



PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

Where Life is Sweet

November 13, 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*

For written electronic public comments to be part of the official record, sender must provide their full name and place of residence and comments must be received within the time frame given for the item under discussion. The City Recorder will respond/confirm to sender that their electronic comment was received and will be made part of the record; or, if their electronic comment is not able to be made part of the record, the City Recorder will respond to the sender and state the reason(s) why.

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the October 9, 2024, regular Planning Commission meeting

3. NEW BUSINESS

A. Minor Partition- Hermiston Christian Center 4N2816BA Tax Lot 100- 1825 W Highland Ave

B. Replat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000-6/8/10/12/14/16/18 Hill View Dr

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. 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

October 9, 2024

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Hamm, Misner, Saylor, Guerrero, Kirkpatrick, Caplinger, and Collins. Staff in attendance included Planning Director C.F. Spencer and Planning Assistant Heather La Beau. Youth Advisor Council members Aspyn Inners and Catherine Doherty were present. City Attorney Richard Tovey was excused.

Minutes

Commissioner Kirkpatrick moved, and Commissioner Saylor seconded to approve the minutes of the September 11, 2024, regular meeting as written. Motion passed.

Chairman Fialka welcomed the newest Youth Advisor Council member, Aspyn Inners, as well as returning member, Catherine Doherty.

Hearing-Conditional Use Neasham 4N2811CD Tax Lot 1001 – 611 E Highland Ave

There were no conflicts of interest or ex parte contact declared. Chairman Fialka opened the hearing at 7:02PM and read the following hearing guidelines.

The planning commission is holding a hearing to consider a request to allow a salon in a Medium-High Density Residential (R-3) zone. The request must be approved by the planning commission subject to the criteria established in §157.208 of the Hermiston Code of Ordinances for a conditional use permit. The applicant wishes to change the use of the property from a residential dwelling to a full-service salon. The property is located at 611 E Highland Ave. The applicant is Ciera Neasham.

The applicable substantive criteria relied upon by the City in rendering the decision to grant the conditional use permit are contained in §157.208 of the Hermiston Code of Ordinances. Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS197.797(6)(B) or leaving the record open for additional written evidence, arguments, or testimony pursuant to ORS 197.797(6)(C).

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received and may render a decision.

Planning Director Spencer presented the staff report. The property previously operated under a conditional use permit as a salon but has been out of that use for longer than one year, therefore a new conditional use permit to operate as a salon is required. Street improvements were previously installed and there is adequate off-street parking for the property as a salon use.



PLANNING COMMISSION

Regular Meeting Minutes
October 9, 2024

There was no testimony and Chairman Fialka closed the hearing at 7:09PM.

Findings of Fact

The proposal is in conformance with the Comprehensive Plan and Zoning Code.

1. The property is located at 611 E Highland Avenue and is described as 4N 28 11CD Tax Lot 1001.
2. The property is approximately 0.12 acres in size. The existing building covers approximately 1,511 square feet.
3. The property lies within the Medium-High Density Residential zone and allows uses permitted conditionally in the R-1, R-2, and R-3 zones subject to issuance of a conditional use permit.
4. A beauty salon containing less than 2,500 square feet is a use subject to a conditional use permit in the R-2, R-3, and R-4 zones per §157.026(B)(2) of the Hermiston Code of Ordinances.
5. A public hearing was held on October 9, 2024, in accordance with 157.207(A) of the Hermiston Code of Ordinances.
6. Notice of public hearing was prepared and published on September 25, 2024, in accordance with the notice requirements of 157.229 of the Hermiston Code of Ordinances.

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

7. The property has seven paved parking spaces and one handicapped parking space bringing the total parking provided on-site to eight parking spaces.
8. Three on-site parking spaces are required for a 1,500 square foot service store per §157.176 of the Hermiston Code of Ordinances.
9. The existing property is approximately 7,500 square feet, exceeding the minimum lot size of 5,000 square feet in the R-3 zone.
10. The existing property is approximately 75 feet wide and 100 feet deep, exceeding the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.
11. Total lot coverage of all structures on the site is approximately 19%, which is below the maximum lot coverage of 45% in the R-3 zone.

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

12. The building is connected to existing water and sanitary sewer lines adjacent to the property. No upgrade to these lines is required to service the change in occupancy.
13. E Highland Avenue is classified as a minor arterial on the city's transportation system plan. A minor arterial is well suited to accommodate the level of trip generation a beauty salon will generate.
14. Public improvements installed on the frontages of SE 6th Street and E Highland Avenue are compliant with city standards for street improvements. No further upgrades are required.

The proposed use will prove reasonably compatible with surrounding properties.

15. The property sits within the R-3 zone which is a medium-high density residential zone which permits a variety of residential uses as well as limited commercial uses.



PLANNING COMMISSION

Regular Meeting Minutes

October 9, 2024

16. The property is adjacent to single-family and multi-family uses. Low intensity commercial uses such as a beauty salon are well suited for this type of neighborhood due to the limited traffic generation, limited noise creation, and limited hours of operation.
17. Small-scale commercial uses work well in high-density and mixed-use neighborhoods due to their ability to capitalize on existing foot and vehicle traffic.
18. The property is bounded by two streets and by a six-foot, sight-obscuring fence on the remaining two sides. Visual impacts from the parking lot on adjacent residential uses is limited by the existing fencing and by the parking location at the rear of the building rather than street-oriented parking.

After some discussion, Commissioner Hamm moved, and Commissioner Collins seconded to make the project file a part of the record. Motion passed. Commissioner Collins moved and Commissioner Hamm seconded to adopt the findings of fact. Motion passed. Commissioner Kirkpatrick moved and Commissioner Saylor seconded to approve the conditional use permit. Motion passed.

Replat- Ludcon Ventures LLC 4N2811CB Tax Lots 11700 & 11702 – 230/240 SE 2nd St

Planning Director Spencer presented the staff report. This replat is proposed to combine two lots that were created through the middle housing replat in 2022. An investor wishes to purchase the property as one lot with a duplex, instead of two lots with attached single-family housing. The attached single-family housing is currently under construction on the lot. The existing conditions of approval from 2020 and 2022 land use approvals remain in effect on the site.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Hurlburt Ave and SE 2nd Street. Each street is fully improved adjacent to the site. No additional streets are proposed. Each lot has at least 25 feet of frontage on a public street.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Hurlburt Ave and SE 2nd St each of which has a right-of-way width of 70 feet.

