



PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

Where Life is Sweet

December 14, 2022 at 7:00 PM

AGENDA

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

1. CALL TO ORDER - 7:00 PM

2. MINUTES

[A.](#) Minutes of the November 9, 2022 regular planning commission meeting

3. HEARINGS

[A.](#) Major Variance- Amazon Data Center 4N2824 Tax Lot 600- 994 E Penney Ave

4. NEW BUSINESS

[A.](#) Final Plat- Gettman Hill Estates Phase 1 4N2815 Tax Lot 200 - 1307 SW 3rd St

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
November 09, 2022

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

Minutes

Commissioner Hamm moved and Commissioner Collins seconded to approve the minutes of the October 12, 2022, regular meeting. Motion passed. Chairman Saylor and Commissioner Fialka abstained.

Final Plat Cimmaron Terrace Phase V 4N2802DB Tax Lot 103- NE 8th St

Planning Director Spencer presented the staff report. The 24 townhome lots are consistent with the original PUD approval.

Commissioners mentioned their concern that no extra parking spaces are required for this phase. There is not a guarantee that the future phases will be built.

There was discussion regarding the planning commission's concerns surrounding parking, lot sizes, duplexes permitted in all residential zones and if the issues should be revisited with the state legislature. The City works with a lobbying group and is also affiliated with the League of Oregon Cities.

Commissioner Caplinger moved and Commissioner Fialka seconded to approve the final plat subject to the conditions of approval. Motion passed. Commissioners Doherty, Sargent, Collins, Kirkpatrick, Fialka, and Caplinger voted in favor. Commissioner Hamm opposed.

Work Session: Alternative Planned Unit Development incentives

The planning commission would like to develop an alternate development track that would help the City achieve some of their development goals through incentives for developers to encourage them to go above the minimum development standards. Any amendments would be made to the Planned Unit Development portion of code and possibly the Subdivision code.

Reviewing the three lot configurations presented in the staff report, commissioners discussed the various development standards that could be revised including a narrower street width, reduced lot size, setbacks, and lot coverage. The examples given were designed with a goal to increase the number of off-street parking spaces while not increasing the cost to the developer. Commissioners considered the pros and cons of each design.

Responding to questions regarding Bend's standards, Luke Pickerill of MonteVista Homes, stated that Bend's minimum lot size is 4,000 square feet and there are multiple provisions for cottage clusters. Developers prefer multiple ways to achieve density goals while having the most amount of flexibility to create neighborhoods that are livable and affordable that meet the objectives of the City. Mr. Pickerill cautioned that while considering driveway, alley and street widths, concept #2 as presented would cost approximately \$8500 per lot in grading preparation and driveway. Approving multiple options to achieve the goal allows the developer



PLANNING COMMISSION

Regular Meeting Minutes
November 09, 2022

flexibility in working with various site conditions. Some of the development concepts would be cost prohibitive with certain lot topography.

While the City is working with MonteVista Homes on the proposed Prairie Meadows subdivision and has adopted the South Hermiston Urban Renewal Plan, the City's policy is to not use urban renewal as a development tool. Urban Renewal funding will be used to bring infrastructure to the site, not for any within the development.

Commissioners discussed the items they would like the alternate track to accomplish. The items (goals) included:

- Encourage Adequate Parking (off-street and close to the development)
- Safety
- Clear sidewalks (not impeded by vehicles)
- Reduce congestion
- Incentives (SDC credits, etc)
- Apply to all levels of housing, not just starter homes
- Multi-path options
- Increased density at a lower cost to develop

Mr. Pickerill shared a plat of Canyon Trails, a community MonteVista is developing in Redmond. It includes a mix of larger lots, starter homes, and cottage cluster housing, providing a wide variety of housing options. The layout of the subdivision takes advantage of the topography of the lot. A homeowner's association will be utilized for this development. Zero lot line dwellings typically have HOAs. Cottage clusters tend to only have shared parking that is easier to maintain which can reduce the assessment to the homeowner. The level of amenities, services offered, and maintenance determine the monthly cost of the HOA. He stated that the average Hermiston resident seems resistant to an HOA. He reiterated that multiple avenues are important for the developers to have flexibility to use options that best fit the particular site. Density bonuses are a major incentive for developers.

Commissioners would like to see the cottage cluster code of communities on both the east and west side of the state and receive ideas of other developers. Cities with a population of 25,000 and above must comply with state requirements regarding cottage clusters. A future work session will be scheduled.

Gratitude was expressed to Mr. Pickerill for his participation.

Planner Comments and Unscheduled Communication

After some discussion, Commissioners directed staff to begin the process of increasing the maximum award amount for façade grants. It was determined the maximum should be in the \$20,000 to \$25,000 range. Changing the criteria for the awards will also be considered.

Chairman Saylor acknowledged Commissioner Kirkpatrick's 20 years of service with the Hermiston Irrigation District and Commissioner's Hamm letter published in recognition of the BMCC Foundation.



Where Life is Sweet

PLANNING COMMISSION

Regular Meeting Minutes
November 09, 2022

Updates were given for

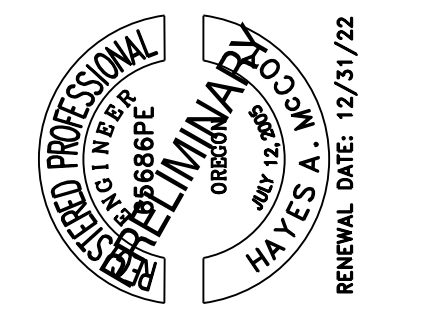
- Moorehouse Apartments
- Santiago Manufactured Home Park
- Diamond Run
- Commercial Properties on NE 10th & Diagonal Blvd

Adjournment

Chairman Saylor adjourned the meeting at 8:42PM.

DRAFT

01:38:48 Luke Pickerill:Heather, I just emailed you an example of a subdivision that has a cottage cluster. Section 2, Item A. If the commission would be interested in seeing it.



