTERLINE BASED ON SAID PARTITION PLAT. THE NORTH SIDE WAS DETERMINED FROM THOSE MONUMENTS ON THE NORTH SIDE OF PENNEY AND THE FOUND MONUMENT AT THE NORTHEAST CORNER OF THIS PARCEL.

BASIS OF BEARING

EAST LINE OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, ORCS COLUMBIA RIVER EAST NAD83

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEAR	CHORD DIST
C1	50.00'	5.47'	6°16'06"	N51°04'25"E	5.47'
R1	(50.00')	(5.45')	(6°14'39")	(51°54'56")	(5.45')

EXACT COPY STATEMENT

I, RICHARD E. STIEN, OREGON REGISTERED LAND SURVEYOR NO. 49593LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STIEN, PLS 49593LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

RENEWAL DATE: 06/30/2026

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEYED FOR: CITY OF HERMISTON

180 NE 2ND STREET
HERMISTON, OREGON 97838

SCALE:
AS SHOWN
DATE:
15 JULY 2024
JOB NO.
736-153

anderson
perry

SHEET

1/2

1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309

PARTITION PLAT 2024-

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF HERMISTON ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING NORTHEAST CORNER OF SAID PROPERTY, AS SHOWN HEREON. ALL SAID LAND IS SITUATED IN THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 2023-11 RECORDED AS DOCUMENT NO. 2023-0005626 OF UMATILLA COUNTY RECORDS.

CONTAINING 44.487 ACRES MORE OR LESS.

APPROVALS

CITY OF HERMISTON PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2024

CHAIRMAN

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2024

MANAGER

UMATILLA COUNTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2024

DEPUTY

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS ____ DAY OF _____, 2024

UMATILLA COUNTY SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARK MORGAN, ASSISTANT CITY MANAGER OF HERMISTON, THE OWNER, OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

MARK MORGAN, ASSISTANT CITY MANAGER

ACKNOWLEDGEMENTS

STATE OF OREGON

(SS)

COUNTY OF UMATILLA

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK MORGAN, ASSISTANT CITY MANAGER, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON

NOTARY NUMBER

MY COMMISSION EXPIRES

NOTARY - PRINTED NAME

FOR UMATILLA COUNTY
CLERK RECORDING PURPOSES

EXACT COPY STATEMENT


I, RICHARD E. STIEN, OREGON REGISTERED LAND SURVEYOR NO. 49593LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STIEN, PLS 49593LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
RENEWAL DATE: 06/30/2026

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON		
SURVEYED FOR: CITY OF HERMISTON		180 NE 2ND STREET HERMISTON, OREGON 97838
SCALE: AS SHOWN		SHEET 2/2
DATE: 15 JULY 2024		
JOB NO. 736-153		
1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309		