§154.17 Easements.

No easements are shown on the plat. No easements are required.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 6,382 square feet and Lot 2 is 3,093 square feet. There is no minimum lot size in the C-1 or DCO commercial zoning. Each lot abuts a public street for a distance of at least 25 feet as required by §157.141 of the Hermiston Code of Ordinances.

§154.20 Character of Development.

Each lot is presently developed with commercial uses. No additional construction is proposed as a result of partitioning. Uses permitted in the DCO zone are listed in §157.042 of the Hermiston Code of



PLANNING COMMISSION

Regular Meeting Minutes
October 9, 2024

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 replat. The site is located within 500 feet of McKenzie Park, Teen Adventure Skate Park, and the Hermiston High School.

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

All streets are fully improved adjacent to the entire site. No additional improvements are required.

§154.62 Water Lines

Each lot is serviceable from an existing 6" water line in SE 2nd Street. The building at 240 SE 2nd Street on Lot 2 may require a new water meter to be installed as a result of replatting.

§154.63 Sanitary Sewer System.

Each lot is serviceable from existing sewer lines in E Hurlburt Ave and SE 2nd Street. Sanitary sewer service may require relocation as a result of replatting.

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**



PLANNING COMMISSION

Regular Meeting Minutes

October 9, 2024

- (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

§157.040 and 0.42 Central Commercial and Downtown Commercial Overlay

Lot 1 is 6,382 square feet and Lot 2 is 3,093 square feet. There is no minimum lot size in the C-1 or DCO commercial zoning. There are no minimum lot width or depth requirements in the city's commercial zoning. Uses permitted in the DCO zone are listed in §157.042 of the Hermiston Code of Ordinances.

Conditions of Approval

1. 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.
2. The property owner shall confer with public works staff and shall install new sewer and water connections as required after each structure is placed on a separate lot.

Commissioner Collins moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Saylor moved and Commissioner Misner seconded to approve the findings of fact. Motion passed. Commissioner Hamm moved and Commissioner Guerrero seconded to approve the final plat with the conditions of approval. Motion passed.

Planner Comments and Unscheduled Communication

Commissioners introduced themselves to the Youth Advisors while welcoming them to the group. The Youth Advisors were encouraged to provide feedback and ask questions during the discussions and to reach out to the commissioners and staff with any other questions or concerns.

Planning Director Spencer updated the commissioners on recent site plan approvals of an additional 5,000 square foot of retail space on W Theater Lane/N First St and the redevelopment of the former Ford dealer property.



PLANNING COMMISSION

Regular Meeting Minutes
October 9, 2024

Adjournment

Chairman Fialka adjourned the meeting at 7:33PM.

DRAFT



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of November 13, 2024

Title/Subject

Minor Partition- Hermiston Christian Center 4N2816BA Tax Lot 100- 1825 W Highland Ave

Summary and Background

The Hermiston Christian Center has submitted a minor partition plat for the existing church/school site at 1825 W Highland Ave. The proposal will separate 2.9 acres at the northwest corner of the site from the school site. The area proposed for partitioning lies directly north of the terminus of SW 19th Court and south of W Highland Ave. The property was previously partitioned in 1998, separating this area from the land which was later subdivided into the North Riverview Heights subdivision. The act of partitioning a lot within an existing plat (Partition Plat 1998-30) is considered a replat. Under replat statutes, a replat may serve to vacate existing streets and/or easements. The applicant is also proposing to vacate and rededicate an existing easement for Hermiston Energy Services which does not contain any electrical utilities and rededicate the easement where the actual utilities are located.

The property is zoned Medium-High Density Residential (R-3). The proposed partition will create a 20.69-acre parcel for the existing church site (Parcel 1) and a second 2.88-acre parcel for future residential development (Parcel 2). No development plans have been submitted for Parcel 2. The minimum lot size in the R-3 zone is 5,000 square feet for single and two-family lots and 7,500 for multi-family lots.

The easement proposed for vacation is approximately 2,350 square feet in area and is located approximately 260 feet south of the existing church. This easement is 10 feet wide and extends approximately 235 feet west of SW 17th Street. The easement does not align with any existing electrical infrastructure and Hermiston Energy Services does not object to vacating the easement. The applicant has not yet submitted a revised partition plat with the rededicated easement and staff recommends the planning commission require the submission of the revised plat containing the rededicated easement for review to Hermiston Energy Services staff as a condition of approval and that Hermiston Energy Services agree to the location of the easement prior to obtaining plat signatures.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on October 30, 2024. A sign informing the public of the proposal was placed on the property on October 30, 2024.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.

Tie-In to Council Goals

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

Fiscal Information

There is no financial impact to the city because of this partition. The property is currently exempt from property taxes. Parcel 2 will provide additional revenue when residential development occurs.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35(B) and 154.46 of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the plat subject to the conditions of approval.

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

Submitted By:

C.F. Spencer, Planning Director

Exhibit A**Findings of Fact****Hermiston Christian Center Minor Partition****November 13, 2024****1825 W Highland Ave**Design Standards§154.15 Relation to Adjoining Street System.

The property is bordered by W Highland Ave and SW 17th Street. SW 19th Court also terminates at the south line of the proposed Parcel 2. All parcels have adequate access to the existing street network in compliance with the standards of §154.15, §157.028(C)(4), and §157.141.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by SW 19th Court which is a city street 60 feet in width. W Highland Ave and SW 17th Street also provide access to the property. Highland and 17th are both county roads of 66 feet and 50 feet in width, respectively.

§154.17 Easements.

The partition plat reflects several existing easements.

- There is a 20-foot easement along the entire W Highland Ave frontage of both parcels for the W Highland trail.
- Parcel 2 is encumbered by emergency access easements connecting SW 19th Court to W Highland Ave. When Parcel 2 is proposed for residential development, these emergency access easements will be vacated and converted to a public street or similar through access allowing permanent public connection of SW 19th Court to W Highland Ave.
- Parcel 1 contains an existing utility easement to Hermiston Energy Services which is proposed for vacation and rededication to match existing infrastructure.
- Parcel 1 contains an existing easement to the City of Hermiston for water infrastructure.
- Parcel 1 contains an existing easement to Cascade Natural Gas for gas infrastructure.

No other easements are proposed or shown on the plat and none are required.

§154.18 Blocks.