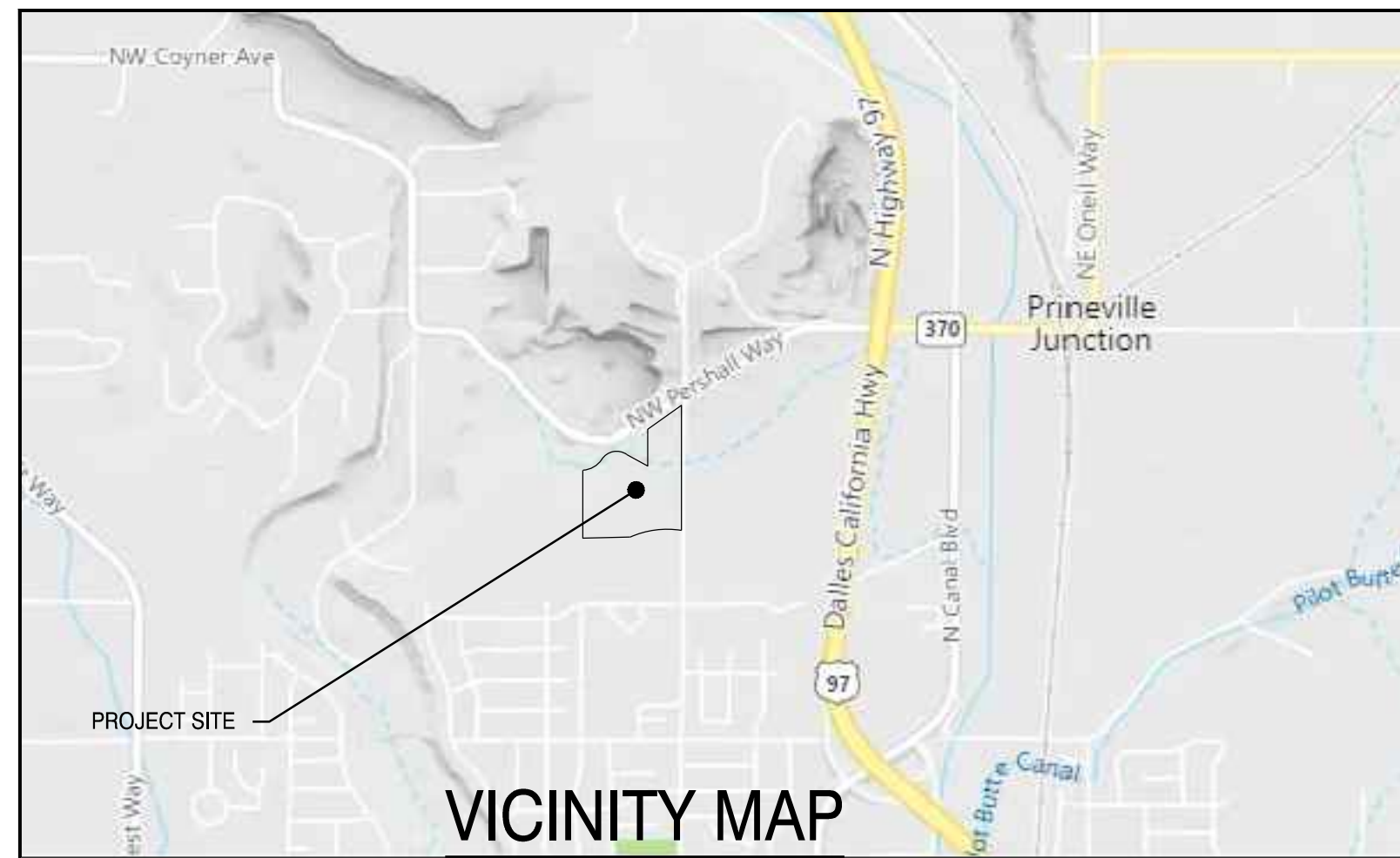
CANYON TRAILS

SUBDIVISION APPLICATION, MASTER PLAN, AND COTTAGE DEVELOPMENT

3627 NW 10TH ST, REDMOND, OR 97756

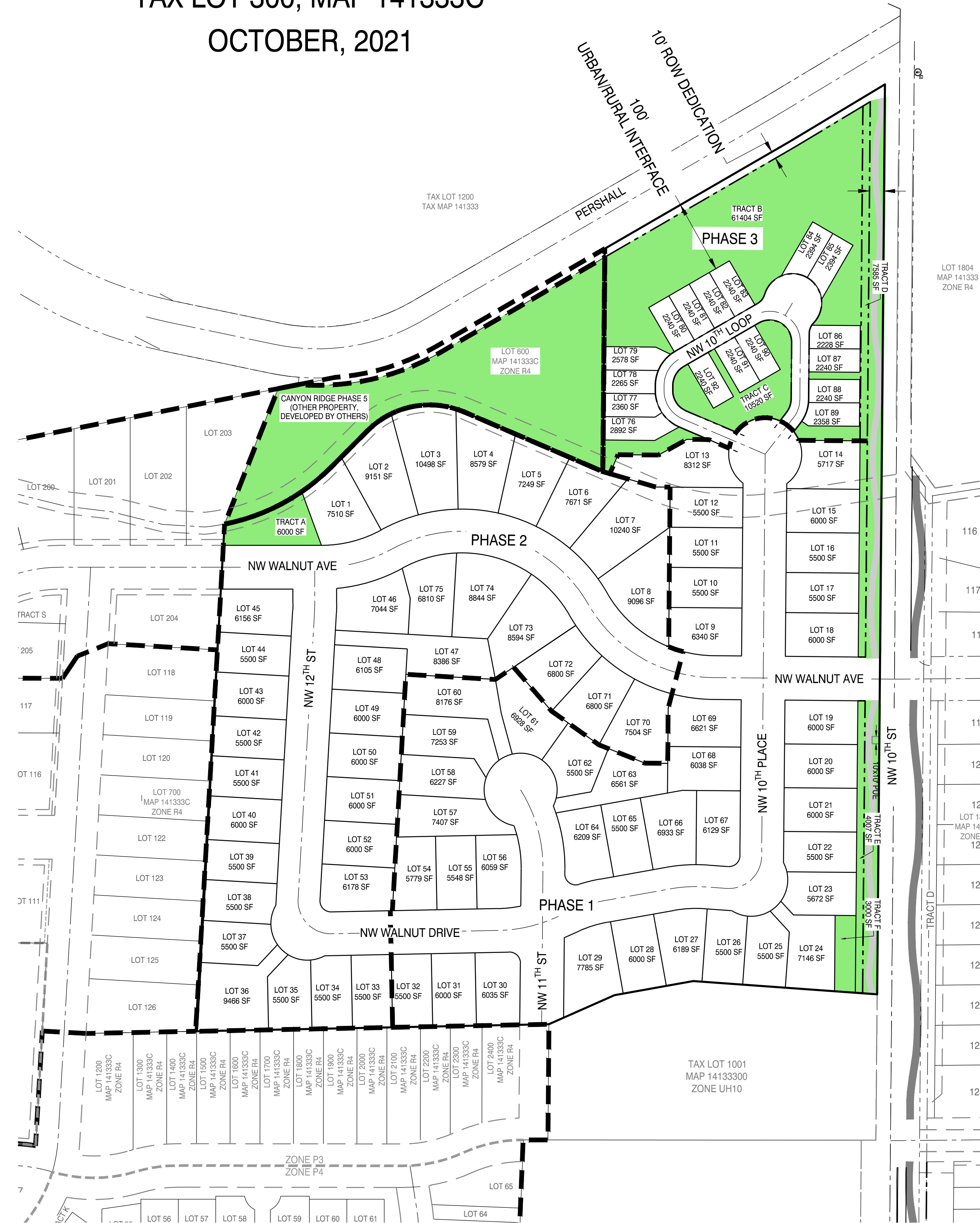
TAX LOT 300, MAP 141333C

OCTOBER, 2021



VICINITY MAP

NTS



LEGEND	
	EXISTING CABLE
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING OVERHEAD LINES
	EXISTING POWER
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING TELECOMMUNICATIONS
	EXISTING WATER
	NEW CABLE
	NEW GAS
	NEW IRRIGATION
	NEW POWER
	NEW SANITARY SEWER
	NEW STORM DRAIN
	NEW TELECOMMUNICATIONS
	NEW WATER
	FENCE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	NEW RIGHT-OF-WAY
	NEW EDGE OF GRAVEL
	NEW EDGE OF PAVEMENT
	NEW CURB
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING CLEAN OUT
	PROPOSED CLEAN OUT
	EXISTING RAIN DRAIN
	PROPOSED RAIN DRAIN
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING VAULT
	PROPOSED VAULT
	EXISTING ELECTRICAL PEDESTAL
	PROPOSED ELECTRICAL PEDESTAL
	EXISTING CABLE PEDESTAL
	PROPOSED CABLE PEDESTAL
	EXISTING TELECOMMUNICATIONS PEDESTAL
	PROPOSED TELECOMMUNICATIONS PEDESTAL
	IRON ROD
	IRON PIPE
	TREES
	SIGN
	MAILBOX

SITE INFORMATION

ADDRESS: 3627 NW 10TH ST, REDMOND, OR 97756
 TAX ASSESSORS MAP: TAX LOT 300, MAP 141333C
 PROPERTY SIZE: 19.23 ACRES
 ZONING: UH10
 PROPOSED ZONING: R4/COTTAGE DEVELOPMENT
 PROPOSED R4 NET AREA: 10.8 ACRES
 PROPOSED R4 DENSITY: 6.9 UNITS PER ACRE
 MAX ALLOWABLE R4 DENSITY: 10 UNITS PER ACRE
 PROPOSED COTTAGE NET AREA: 2.7 ACRES
 PROPOSED COTTAGE DENSITY: 6.4 UNITS PER ACRE
 ALLOWABLE COTTAGE DENSITY: 5 TO 12 UNITS PER ACRE

PROPOSED USE

MASTER PLAN 92-LOT SUBDIVISION FOR:
 75 SINGLE FAMILY HOMES AND
 17 COTTAGE LOTS

OWNER

NICKO PROPERTIES LLC
 4572 SW BADGER
 REDMOND, OR 97756

VERTICAL DATUM

ELEVATIONS ARE BASED ON TIE TO CITY OF REDMOND BENCHMARK 8-M-2 BEING A 3" BRASS DISK SET IN CONCRETE ABUTMENT OF WING WALL AT THE SW CORNER OF CANAL BRIDGE AT THE INTERSECTION OF NW GREENWOOD AVE AND NW CANAL BLVD.
 ELEVATION = 2990.38' (NGVD29)

SHEET INDEX

MP1.0	COVER SHEET
MP1.1	EXISTING CONDITIONS PLAN
MP1.2	STREET AND UTILITY PLAN
MP1.3	TENATIVE SUBDIVISION PLAT
MP1.4	HOUSING DEVELOPMENT PLAN
MP1.5	LANDSCAPE AND TREE REMOVAL PLAN
MP1.6	COTTAGE SITE PLAN

CIVIL ENGINEER

H.A. M^cCOY ENGINEERING & SURVEYING
 CONTACT: HAYES M^cCOY
 1180 SW LAKE ROAD
 SUITE 201
 REDMOND, OR 97756
 PH: 541-923-7554

DRAWING STATUS:	DATE:
MASTER PLAN	12/9/21
No. REVISION:	DATE:
1	
2	
3	
4	
5	

H.A. M^cCOY
 ENGINEERING & SURVEYING, LLC
 1180 SW Lake Road, Suite 201, Redmond, OR 97756
 HAYES M^cCOY
 P.E., P.L.S., C.S.C.E.
 hayes@hmcengr.com
 541-923-7554

PROJECT: CANYON TRAILS MASTER PLAN
 PROJECT LOCATION: REDMOND, OR
 CLIENT: MONTE VISTA HOMES

SHEET TITLE: COVER SHEET

JOB NO.	20-247
DRAWN BY:	EDN
DRAWING:	MP1.0

FILE: Z:\HAM_Eng\20-247_Monte Vista Canyon Trails Master Plan\Planning\211209-20247 Master Plan.dwg 12/9/2021 1:56 PM - Owner

GOALS

- ENCOURAGE PARKING
 (OFF STREET)
 (ADEQUATE)

- CLEAR SIDEWALKS
- REDUCE CONGESTION
- NOT JUST FOR STARTER HOMES
- INCENTIVES
- MULTIPATH OPTIONS
- DENSITY = LOWER COST



Where Life is Sweet

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

Title/Subject

Major Variance- Amazon Data Center 4N2824 Tax Lot 600- 994 E Penney Ave

Summary and Background

Leif Van Acker has submitted an application for a major variance on land located at 994 E Penney Ave. The property is owned by Amazon Data Services, Inc. and is described as 4N 28 24 Tax Lot 600. The property is under development review for a new data center project with the city. The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). In November of 2019 the planning commission determined that a data center was a use permitted outright in the C-2/M-2 zone.

The proposed data center sits on a 100-acre lot at the southwest corner of E Penney Ave and SE Kelli Blvd. The development will encompass the entirety of the site over multiple phases of development. At full build-out four data center buildings will be constructed. There will also be ancillary structures, such as water storage, backup power generation, and an electrical substation on-site. Each data center building encompasses approximately 214,850 square feet.

The major variance requested is for a deviation from the industrial parking standard in the zoning ordinance which requires one parking space for each 1,000 square feet of floor area. Based upon the ordinance requirements, four 214,000 square foot buildings will require 861 parking spaces. The applicant is requesting this parking ratio be reduced to 213 spaces based upon the actual number of employees and visitors to the site. Each building is anticipated to have 30 employees per shift and additional spaces are proposed to accommodate overlap during shift changes, visitors, and deliveries.

The city has considered industrial parking variances in the past. Specifically, Meyer Distributing was granted a parking variance for an auto parts distribution center immediately north of this site in 2021. In each case, the parties based their variance request on the discrepancy between floor area and actual employees on-site. In the case of the application before the planning commission, there is not a true parking ratio provided in the code for a data center, thus the default parking ratio is calculated as industrial manufacturing and warehousing. Data centers are a newer use than contemplated in the city's zoning ordinance and did not exist at the time the code was written. In surveying other communities, large industrial buildings often use a parking ratio that provides a maximum cap. An example would be a city which establishes a similar ratio to Hermiston at 1 space per 1,000 square feet, but places a maximum cap on spaces (e.g., 1 per 1,000 to a maximum of 100 spaces). Other cities calculate industrial parking based

on total number of employees per shift (Troutdale) or have much lower ratios such 3,000 square feet (Tualitan). An industrial use as proposed falls well outside Hermiston's parking definitions for industrial uses. Hermiston has only one industrial definition; *Storage warehouse, manufacturing establishment, rail or trucking freight terminal or wholesale establishment*, and a data center which is mostly unmanned and filled with computer equipment, does not fit well under any of the use categories.

The similar facilities constructed by Amazon Data Services in Umatilla and Umatilla County have similar parking ratios. The McNary facility has approximately 100 spaces for three buildings. The Umatilla facility has approximately 200 spaces for four buildings. The Westland facility has approximately 100 spaces for three buildings.

Based on the existing inadequacy of the zoning code to address this particular land use, staff recommends that a variance be approved. The required parking of 861 spaces, far exceeding the potential employee count, is not justifiable and creates additional environmental concerns which far exceed any benefit provided by the parking.

Staff supports the granting of the variance request based on the inadequacy of the current code to address newer, large-scale, low-employee industrial uses. Requiring 861 parking spaces for the development adds nearly 650 more parking spaces than needed to address the employee and service/delivery needs. These 650 spaces add approximately 3.5 additional acres of impervious surface to the development. The extra impervious surface requires additional storage and treatment of stormwater as well as contributing to potential urban heat island effects. The facility is intended as a fenced, secure facility with controlled entry and no public access. The additional cost of 3.5 acres of paving creates a potential hardship for the developer beyond any potential benefit.

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.

Per §157.178(B) the planning commission may determine a special parking requirement for a use not listed in the zoning ordinance. The planning commission may also determine that a data center is sufficiently different from a warehouse, manufacturing establishment, or freight terminal to not be considered as a use listed in §157.176 and qualifies for a different parking ratio determined by the planning commission.

Public notice was provided to all property owners within 300 feet by direct mail on November 30, 2022. A sign was physically posted on the property on November 30, 2022. A notice of hearing was also published in the Hermiston Herald on November 30, 2022.

Tie-In to Council Goals

The City Council has extended enterprise zone benefits to this development.

Fiscal Information

The proposed development qualifies for enterprise zone benefits and will not pay property taxes for several years. However, the city has negotiated a separate impact fee in lieu of taxes which generates bridging revenue to assist in offsetting development impacts.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the requested variance for 213 spaces
- Approve the variance but specify a different number of parking spaces
- Deny the variance request and require 861 spaces

Recommended Action/Motion

Staff recommends that the variance be approved as requested.

Submitted By:

Clinton Spencer, Planning Director

EXHIBIT A

Findings of Fact for Amazon Data Services Major Variance

December 14, 2022

994 E Penney Ave

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 proposed development has four proposed buildings totaling 861,200 square feet at buildout. Each building is 214,850 square feet.
2. Required parking for the development is 861 spaces per Section 157.176 of the Hermiston Code of Ordinances which requires one space per 1,000 square feet of building area for industrial use.
3. The total employee count for each building is projected at 30 employees per shift. The site is secure and not open to the public.
4. The only users of the facility will be data center employees and a limited number of authorized visitors.
5. The required parking is higher than needed to service the employee and visitor count and higher than the number of parking spaces provided for data centers in the region, as well as higher parking counts than required for industrial uses in general.
6. Strict application of the parking standard for the proposed distribution center will result in an unused impervious surface of approximately 3.5 acres, requiring additional storm water facilities and creating an unnecessary environmental impact.

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.

7. Approval of the variance allows for economic and smart development of the parcel as a datacenter with an appropriate parking standard necessary to accommodate the projected employment of 120 employees per shift.
8. Approval of the variance allows the development of the property as a data center in a heavy industrial zone as a use permitted in this zone.
9. Other data centers in the region have developed with a parking ratio of less than one space per 1,000 square feet. Typically, the overall parking ratio is calculated based on employee count.
10. Requiring review of each variance request through a public hearing and public notice process insures the right of adjoining property owners to participate in the deliberation process, protecting the rights of neighboring property owners.

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.

11. The development will provide parking adequate to accommodate the employees on-site each shift, plus visitors.

12. Maintaining land in a vegetated state rather than improving for unneeded parking minimizes urban heat island effects and minimizes potential storm water contamination.

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

- 13. The current parking requirement is appropriate for traditional industrial uses which have a high employee count and a smaller floor area.
- 14. Data centers have a very large building footprint but low employee count and thus, a low parking demand.
- 15. Requiring excess parking above what is necessary to accommodate the estimated 120 employees creates an undue economic hardship on the development.
- 16. The 213 proposed spaces are adequate to handle employee demand, overlap during shift changes, and visitors and deliveries.

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

- 17. The proposed 213 spaces are similar to that provided at other data centers for the owner.
- 18. Since employee counts per shift and expected visitor counts are known, the requested variance is the minimum that will alleviate the hardship, accommodate necessary parking, and limit unnecessary impervious area.

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: Leif Van Acker, P.E. Phone: 503-388-6392

Mailing Address: 920 SW 6th Avenue, Suite 1200, Portland, OR 97204

Name of Owner (If Different): Amazon Data Services, Inc. Phone:

Mailing Address: 410 Terry Avenue North, Seattle, WA 98108

Legal Description: Assessor's Map No: 4N2824 Tax Lot No: 0000600

Subdivision (If Applicable):

Please Attach a Metes and Bounds Legal Description

Street Address: South of East Penney Avenue, West of SE Kelli Boulevard, North of Feedville Road

Current Zoning Designation: C2/M2

Variance Requested:

A reduction in Off-Street Parking Requirements, Section 157.175 to allow for 213 off-street parking space instead of the required 861 parking spaces due to the proposed use of the facility.

IMPORTANT!: Oregon's Land Use Planning Laws and §157.225 of the Hermiston Code of Ordinances require the planning commission to make "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 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. 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.)

This application is proposing 861,200 square feet of data center use between four buildings. The Code required parking ratio for industrial uses would result in approximately four times the number of parking spaces that were determined to be needed by the owner. This site will also be fully secured and not open to the public, therefore the only users of the proposed parking areas are by data center employees and a limited number of authorized visitors.

- 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?

This variance will allow the development to limit the quantity of impervious area by taking area that would be dedicated to parking areas and maintaining it in its natural condition. Granting this variance does not affect the property rights possessed by owners of other property in the vicinity.

3. 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.

The variance would not be detrimental to the purpose of the zoning ordinance. The reduction in the required number of parking spaces would have a positive effect, by limiting impervious surfaces, thereby improving groundwater recharge and vegetative growth, and reducing the potential for erosion and heat absorption by paved surfaces.

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

The parking requirement stated in the zoning ordinance for industrial developments may be appropriate for more traditional industrial uses, but is impractical for data center uses, due to the much lower employee demand compared to other types of industrial development. Based on comparable developments by the owner in the area which are already in operation, each data center building will have a maximum of 30 employees on the largest shift. 50 parking spaces per data center building are proposed to account for shift changes. An additional 13 parking spaces are provided outside the security entrance for visitor and delivery intake. Based on operational data from the owner, this quantity of parking is sufficient to meet the total need for employees and visitors.

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 number of parking spaces provided is the maximum number of parking spaces needed at similar data center campuses for this owner, in order to prevent operational issues at shift changes. Since actual employee counts per shift and expected authorized visitor counts are known, the variance requested is the minimum variance that will alleviate the hardship, while also balancing the desire to limit unnecessary impervious area.

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: 10/21/2022

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

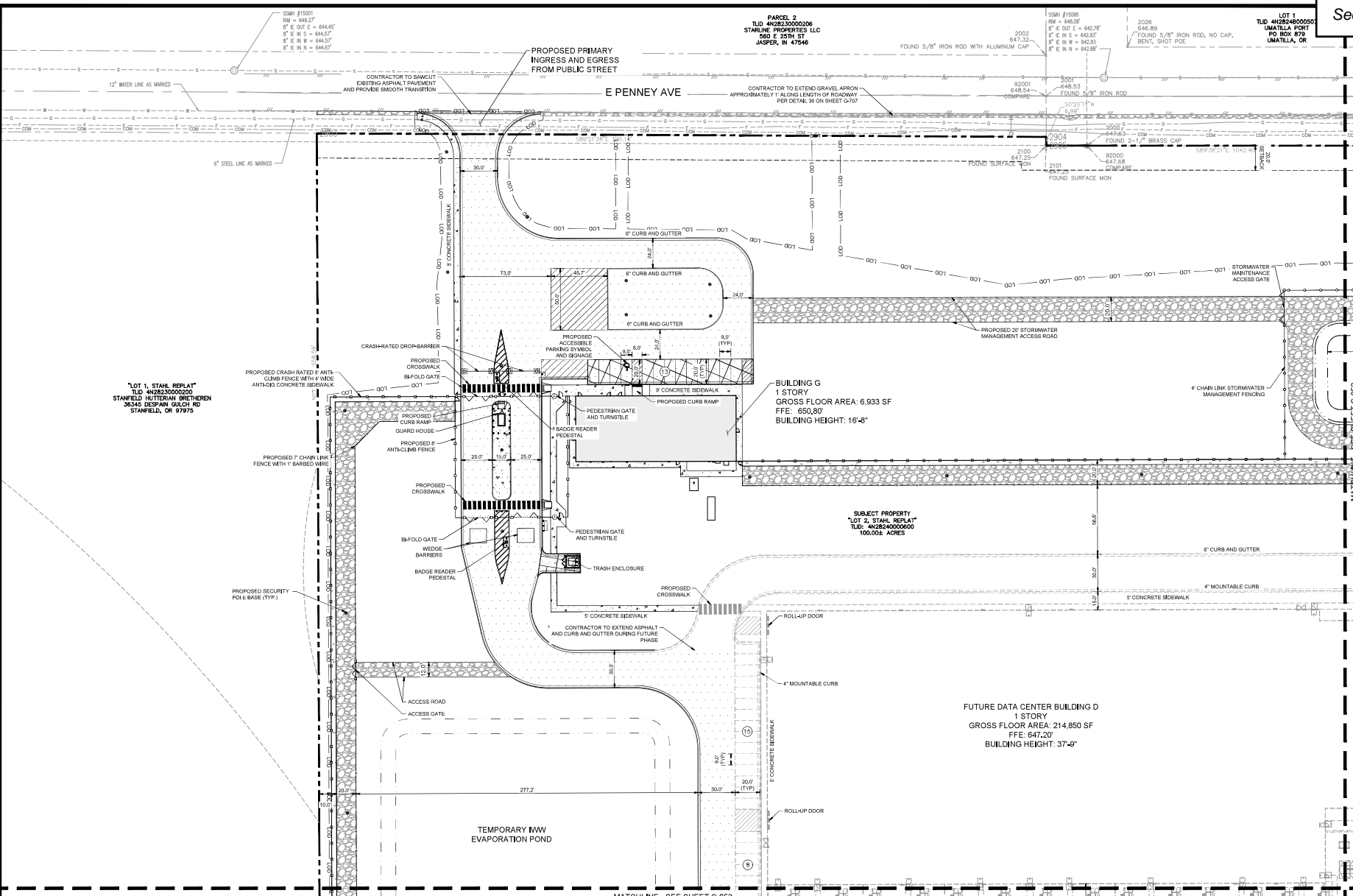
NOTE: The Hermiston Planning Commission meets the second Wednesday of each month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than **four weeks** prior to the hearing date. If you have any questions about completing the application 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)567-5521. The City's fax number is (541)567-5530.