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

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains the Hermiston Christian Center church and school complex and contains 20.69 acres. Parcel 2 is 2.88 acres and is currently vacant.

The preliminary plat provides for the creation of two lots meeting the design standards in 154.19(A) through (E).

§154.20 Character of Development.

The property is zoned R-3. Uses permitted in the R-4 zone are listed in 157.027 of the Hermiston Code of Ordinances. The applicant proposes the partition for residential development on Parcel 2.

§154.21 Parks, School Sites and the Like.

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

Minimum Improvements Required

§154.60 Permanent Markers

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

154.61 General Improvements

W Highland Ave is considered fully improved adjacent to Parcels 1 and 2. The Hermiston Christian Center previously signed a street improvement agreement for future improvements to the property. However, at the time the W Highland trail was constructed, the city agreed to waive future improvements to the road in exchange for the dedication of the 20-foot easement for the trail. The property is also bound by a street improvement agreement for SW 17th Street. No additional improvements are required as part of the partition.

§154.62 Water Lines

Water is available to service the lots in SW 17th Street and SW 19th Court. Parcel 1 is connected to municipal water lines. Parcel 2 may extend and utilize water within SW 19th Court at the time residential development occurs.

§154.63 Sanitary Sewer System.

Sewer is available to service the lots in SW 17th Street and SW 19th Court. Parcel 1 is connected to municipal sewer lines. Parcel 2 may extend and utilize sewer from SW 19th Court at the time residential development occurs.

Preliminary Plat

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

Final Plat

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

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

- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed or referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **A narrative for the easement dedications shall be added to the owner's declaration**
- (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. **Signature blocks for the Hermiston City Council, Umatilla County Tax Assessor, and Umatilla County Commissioners shall be added**

Chapter 157: Zoning

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

Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances. The Hermiston Christian Center was built and operates under an existing conditional use permit from the city.

The minimum lot size for single-family dwellings in the R-3 zone is 5,000 square feet. Each lot meets or exceeds the minimum lot size. Parcels 1 and 2 meet or exceed the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.

§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.

Exhibit B

Conditions of Approval

Hermiston Christian Center Minor Partition

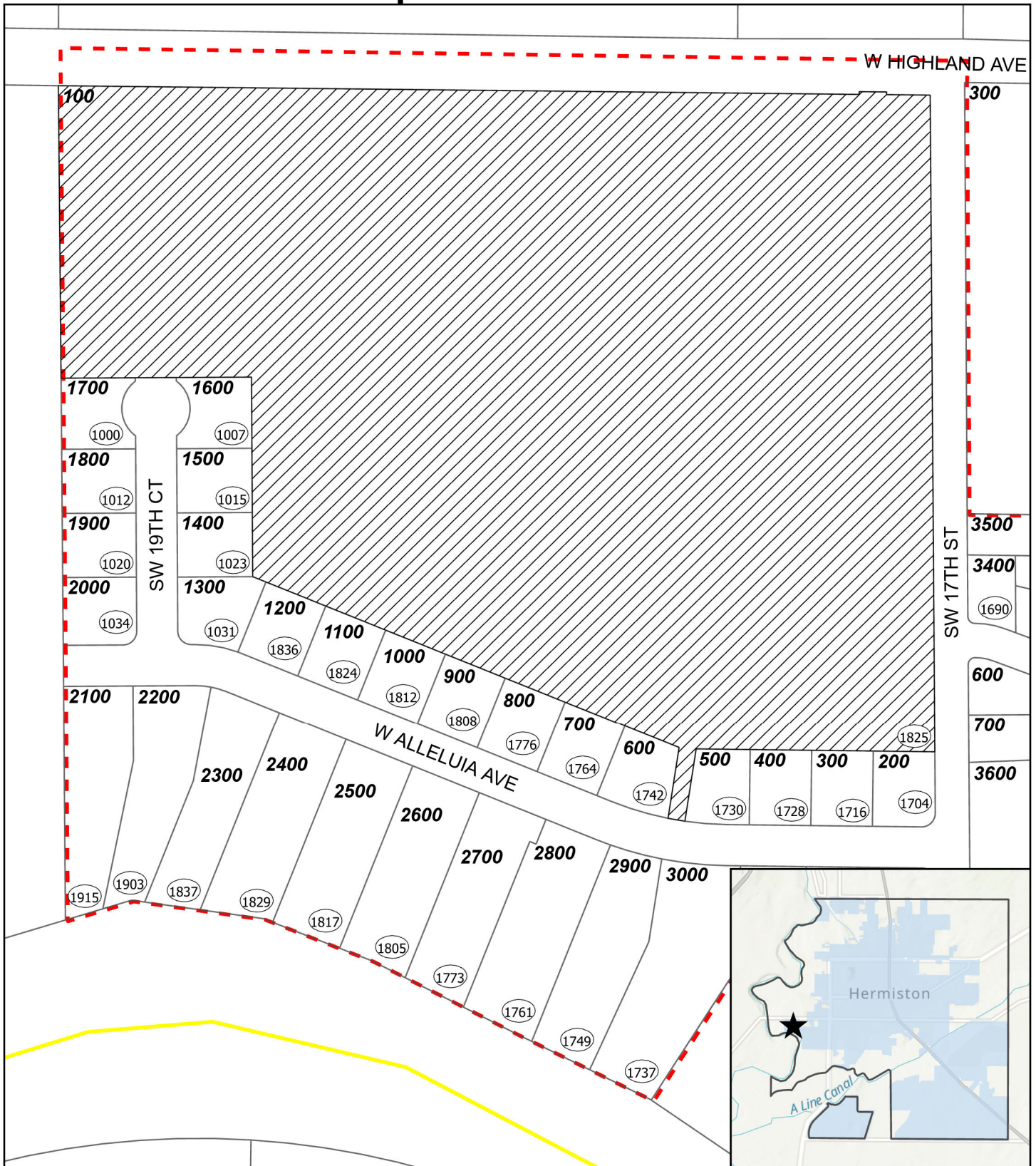
November 13, 2024

1825 W Highland Ave

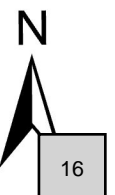
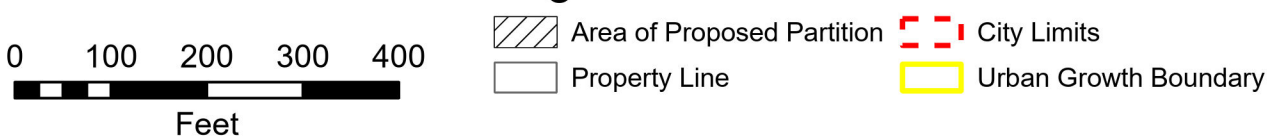
Subject to the public hearing and testimony presented to the planning commission, the following conditions of approval are proposed:

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The applicant's surveyor shall submit a revised plat indicating the vacation of the HES easement recorded on instrument 2012-5970038 and the relocated easement to Hermiston Energy Services for approval prior to obtaining city signature on the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Notice of Proposed Land Use Action

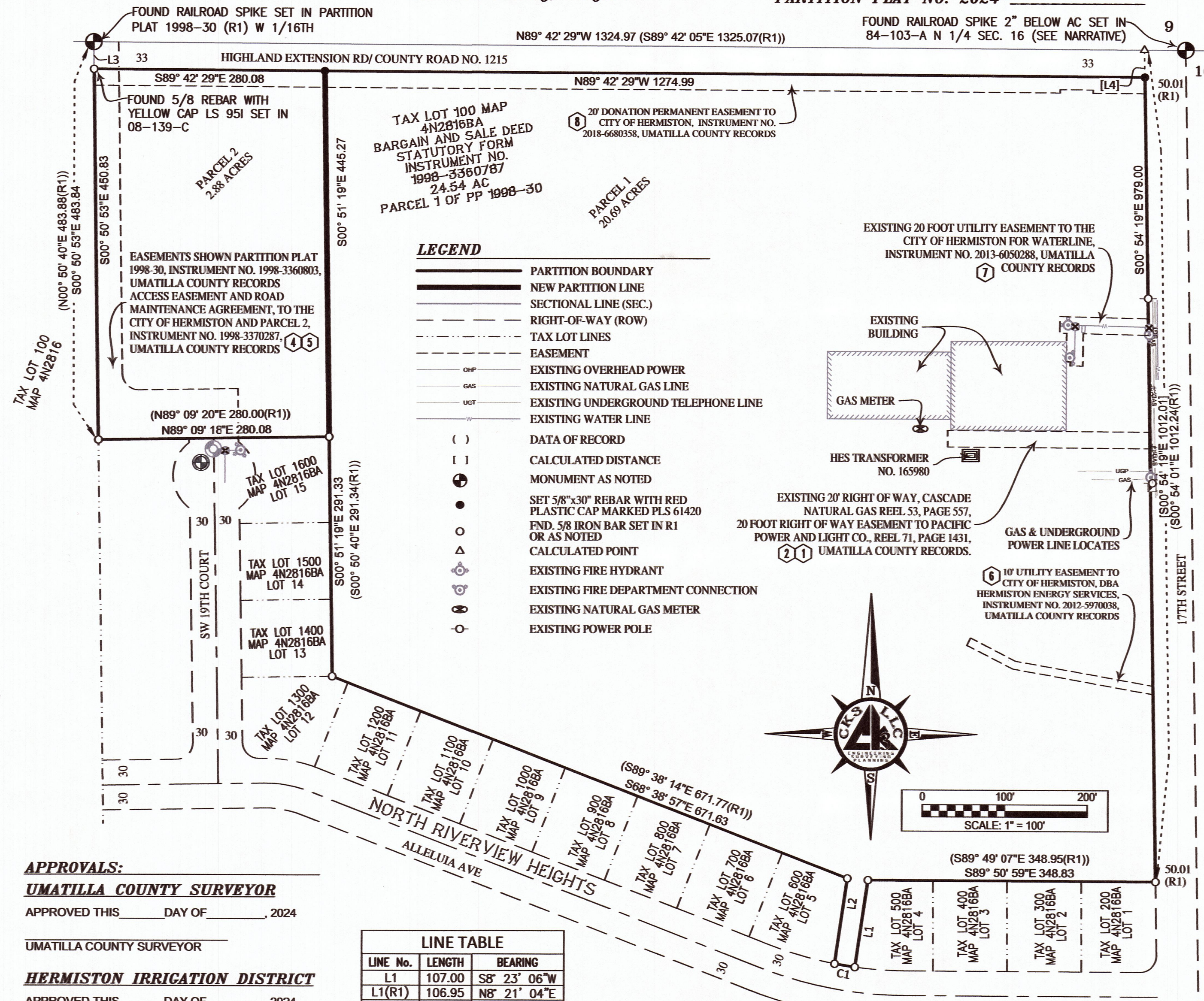


Legend



TENTATIVE PARTITION PLAT of PARCEL 1 OF PARTITION PLAT NO. 1998-30
within the NE1/4, the NW1/4, Section 16, Township 4 N., Range 28 E., W.M.,
Umatilla County, Oregon

PARTITION PLAT NO. 2024-



APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT

APPROVED THIS _____ DAY OF _____, 2024

MANAGER

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY TAX COLLECTOR

HERMISTON CITY PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY PLANNING DIRECTOR

LINE No.	LENGTH	BEARING
L1	107.00	S8° 23' 06"W
L1(R1)	106.95	N8° 21' 04"E
L2	104.93	S8° 19' 53"W
L2(R1)	104.86	S8° 21' 04"W
L3	33.01	S0° 50' 53"E
[L4]	33.01	N0° 54' 19"W

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	470.00	3°02'26"	24.94	12.47	S80°43'03"E	24.94
C1(R1)	470.00	3°02'54"	25.01		S80°43'24"E	25.00

REFERENCE TABLE

- R1 PARTITION PLAT 1998-30 FOR DAN BRAMMER, BY FERGUSON SURVEYING ENGINEERING, FILED UNDER COUNTY SURVEY 98-188-B
- R2 SUBDIVISION PLAT FOR NORTH RIVERVIEW HEIGHTS BOOK 13, PAGE 136, FILED UNDER COUNTY SURVEY 99-028-B.