Office Use Only

Date Filed: 10/25/2022
Fee: \$420.00

Received By: hkpl
Date Paid: 10/25/2022

Meeting Date: 12/14/2022
Receipt No: XBP cf: 130759715



CONFIDENTIAL

PROJECT ADDRESS
EAST PENNEY AVENUE
 CITY OF HERMISTON, OREGON
 PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL INFORMATION

THE LICENSED PROFESSIONAL SEAL APPLIED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND WORK SHOWN ON THIS SHEET. ALL DIMENSIONS, REQUIREMENTS, AND OTHER DOCUMENTS NOT EXHIBITED THIS SEAL SHALL NOT BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE PROFESSIONAL EXPRESSION, RELEVANT AND ALL RESPONSIBILITY FOR SUCH INFORMATION OR DOCUMENTS NOT EXHIBITED THIS SEAL.

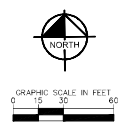
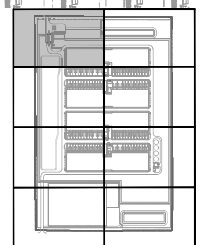
ISSUE DATE: 210C12022 PROJECT NO: 090060001
 DESIGNER: JEFF VAN ACKER ENGINEER: JEFF VAN ACKER
 DATE: 210C12022 SITE PLAN REVIEW

MECHANICAL ENGINEER	ELECTRICAL ENGINEER
CHARAN SINGH 1101 BAYVIEW ST. SUITE 1100 PORTLAND, OR 97202	CHARAN SINGH 1101 BAYVIEW ST. SUITE 1100 PORTLAND, OR 97202
JEFF VAN ACKER 1001 SW 17TH AVE. SUITE 1200 PORTLAND, OR 97204	JEFF VAN ACKER 1001 SW 17TH AVE. SUITE 1200 PORTLAND, OR 97204
JEFF VAN ACKER 1001 SW 17TH AVE. SUITE 1200 PORTLAND, OR 97204	JEFF VAN ACKER 1001 SW 17TH AVE. SUITE 1200 PORTLAND, OR 97204

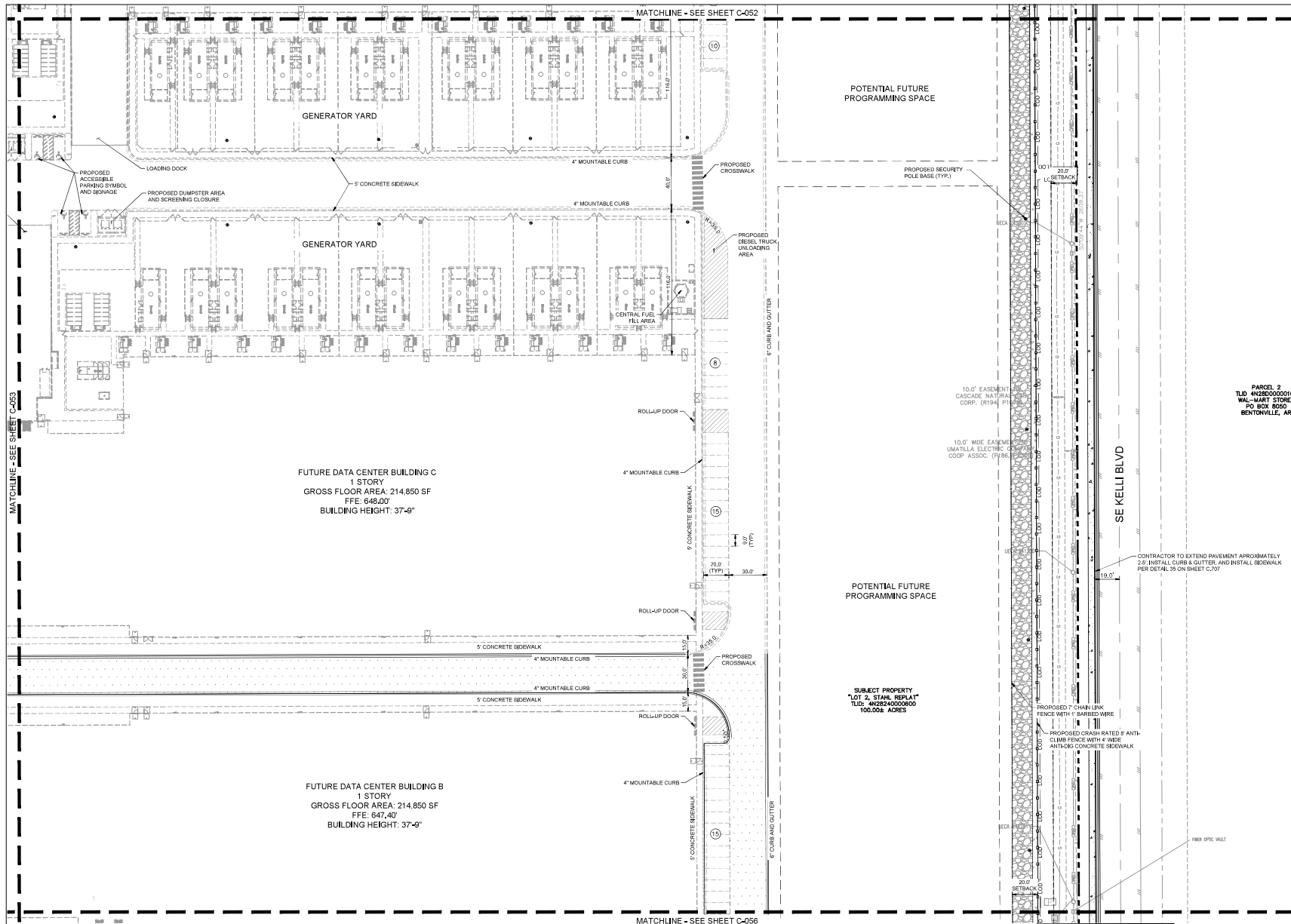
CONFIDENTIAL INFORMATION:
 THE DRAWING AND ALL DESIGN DETAILS, IN WHOLE OR IN PART, ARE THE PROPERTY OF THE OWNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

- SITE PLAN LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - PROPOSED 8" SECURUS AC NK 8 ANTI-CLIMB, 1" WELDED WIRE MESH FENCE WITH INTEGRATED CRASH-RATED POINT CABLE SYSTEM, 1" BARBED WIRE AND X ANTI-CRASH SIDEWALK
 - PROPOSED 7" CHAIN LINK FENCE WITH 1" BARBED WIRE
 - PROPOSED CHAIN LINK FENCE
 - HEAVY DUTY ASPHALT PAVING
 - LIGHT DUTY ASPHALT PAVING
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE FOR LOADING DOCK
 - GRAVEL

- SITE PLAN NOTES**
- PARKING SPACE STRIPING TO BE 4" WIDE WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
 - STOP BAR STRIPING TO BE 24" WIDE WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
 - CROSSWALK STRIPING TO BE 24" WIDE SPACED AT 4' O.C. WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
 - CONTRACTOR TO ENSURE A MINIMUM OF 98% COMPACTION UNDER ALL BUILDING AREAS AND A MINIMUM OF 98% COMPACTION UNDER ALL OTHER AREAS. REFER TO STRUCTURAL ENGINEERING DESIGN FOR ADDITIONAL INFORMATION.
 - 6" CURBS AND GUTTER TO BE PER CITY OF HERMISTON STANDARD. DOWNING STOP AND 4" MOUNTABLE CURBS TO BE PER CDDT DETAIL R070X.



PROJECT: EAST PENNEY AVENUE DATA CENTER
 TITLE: SITE PLAN
 DRAWING: 17
 SCALE: AS SHOWN



MATCHLINE - SEE SHEET C-053

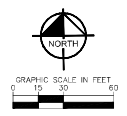
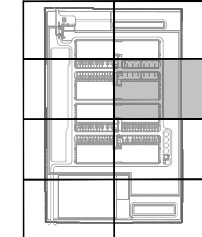
MATCHLINE - SEE SHEET C-052

MATCHLINE - SEE SHEET C-056

SITE PLAN LEGEND

	PROPERTY LINE		HEAVY DUTY CONCRETE FOR LOADING DOCK
	BUILDING SETBACK LINE		GRAVEL
	PROPOSED 8' SECURUS AC MESH FENCE WITH INTEGRATED CRASH-RATED POINT CABLE SYSTEM, 1" BARBED WIRE AND 4" ANTI-CRUSH SIDEWALK		
	PROPOSED 7' CHAIN LINK FENCE WITH 1" BARBED WIRE		
	PROPOSED CHAIN LINK FENCE		
	HEAVY DUTY ASPHALT PAVING		
	LIGHT DUTY ASPHALT PAVING		
	CONCRETE SIDEWALK		
	HEAVY DUTY CONCRETE SIDEWALK		

- SITE PLAN NOTES**
1. PARKING SPACE STRIPPING TO BE 4" WIDE WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
 2. STOP BAR STRIPING TO BE 24" WIDE WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
 3. CROSSLINK STRIPING TO BE 24" WIDE SPACED AT 4' O.C. WITH 2 COATS OF WHITE REFLECTIVE TRAFFIC PAINT.
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 5. 6" CURBS AND GUTTER TO BE PER CITY OF HERMISTON STANDARD DRAWING STD-101 AND 4" MOUNTABLE CURBS TO BE PER CDDT DETAIL R070X.



CONFIDENTIAL

PROJECT ADDRESS
EAST PENNEY AVENUE
CITY OF HERMISTON, OREGON
PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL NUMBER



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ISSUE DATE: 2/10/2022 PROJECT NO.: 09006001

DESIGNED BY: WALEY-HORN ENGINEER LEF VAN ACKER

NO.	DATE	REVISION
1	2/10/2022	SITE PLAN REVIEW

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CIVIL ENGINEER	STRUCTURAL ENGINEER
LEF VAN ACKER 1001 W. 11th ST DENVER, CO 80202	LEF VAN ACKER 1001 W. 11th ST DENVER, CO 80202

LAND SURVEYOR	PROFESSIONAL ENGINEERING
LEF VAN ACKER 1001 W. 11th ST DENVER, CO 80202	LEF VAN ACKER 1001 W. 11th ST DENVER, CO 80202

PROJECT: EAST PENNEY AVENUE DATA CENTER

TITLE: SITE PLAN

DRAWING: SCALE: AS SHOWN 20

POTENTIAL FUTURE PROGRAMMING SPACE

POTENTIAL FUTURE PROGRAMMING SPACE

SUBJECT PROPERTY
LOT 2, STAIR, REPLAT
TLD: 402824000000
100.00± ACRES

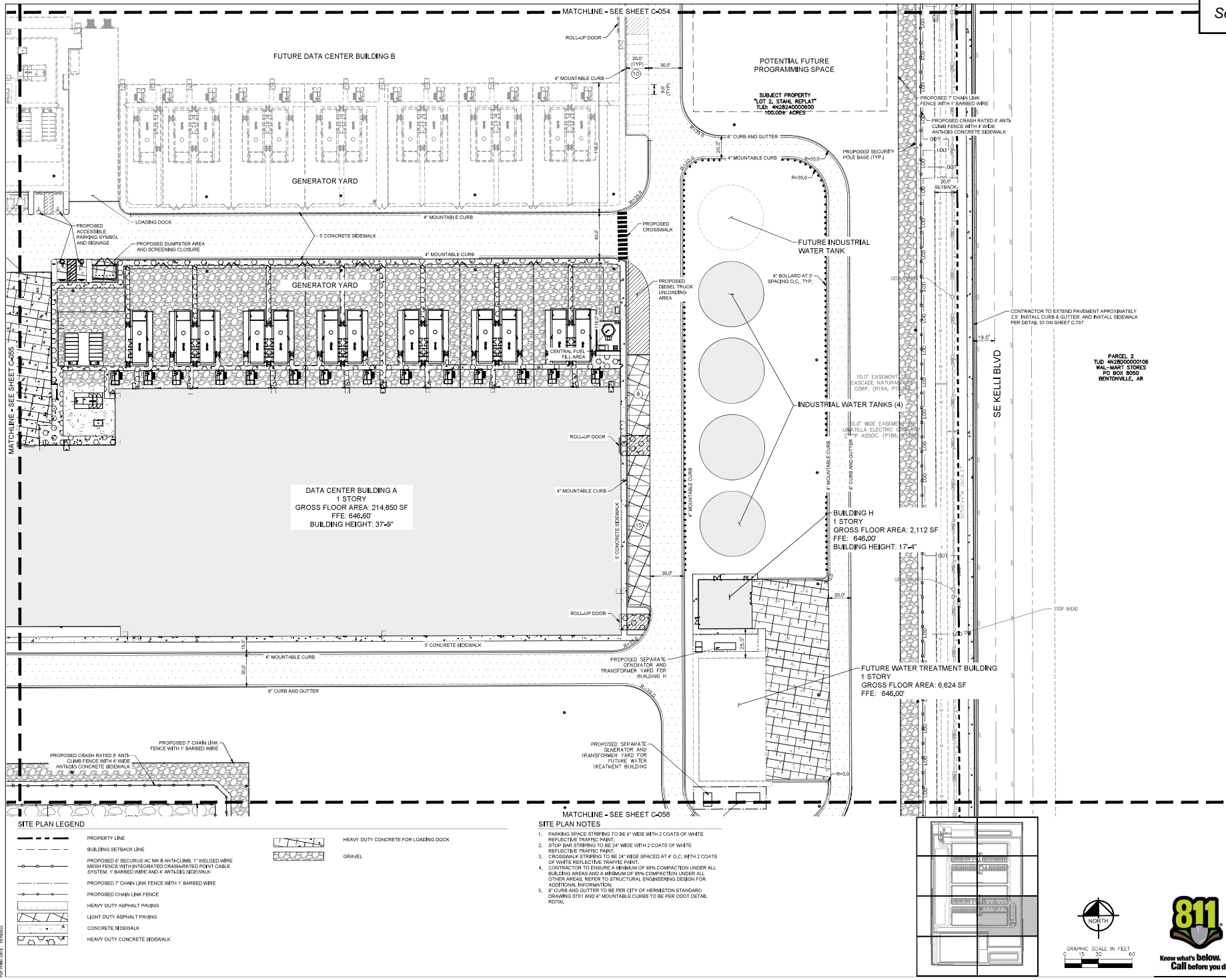
PARCEL 2
TLD: 4028200000106
WAL-MART STORES
PO BOX 8020
BENTONVILLE, AR

SE KELLI BLVD

CONTRACTOR TO EXTEND PAVEMENT APPROXIMATELY 5'±. INSTALL CURB & GUTTER, AND INSTALL SIDEWALK PER DETAIL 35 ON SHEET C-707

FIBER OPTIC WALL

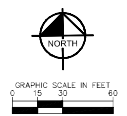
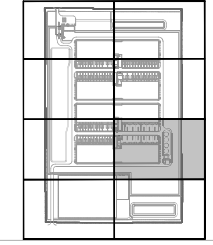
8/20/2022 10:00 AM
P:\PROJECTS\2022\02\0222\0222.DWG



SITE PLAN LEGEND

	PROPERTY LINE		HEAVY DUTY CONCRETE FOR LOADING DOCK
	BUILDING SETBACK LINE		GRAVEL
	PROPOSED 8' SECURITY AC MC 8 ANTI-CLIMB 1" WELDED WIRE MESH FENCE WITH INTEGRATED CRASH-RATED POINT CABLE SYSTEM 1" BARBED WIRE AND 4" ANTI-CRIB SIDEWALK		
	PROPOSED 7' CHAIN LINK FENCE WITH 1" BARBED WIRE		
	PROPOSED CHAIN LINK FENCE		
	HEAVY DUTY ASPHALT PAVING		
	LIGHT DUTY ASPHALT PAVING		
	CONCRETE SIDEWALK		
	HEAVY DUTY CONCRETE SIDEWALK		

- SITE PLAN NOTES**
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 5. 6" CURB AND GUTTER TO BE PER CITY OF HERMISTON STANDARD DRAWING STD1 AND 4" MOUNTABLE CURBS TO BE PER CDDT DETAIL R07X.



CONFIDENTIAL

PROJECT ADDRESS
EAST PENNEY AVENUE

CITY OF HERMISTON, OREGON

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

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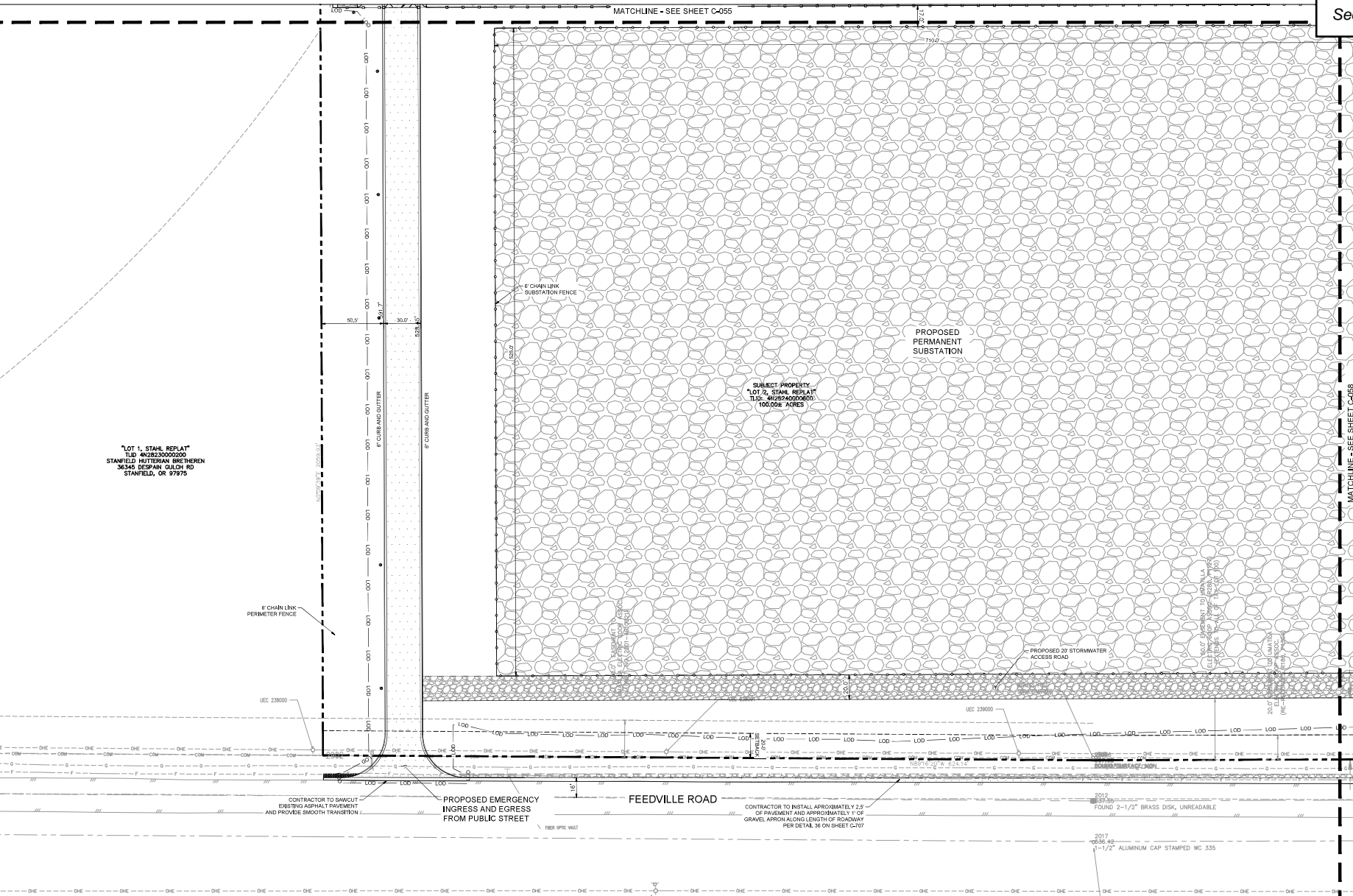
ISSUE DATE: 21OCT2022 PROJECT NO: 090080001
 PREPARED BY: VAN ACKERS ENGINEER LEF VAN ACKER
 CHECKED BY: 21OCT2022 SITE PLAN REVIEW

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CIVIL ENGINEER LEF VAN ACKER 1101 1/2 AVENUE, SUITE 1000 PORTLAND, OR 97208	STRUCTURAL ENGINEER CHRISTOPHER VAN ACKERS 1101 1/2 AVENUE, SUITE 1000 PORTLAND, OR 97208
LANDSCAPE ARCHITECT CHRISTOPHER VAN ACKERS 1101 1/2 AVENUE, SUITE 1000 PORTLAND, OR 97208	PLUMBING ENGINEER CHRISTOPHER VAN ACKERS 1101 1/2 AVENUE, SUITE 1000 PORTLAND, OR 97208

PROJECT: EAST PENNEY AVENUE DATA CENTER
 TITLE: SITE PLAN
 DRAWING: 22

Section 3, Item A.