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF COREY GRIGGS OF HERMISTON CHRISTIAN CHURCH, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED AS PARCEL 1 IN PARTITION PLAT 1998-30, CREATING A 20.69 ACRE PARCEL, AND A 2.88 ACRE PARCEL. AS APPROVED BY HERMISTON CITY PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM R1 & R2. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM:
 LOW DISTORTION PROJECTION: COLUMBIA RIVER EAST ZONE
 (LAMBERT CONFORMAL CONIC)
 DATUM: NAD83-2011, CENTRAL MERIDIAN 120°30'00" W LATITUDE 45°40'00" N
 FALSE NORTHING = 30,000.00 M FALSE EASTING = 150,000.00 M
 SCALE FACTOR = 1.000008

THIS PARCEL WAS ORIGINALLY SURVEYED IN MARCH OF 1998 BY FERGUSON SURVEYING ENGINEERING, FOR FOR SANTIAM PROPERTIES, LLC. AS SHOWN ON (R1) THE BOUNDARY LINES WERE ESTABLISHED IN SAID SURVEY AND RECOVERED HERE, CURVE C1 BETWEEN FOUND PINS IS NOT A TANGENT CURVE.

REGARDING THE N1/4 SECTION 16 (J-11) AND SURVEY NO. 22-006-C. ON 8/29/2024 MR. KRUMBEIN WAS CONTACTED REGARDING SAID CORNER ADDITIONALLY MR. PRIMM WAS AS WELL BUT NEVER RESPONDED. THIS IS A DUAL STAMPED DOCUMENTS AS OUTLINED IN OAR 820-025-0025 (LACKING IN WORK PRODUCT SPECIFICITY). MR. KRUMBEIN STATED AS COUNTY SURVEYOR THE RXR SPIKE AS NOTED IN SAID SURVEY IS THE CORNER AND RECOGNIZED AS THE OFFICIAL CORNER MONUMENTS. MR. KRUMBEIN ALSO STATED THAT FOR FUTURE REFERENCE THE TABLE LABELED "CORNER VISITED" ON SAID SURVEY PROVIDING COORDINATES ARE THE CORNERS/MONUMENTS ACCEPTED AND RECOGNIZED AS OFFICIAL BY THE COUNTY SURVEYORS OFFICE BUT THAT THE COMMENTS COLUMN SHOULD BE IGNORED AS IT CONFUSES THE ISSUE. MR. KRUMBEIN MENTIONED HE PLANS TO ADD SOME NOTES AND EXPLANATIONS TO SAID SURVEY AT SOME POINT.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND THE MONUMENTED BOUNDARIES OF PARCELS 1, 2, AND 3 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 7/7/7777, 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 PARTITION IS DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. 1998-30, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. RECORDED SEPTEMBER 17, 1998, INSTRUMENT NO. 1998-3360803, OFFICE OF UMATILLA COUNTY RECORDS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT HERMISTON CHRISTIAN CHURCH, IS 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, AND ACKNOWLEDGE THE FOLLOWING EASEMENTS (EASEMENTS AS PER TITLE REPORT NO. 165079):

- 20 FOOT RIGHT OF WAY, CASCADE NATURAL GAS REEL 53, PAGE 557, UMATILLA COUNTY RECORDS.
- 20 FOOT RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT CO., REEL 71, PAGE 1431, UMATILLA COUNTY RECORDS
- 10 FOOT RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT CO., REEL 73, PAGE 802, UMATILLA COUNTY RECORDS, NOT PLOTTABLE
- EASEMENTS SHOWN PARTITION PLAT 1998-30, INSTRUMENT NO. 1998-3360803, UMATILLA COUNTY RECORDS
- ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT, TO THE CITY OF HERMISTON AND PARCEL 2, INSTRUMENT NO. 1998-3370287, UMATILLA COUNTY RECORDS
- 10 FOOT UTILITY EASEMENT TO CITY OF HERMISTON, DBA HERMISTON ENERGY SERVICES, INSTRUMENT NO. 2012-5970038, UMATILLA COUNTY RECORDS
- 20 FOOT UTILITY EASEMENT TO THE CITY OF HERMISTON FOR WATERLINE, INSTRUMENT NO. 2013-6050288, UMATILLA COUNTY RECORDS
- 20 FOOT DONATION PERMANENT EASEMENT TO CITY OF HERMISTON, INSTRUMENT NO. 2018-6680358, UMATILLA COUNTY RECORDS

} S.S.

CHRISTOPHER GRIGGS
MEMBER

STATE OF OREGON
COUNTY OF UMATILLA

BEFORE ME THIS _____ DAY OF _____, 2024 APPEARED
THE OWNER AND ACKNOWLEDGED THE FOREGOING DECLARATION.

NOTARY PUBLIC FOR OREGON

PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

UMATILLA COUNTY OFFICE OF RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2025