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EAST PENNEY AVENUE

CITY OF HERMISTON, OREGON

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

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ISSUE DATE: 21OCT2022 PROJECT NO: 09006001
DESIGNED BY: JMH/HON ENGINEER: JMH/VAN ACKER

DATE: 21OCT2022 SITE PLAN REVIEW

NO.	DATE	DESCRIPTION
1	21OCT2022	ISSUE FOR PERMITS

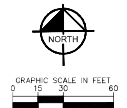
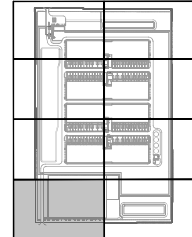
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MECHANICAL ENGINEER	ELECTRICAL ENGINEER
JEFFREY M. HOHN 1101 NW 20th ST, SUITE 1100 HERMISTON, OR 97131	BRANDON PARK 1101 NW 20th St, Suite 1100 Hermiston, OR 97131
JEFFREY M. HOHN 1101 NW 20th St, Suite 1100 HERMISTON, OR 97131	JEFFREY M. HOHN 1101 NW 20th St, Suite 1100 HERMISTON, OR 97131

SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	PROPOSED 8' SECURUS AC MK 8 ANTI-CLIMB, 1" WELDED WIRE MESH FENCE WITH INTEGRATED CRASH-RATED POINT CABLE SYSTEM, 1" BARBED WIRE AND 4" ANTI-CRASH SIDEWALK
	PROPOSED 7' CHAIN LINK FENCE WITH 1" BARBED WIRE
	PROPOSED CHAIN LINK FENCE
	HEAVY DUTY ASPHALT PAVING
	LIGHT DUTY ASPHALT PAVING
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE SIDEWALK
	GRAVEL
	HEAVY DUTY CONCRETE FOR LOADING DOCK

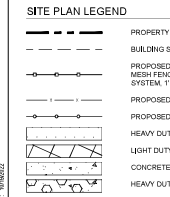
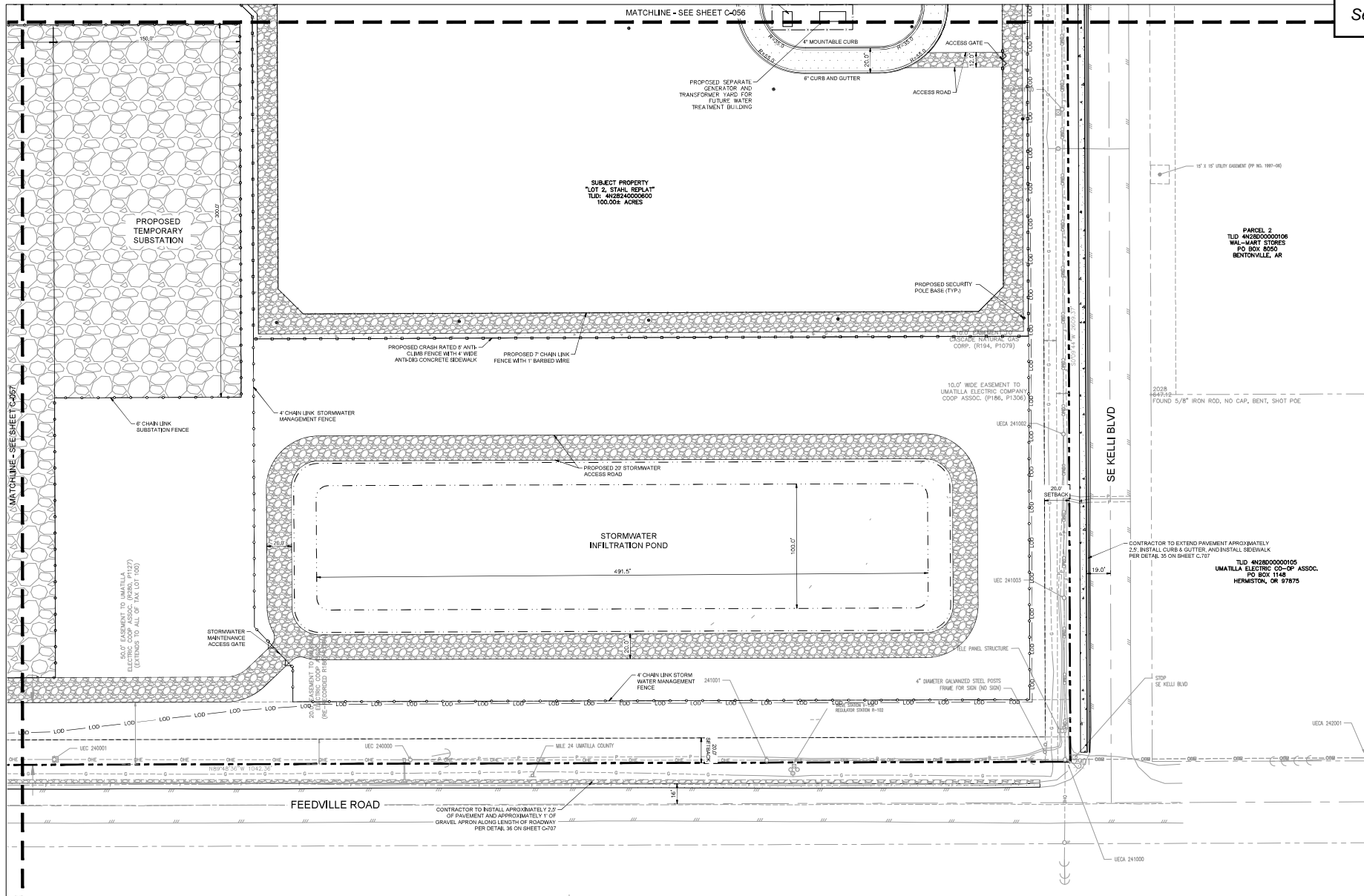
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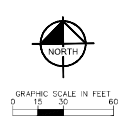
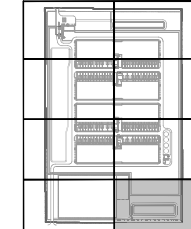
PROJECT: EAST PENNEY AVENUE DATA CENTER

TITLE: SITE PLAN

DRAWING: E1 SCALE: AS SHOWN



- SITE PLAN NOTES**
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PROJECT ADDRESS
EAST PENNEY AVENUE

CITY OF HERMISTON, OREGON

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL INFORMATION

REGISTERED PROFESSIONAL ENGINEER
LEIF VAN ACKER
LICENSE NO. 09068001
EXPIRES: 06/30/24

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ISSUE DATE: 21OCT2022 PROJECT NO: 09068001
 ENGINEER: LEIF VAN ACKER
 CHECKED BY: 21OCT2022 SITE PLAN REVIEW

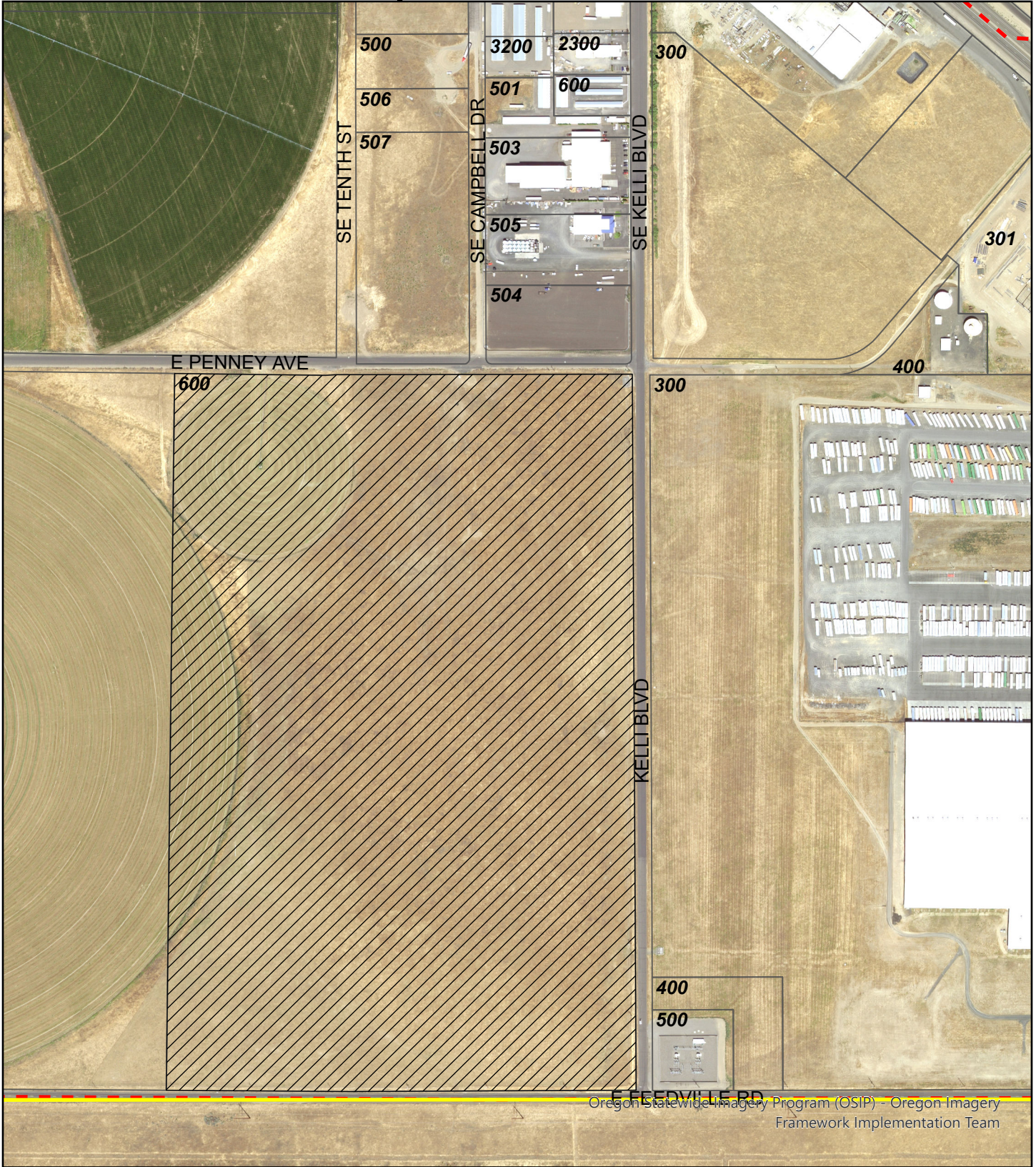
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CIVIL ENGINEER LEIF VAN ACKER 1001 SW 17TH AVE. SUITE 1000 PORTLAND, OR 97204	STRUCTURAL ENGINEER CHRIS MCELREATH 4825 S. LUTHER ST #250 PORTLAND, OR 97204
LANDSCAPE ARCHITECT JUN W. HARRIS 3033 S. 26TH 1001 17TH STREET SUITE 100 DENVER, CO 80202	PHYSICAL ENGINEERING PHILIP J. BARNHART 3410 S.W. 207 PHOENIXVILLE, CO 80138

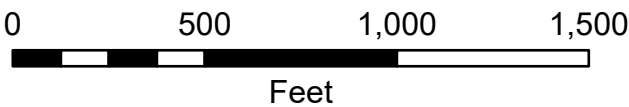
PROJECT: EAST PENNEY AVENUE DATA CENTER
 TITLE: SITE PLAN
 DRAWING: E1 SCALE: AS SHOWN
 SHEET NO: 24

8/20/2022 10:00 AM
 8/20/2022 10:00 AM

Notice of Proposed Land Use Action



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



Legend

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



Heather LaBeau

From: LAPP Thomas <Thomas.Lapp@odot.oregon.gov>
Sent: Tuesday, December 6, 2022 1:49 PM
To: Heather LaBeau; LANI Richard
Cc: PENNINGER Teresa B; JARVIS-SMITH Cheryl
Subject: RE: Variance notice
Attachments: Notice to Property Owners.pdf

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

Heather,

Is the city requiring the applicant to provide a Traffic impact study for the data center?

Comments for this variance from ODOT R5 planning:

ODOT is supportive of the City right-sizing parking requirements consistent with smart development principles. Excessive parking requirements are often in direct conflict with local goals for historic preservation, urban design, efficient transportation, and environmental quality. As such, parking standards should be flexible to reduce large impervious surface areas and be more climate friendly. Along with building orientation, pedestrian access and interconnected streets, the City’s code can help support attractive and walkable developments that conserve land while providing for needed parking.

Attached is a link to the TGM Publications web site which includes the Parking Management guide:
<http://www.oregon.gov/LCD/TGM/pages/publications.aspx>.

Thanks
Cjs

From: Heather LaBeau <hlabeau@hermiston.or.us>
Sent: Monday, December 5, 2022 11:43 AM
To: LAPP Thomas <Thomas.Lapp@odot.oregon.gov>; LANI Richard <Richard.LANI@odot.oregon.gov>
Subject: Variance 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,
Here is a notice that was mailed out.
Thanks,

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



Where Life is Sweet

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

Title/Subject

Final Plat- Gettman Hill Estates Phase 1 4N2815 Tax Lot 200 - 1307 SW 3rd St

Summary and Background

The final plat for Gettman Hill Estates Phase 1 containing 13 lots is ready for approval.

In September of 2020, the planning commission approved the preliminary plat for Gettman Hill Estates subdivision located southeast of the Desert Sky Estates subdivision. The preliminary plat encompassed approximately 14.5 acres of land and would create 31 R-1 zoned lots. Thirteen lots are proposed for creation in Phase 1, one lot being oversized for eventual platting in accordance with the preliminary plat.

The property is described as 4N2815 tax lot 200 and is zoned Low Density Residential (R-1).

The planning commission’s approval of the preliminary plat was subject to seven conditions, all of which are applicable to this phase. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances which governs the information to be presented on the final plat.

The preliminary plat conditions and 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. The final plat as prepared by the surveyor is attached as Exhibit C.

Tie-In to Council Goals

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

Fiscal Information

Thirteen R-1 lots will result in twelve new housing units priced between \$450,000 to \$550,000 and will generate approximately \$41,220 in revenue to the city at full build-out.

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends that 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 and Findings of Fact

Conditions of Preliminary Plat Approval – September 10, 2020

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Finding: This condition has been satisfied.

2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.

Finding: This condition has been satisfied. Each phase requires an improvement agreement.

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

Finding: Improvements have been installed. All construction conditions shall be satisfied prior the city signing the final plat.

4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction.

Finding: This condition shall remain in effect.

5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94.

Finding: This condition has been satisfied.

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

Finding: This condition has been satisfied.

7. The applicant shall develop a name for the subdivision and include all required information relating to contours, grading, and street plans as part of the civil drawings for the development.

Finding: This condition has been satisfied.

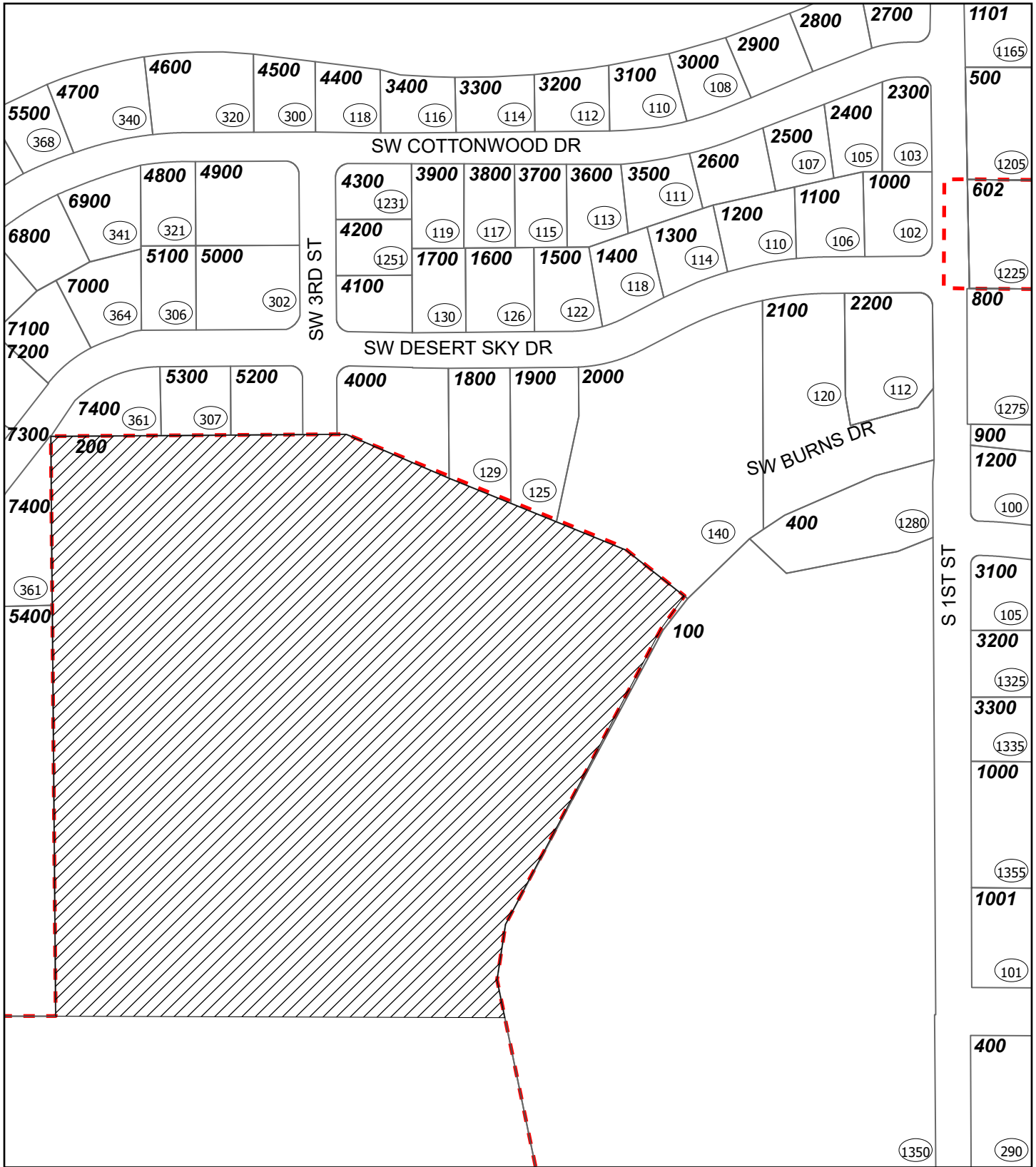
§154.46 Final Plat Requirements

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

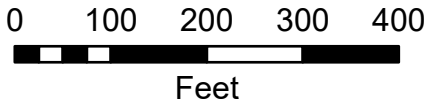
- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;

- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use;
- (D) The line of departure of one street from another;
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;
- (M) Private restrictions and 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.

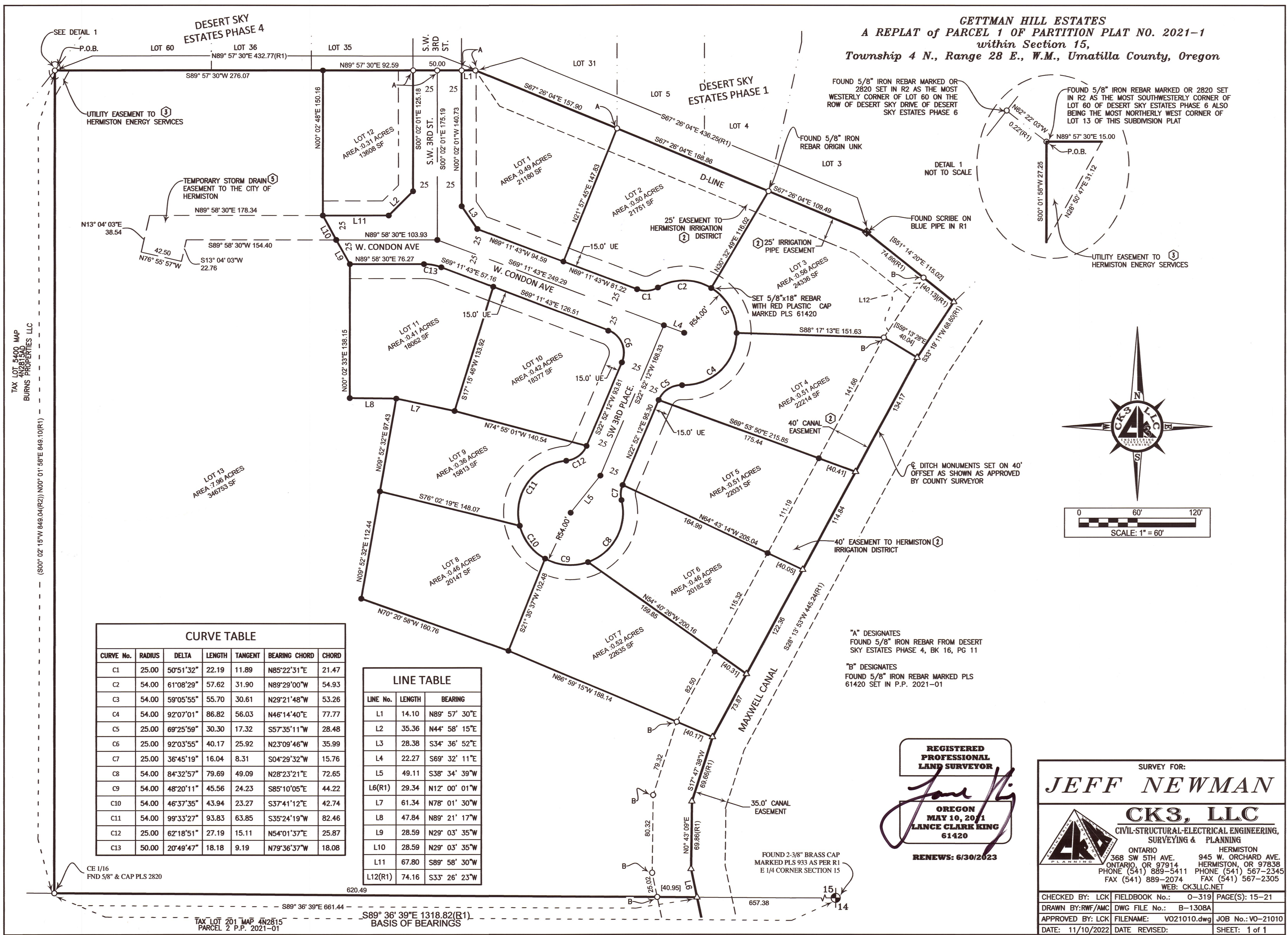
All items required for the final plat are shown on the final plat.