SURVEY FOR:
HERMISTON CHRISTIAN CENTER

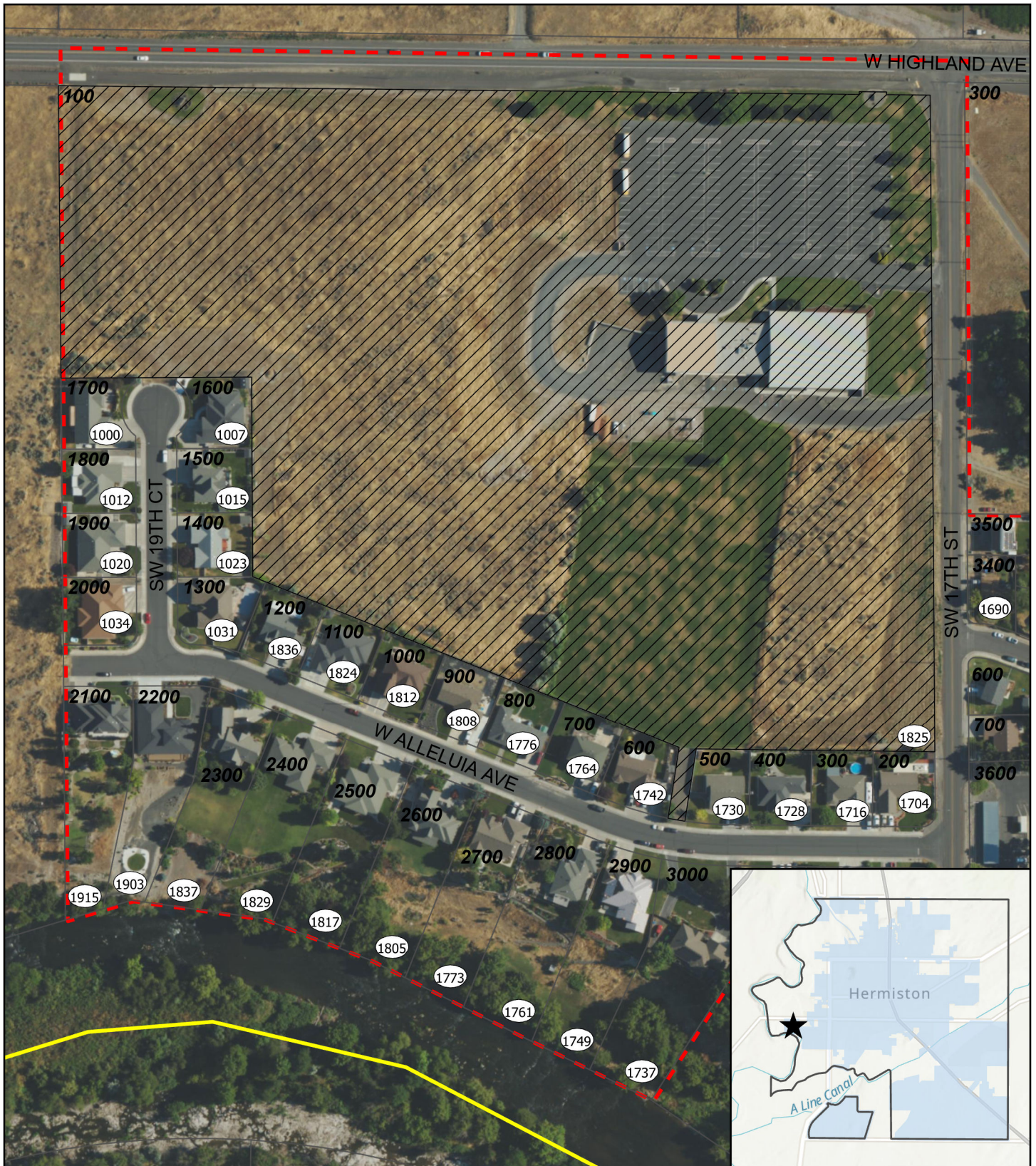


CK3, LLC

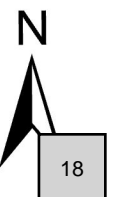
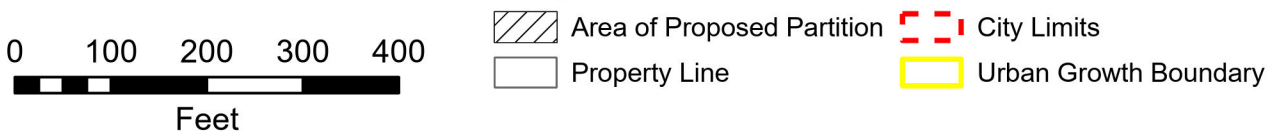
ENGINEERING-SURVEYING & PLANNING

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
WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No. 0-342	PAGE(S): 27-31
DRAWN BY: RWF	DWG FILE No.: B-1361	
APPROVED BY: LCK	FILENAME: VO24023.dwg	JOB No.: VO-24023
DATE: 9/6/2024	DATE REVISED:	SHEET: 1 of 1



Legend



HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
Fax: 541-564-1069
Mobile: 541-571-7698
E-mail: Manager@hermistonid.org

November 4, 2024

City of Hermiston
Planning Commission
Clinton Spencer, Planning Director
180 NE 2nd St
Hermiston, OR 97838

**Re: Hermiston Christian Center
Minor Land Partition – 4N2816BA 100**

Director Spencer,

I have reviewed the information regarding the application for a minor land partition submitted by Hermiston Christian Center for the property located at 1825 W Highland Avenue, Hermiston, OR and referenced above. My research has shown that this property is within our District boundary, however, there are no water rights located on the property. There are no HID or Federal easements on this property.

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

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of November 13, 2024

Title/Subject

Replat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000- 6/8/10/12/14/16/18 Hill View Dr

Summary and Background

Ron McKinnis has submitted a preliminary replat for a portion of the existing Sunset Estates subdivision located on an undeveloped portion of NE Hill View Drive. The intent of the replat is to reconfigure the existing lot layout and allow for the eastward extension of Hill View Drive to allow for improved access and utility service for future residential development to the east. The overall lot count will not change as a result of the replat. The seven existing lots will be adjusted and a new street extension will be created. The property is owned by the Holt Family Trust. The applicant is the City of Hermiston

The property is zoned Multi-Structure Residential (R-4). The proposed replat does not create or eliminate any lots. Instead, the property lines common to the seven lots will be adjusted to create new right-of-way. The parcels currently range in size from 10,000 to 7,500 square feet. After replatting all of the lots will be approximately 7,500 square feet and approximately 3,500 square feet will be dedicated to street purposes. The minimum lot size in the R-4 zone is 5,000 square feet. The owners are proceeding with construction of improvements for the next phase of Sunset Estates and the City wishes to protect the public interest through the creation of a new east/west street connection allowing utility extension and traffic connectivity.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on October 30, 2024. A sign informing the public of the proposal was placed on the property on October 30, 2024.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66, 157.028, and 157.101 of the Hermiston Code of Ordinances.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.

Tie-In to Council Goals

Approval of plats is a matter of administration by city ordinances

Fiscal Information

The city will incur the survey and right of way costs for this replat. The property is currently vacant. Residential development will provide additional revenue when construction occurs.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35(B) of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the preliminary plat subject to the conditions of approval.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the preliminary plat subject to the conditions of approval

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
City Replat
6 – 18 Hill View Drive
November 13, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by Hill View Drive. Hill View Drive is entirely unimproved adjacent to the seven proposed lots. The seven proposed lots have a total of approximately 558 feet of frontage on Hill View Drive. The replat creates a new street to provide east/west connectivity for future residential development.

§154.16 Street and Alley Width.

The proposed replat reconfigures Hill View Drive to create an east/west street stub 50' in width for future connectivity at the south end of the development. The existing east/west portion on the south end of Hill View Drive will require renaming to conform with Section 94.22 of the city's zoning ordinance. The street shall be renamed as an avenue with an East prefix. The renaming of the street cannot be done through the platting process and will require a separate set of hearings before the city council in accordance with ORS 227.120.

§154.17 Easements.

There are existing 6-foot utility easements along all lot lines that are not shown on the preliminary plat. All existing easements shall be shown on the final plat.

§154.18 Blocks.

Block spacing of 600 feet at maximum is satisfied. Blocks are approximately 170 feet between cross streets.

§154.19 Lots.