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



GETTMAN HILL ESTATES
A REPLAT of PARCEL 1 OF PARTITION PLAT NO. 2021-1
within Section 15,
Township 4 N., Range 28 E., W.M., Umatilla County, Oregon



CURVE TABLE

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	25.00	50°51'32"	22.19	11.89	N85°22'31"E	21.47
C2	54.00	61°08'29"	57.62	31.90	N89°29'00"W	54.93
C3	54.00	59°05'55"	55.70	30.61	N29°21'48"W	53.26
C4	54.00	92°07'01"	86.82	56.03	N46°14'40"E	77.77
C5	25.00	69°25'59"	30.30	17.32	S57°35'11"W	28.48
C6	25.00	92°03'55"	40.17	25.92	N23°09'46"W	35.99
C7	25.00	36°45'19"	16.04	8.31	S04°29'32"W	15.76
C8	54.00	84°32'57"	79.69	49.09	N28°23'21"E	72.65
C9	54.00	48°20'11"	45.56	24.23	S85°10'05"E	44.22
C10	54.00	46°37'35"	43.94	23.27	S37°41'12"E	42.74
C11	54.00	99°33'27"	93.83	63.85	S35°24'19"W	82.46
C12	25.00	62°18'51"	27.19	15.11	N54°01'37"E	25.87
C13	50.00	20°49'47"	18.18	9.19	N79°36'37"W	18.08

LINE TABLE

LINE No.	LENGTH	BEARING
L1	14.10	N89° 57' 30"E
L2	35.36	N44° 58' 15"E
L3	28.38	S34° 36' 52"E
L4	22.27	S69° 32' 11"E
L5	49.11	S38° 34' 39"W
L6(R1)	29.34	N12° 00' 01"W
L7	61.34	N78° 01' 30"W
L8	47.84	N89° 21' 17"W
L9	28.59	N29° 03' 35"W
L10	28.59	N29° 03' 35"W
L11	67.80	S89° 58' 30"W
L12(R1)	74.16	S33° 26' 23"W

"A" DESIGNATES FOUND 5/8" IRON REBAR FROM DESERT SKY ESTATES PHASE 4, BK 16, PG 11

"B" DESIGNATES FOUND 5/8" IRON REBAR MARKED PLS 61420 SET IN P.P. 2021-01

REGISTERED PROFESSIONAL LAND SURVEYOR

Janice King

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2023

SURVEY FOR:

JEFF NEWMAN

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING

ONTARIO, OR 97914
 368 SW 5TH AVE.
 PHONE (541) 889-5411

HERMISTON, OR 97838
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CHECKED BY: LCK FIELDBOOK No.: 0-319 PAGE(S): 15-21
 DRAWN BY: RWF/AMC DWG FILE No.: B-1308A
 APPROVED BY: LCK FILENAME: VO21010.dwg JOB No.: VO-21010
 DATE: 11/10/2022 DATE REVISED: SHEET: 1 of 1

TAX LOT 5400 MAP 4N2815 PARCEL 2 P.P. 2021-01
 BURNS PROPERTIES LLC
 (S00° 02' 15"W 849.04(R2)) N00° 01' 58"E 849.10(R1)

SEE DETAIL 1 P.O.B.
 S89° 36' 39"E 661.44
 S89° 36' 39"E 1318.82(R1)
 BASIS OF BEARINGS

GETTMAN HILL ESTATES
A REPLAT of PARCEL 1 OF PARTITION PLAT NO. 2021-1
within Section 15,
Township 4 N., Range 28 E., W.M., Umatilla County, Oregon

APPROVALS:

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL

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

THIS _____ DAY OF _____, 2022

 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS _____ DAY OF _____, 2022

 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS A CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS _____ DAY OF _____, 2022

 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS A CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS _____ DAY OF _____, 2022

 CHAIRMAN

THIS _____ DAY OF _____, 2022

 COMMISSIONER

THIS _____ DAY OF _____, 2022

 COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS _____ DAY OF _____, 2022

 UMATILLA COUNTY TAX ASSESSOR

THIS _____ DAY OF _____, 2022

 UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

HIS _____ DAY OF _____, 2022

 HERMISTON IRRIGATION DISTRICT

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- ① AN EXISTING BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE EXISTS ON THIS PROPERTY, BOOK 170, PAGE 154 UMATILLA COUNTY RECORDS.
- ② AN EXISTING EASEMENT 25' FOOT WIDE ALONG THE "D" LINE AND 40 FOOT WIDE ALONG THE NORTH SIDE OF THE MAXWELL CANAL TO HERMISTON IRRIGATION DISTRICT SHOWN ON PARTITION PLAT 1992-08, INSTRUMENT NO. 1992-171957 UMATILLA COUNTY RECORDS.
- ③ AN EXISTING EASEMENT AS SHOWN NEAR THE NORTHWEST CORNER OF LOT 13 FOR HERMISTON ENERGY SERVICES, INSTRUMENT No. 2021-7260074.
- ④ A BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 208, PAGE 628 OF THE UMATILLA COUNTY RECORD EXISTS ON THIS PROPERTY
- ⑤ I DEDICATE A TEMPORARY STORM DRAIN EASEMENT TO THE CITY OF HERMISTON FOR OPERATION OF STORM DRAIN FACILITIES OVER AND ACROSS LOT 13. THE EASEMENT WILL AUTOMATICALLY EXPIRE WHEN THE REMAINDER OF CONDON AVE RIGHT OF WAY IS DEDICATED TO THE CITY OF HERMISTON.

I HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC FOREVER. I ALSO HEREBY DEDICATE 15' WIDE PUBLIC UTILITY/SIDEWALK EASEMENTS ADJACENT TO ALL STREETS AS SHOWN FOR PRIVATE AND PUBLIC UTILITIES.

BY: JEFFERY L. NEWMAN

STATE OF OREGON } s.s.
 COUNTY OF UMATILLA }

BEFORE ME THIS _____ DAY OF _____, 2022 APPEARED THE OWNERS AND ACKNOWLEDGED THE FOREGOING DECLARATION.

NOTARY PUBLIC FOR OREGON

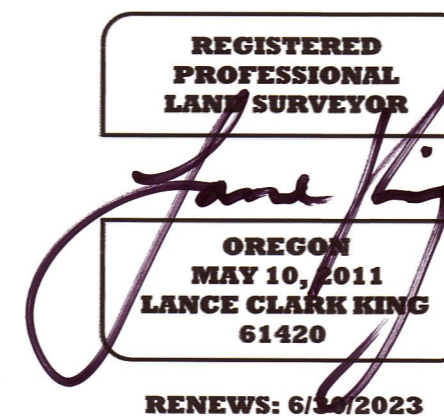
PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- SECTION LINE
- TAX LOT LINES
- TIE LINES
- NEW EASEMENT LINES
- EXISTING EASEMENT LINES
- ⊕ MONUMENT AS NOTED
- () DATA OF RECORD
- [] CALCULATED DATA
- FND. 5/8 IRON BAR AS NOTED
- △ CALCULATED POINT
- ◆ FOUND SCRIBED MARK
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420



SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF JEFFERY L. NEWMAN, FOR THE PURPOSE OF RE-PLATTING PARCEL 1 AS SHOWN ON PARTITION PLAT 2021-01

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM PARTITION PLAT 2021-01, BY CK3, LLC., INSTRUMENT NO. 2021-7130601 UMATILLA COUNTY RECORDS.

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF THIS PARCEL. BETWEEN THE FOUND 2 3/8" BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 15 AND THE FOUND 5/8" IRON REBAR WITH A RED PLASTIC CAP MARKED PLS 61420 MARKING THE CE 1/16 CORNER.

THE EXTERIOR BOUNDARY WAS ESTABLISHED IN (R1) AND RETRACED HERE.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS A SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 11/10/2022. THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047. THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOWS (REFERENCE WARRANTY DEED INST. NO. 2014-6220460), PARCEL 1 OF PARTITION PLAT 2021-01 (INSTRUMENT NO. 2021-7130601, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

REFERENCE TABLE

- R1 PARTITION PLAT 2021-01, FOR JEFF NEWMAN, BY CK3, LLC FILED UNDER COUNTY SURVEY NO. 21-005-B
- R2 FINAL PLAT DESERT SKY ESTATES PHASE 6 FOR PAUL BURNS, BY PBS, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 79

NOTE:
 ① BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE EXISTS ON THIS PROPERTY, BOOK 170, PAGE 154 UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.
 ④ BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 208, PAGE 628 OF THE UMATILLA COUNTY RECORD, EXISTS ON THIS PROPERTY.

SURVEY FOR:			
JEFF NEWMAN			
CK3, LLC			
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING			
ONTARIO		HERMISTON	
368 SW 5TH AVE.		945 W. ORCHARD AVE.	
ONTARIO, OR 97914		HERMISTON, OR 97838	
PHONE (541) 889-5411		PHONE (541) 567-2345	
FAX (541) 889-2074		FAX (541) 567-2305	
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