The lots range in size from 7,467 to 7,560 square feet with five lots of 7,552 square feet. All lots are currently vacant. The preliminary plat provides for the creation of

seven lots meeting the design standards in 154.19(A) through (E).

§154.20 Character of Development.

The seven proposed lots are currently vacant. Lots 1 through 6 will access the yet to be renamed portion of Hill View Drive. Lot 7 will access both the new street stub and Hill Drive. 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.

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

Hill View Drive adjacent to the lots is unpaved with no improvements. The civil improvements for Phase 2 of the Sunset Estates subdivision are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

§154.62 Water Lines

Water is available in Hill View Drive, approximately 65 feet to the west of Lot 1. Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. The development will be serviced by the existing water improvements in Hill View Drive and extended eastward.

§154.63 Sanitary Sewer System.

Sewer is available in NE Eighth St. Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in NE 8th St and extended eastward in Hill View Drive.

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

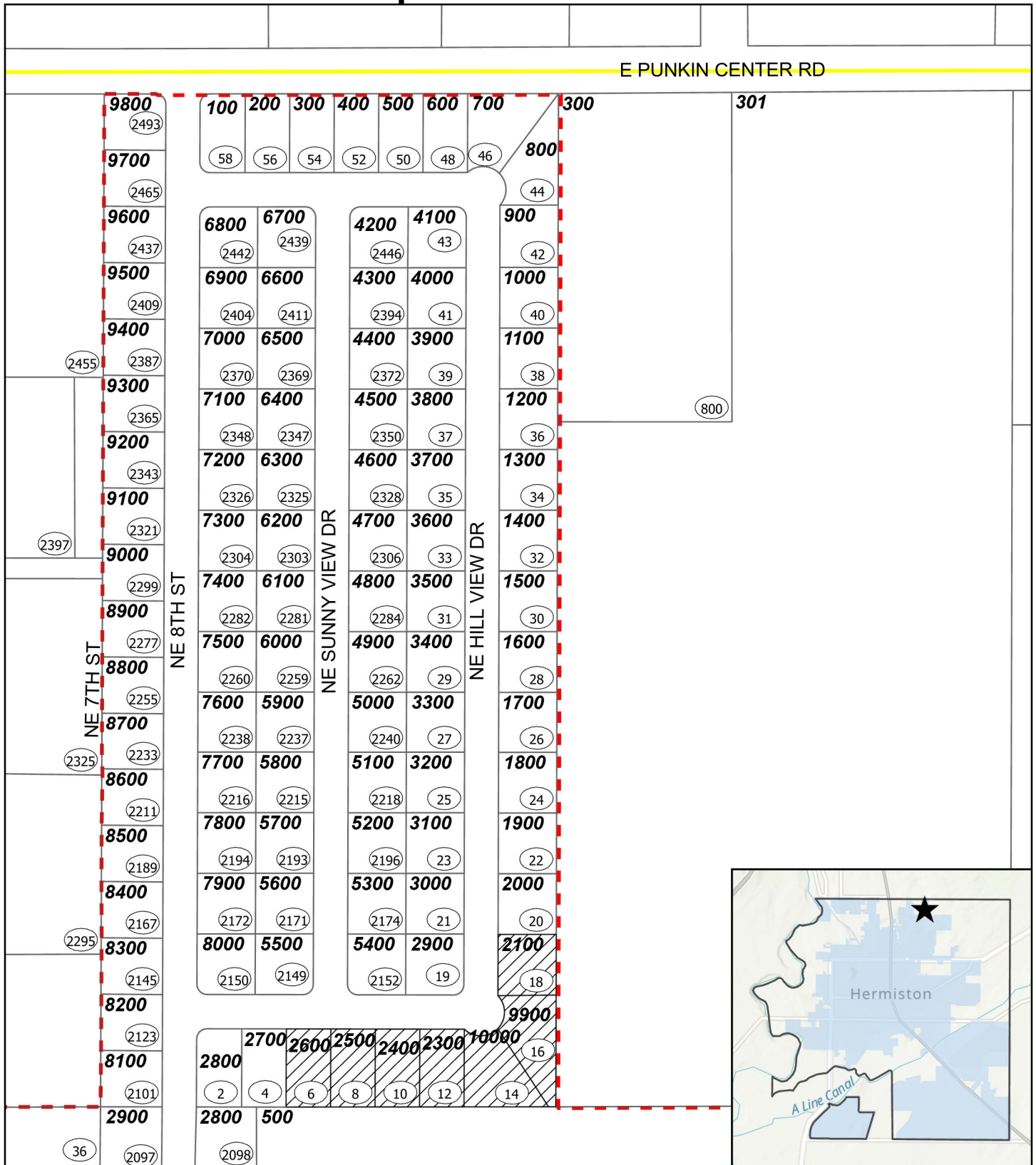
Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage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

Exhibit B
Conditions of Approval
Holt Replat
6 – 18 Hill View Drive
November 13, 2024

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

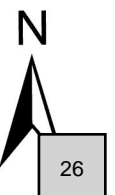
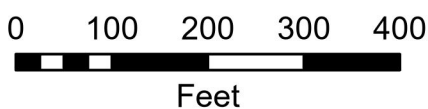
1. All civil improvements adjacent to lots 1 through 7 shall be completed prior to a certificate of occupancy issuance for any dwelling in this replat.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Existing easements shall be added to the final plat.
5. The City will conduct a public hearing in accordance with ORS 227.120 regarding the renaming of streets as a result of new street configuration prior to the issuance of certificates of occupancy for dwellings in the City Replat.

Notice of Proposed Land Use Action



Legend

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



CITY REPLAT

A Replat of Lots 21-24 & 26 of Sunset Estates
Lots 1 & 2 of Holt Addition

City of Hermiston, Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.

Northwest 1/4 of Northeast 1/4 of Section 2
for:

City of Hermiston
180 NE 2nd Street
Hermiston, Oregon, 97838

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007
R3 - Edwards for Holmes, C.S. #S-037-A

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 2431 set at the Southeast corner of newly created Lot 6 of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots in Phase 2. The purpose of the survey was to Replat the southerly lots to allow construction of a future road to properties to the East. The future road was prompted by the City of Hermiston. I have reconfigured the lots to facilitate the new road right of way. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby acknowledge that they have caused this Plat to be created, they authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and they recognize this Plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith Holt

LEGAL DESCRIPTION:

Lots 21 - 24 & Lot 26 of Sunset Estates and Lots 1 & of Holt Addition located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

APPROVALS:

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

Umatilla County Surveyor

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

City of Hermiston
Planning Commission Chair

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

City of Hermiston
City Council, Mayor

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

Hermiston Irrigation District

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this

____ day of _____, 2024

Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this

____ day of _____, 2024

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SEAL



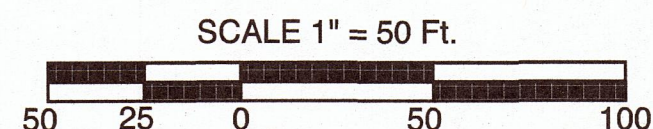
CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	23.58'	15.00'	90°02'39"	N 45°23'11" W	21.22'



I certify that this is a true and exact copy
of the Original Replat as filed for
Edith Holt
in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431



End 5/8" Rebar & Cap
LS 951, from S-037-A

On this ____ day of _____, 2024, the above individuals
appeared personally before me and are known to me to be the identical
individuals who executed this plat and acknowledged that they did so
freely and voluntarily of their own will.

Before me: _____
Notary Public for Oregon

My Printed Name is _____

My Commission No. is _____

My Commission Expires _____

LEGEND



SET MONUMENTS - 5/8" X 30"
Iron Rebar W/ Yellow Plastic Caps
Stamped - L.S. #2431



SET MONUMENTS - Brass Cap
in Monument Box
Stamped - L.S. #2431



Found Monuments - From R1
or as Noted



Calculated Point - Not Set

REPLAT BOUNDARY

Section / Street Center Line

(000)R0 Record - Per Reference Noted

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431

Expires 12-31-24

SCALE 1" = 50 Ft.
September, 2024

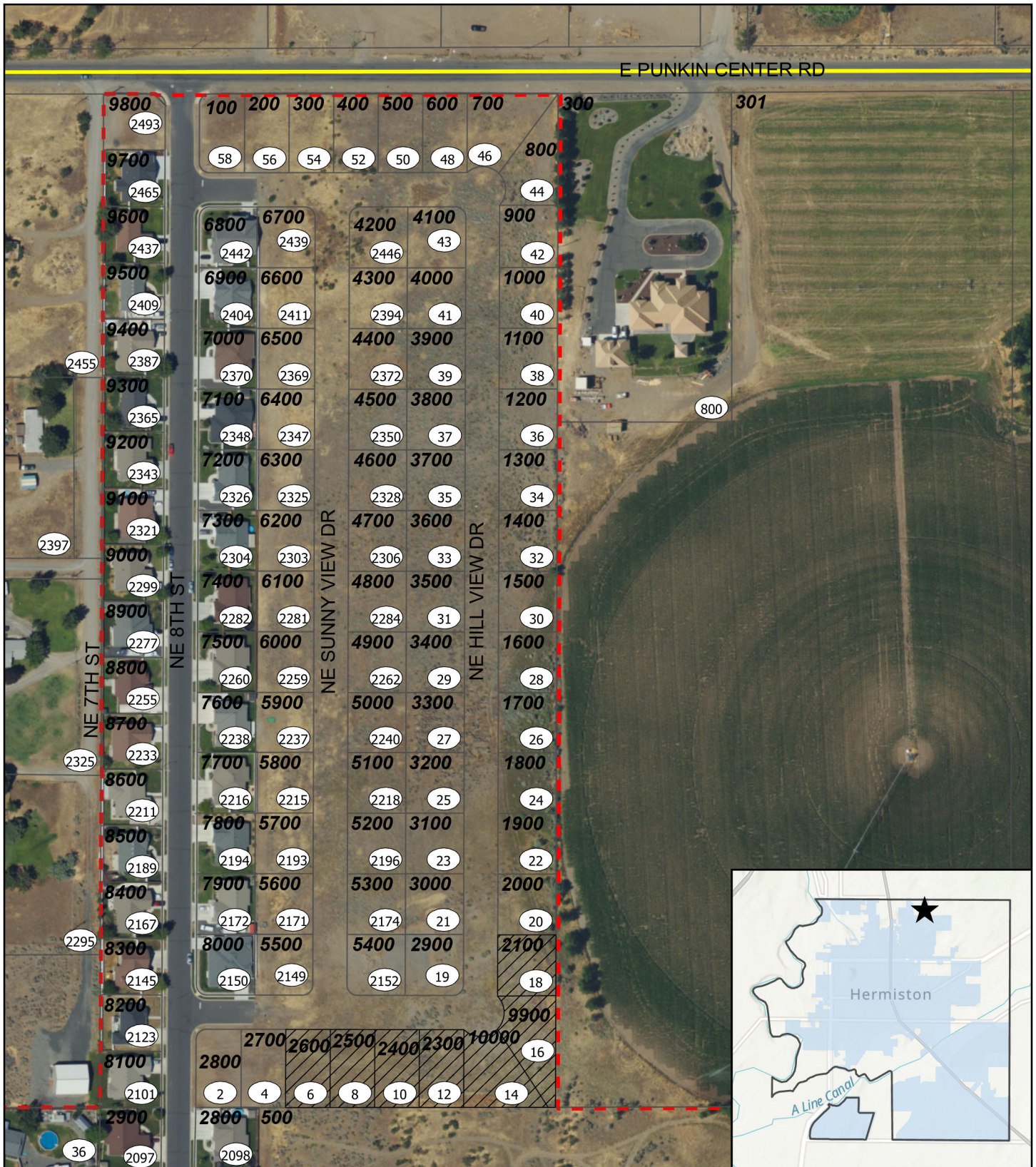
Rev. 09-23-24

ENGINEERING - LAND SURVEYING - WATER RIGHTS

R. V. MCKINNIS ENGINEERING

79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017





HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
Mobile: 541-571-7698
E-mail: Office@HermistonID.org

November 4, 2024

City of Hermiston
Clinton Spencer, Planning Director
180 NE 2nd Street
Hermiston, OR 97838

**RE: Replat for Carl & Edith Holt (TRS) by Ron McKinnis
4N2802AB 2100, 2300, 2400, 2500, 2600, 9900 & 10000**

Director Spencer,

Thank you for the opportunity to review the replat for Carl & Edith Holt (TRS). The parcels are located within the Hermiston Irrigation District boundaries, however, there are no water rights or any Federal or District facilities on these properties.

HID has no objection to the replat of these properties. Thank you for the opportunity to comment on this request.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist