

ORS 457.089

URBAN RENEWAL REPORT REFERRAL TO PLANNING COMMISSION

FINDINGS OF FACT

SEPTEMBER 14, 2022

RELATIONSHIP TO LOCAL OBJECTIVES

The numbering of the policies within this section reflects the numbering that occurs in the original document. There is no set standard for the findings in an urban renewal plan. In analyzing the findings, the projects and the resulting development have been compared to the Hermiston Comprehensive Plan.

This is not a comprehensive list of all parts of the *Hermiston Comprehensive Plan* that are supported by this Plan. This list includes the major Goals and Policies from the comprehensive plans that are in conformance with the urban renewal Plan however, there may be other Goals and Policies that are not listed but are still in conformance with this Plan.

1. *Hermiston Comprehensive Plan*

POLICY 1: CITIZEN INVOLVEMENT

THE CITY OF HERMISTON WILL INSURE THAT CITIZENS HAVE AN ADEQUATE OPPORTUNITY TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.

Finding: The City has held numerous meetings on the proposed development in southwest Hermiston. In addition to those meetings, the HURA met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan and the city held a public hearing that was noticed to all residents of Hermiston. All referenced meetings were open, public meetings.

POLICY 3: INTERGOVERNMENTAL COORDINATION

THE CITY OF HERMISTON WILL FACILITATE INTERGOVERNMENTAL COORDINATION SO THAT DECISIONS AFFECTING LOCAL, STATE AND FEDERAL PLANNING AND DEVELOPMENT ACTIONS IN THE HERMISTON AREA ARE RENDERED IN AN EFFICIENT AND CONSISTENT MANNER.

Finding: The City has consulted and conferred with the overlapping taxing districts through a letter after the HURA meeting that described the proposed urban renewal area and provided a copy of the Plan and Report.

POLICY 4: ORDERLY URBAN GROWTH

THE CITY OF HERMISTON WILL PROMOTE COMPACT URBAN DEVELOPMENT WITHIN AND ADJACENT TO EXISTING URBAN AREAS TO INSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND FACILITATE ECONOMIC PROVISION OF URBAN FACILITIES AND SERVICES.

Finding: The City has annexed this property and is working with a developer to promote compact urban development in the urban area and facilitate economic provision of urban facilities and services.

POLICY 5: ANNEXATION

THE CITY OF HERMISTON WILL UNDERTAKE AN ANNEXATION PROGRAM TO FACILITATE COMPACT URBAN GROWTH AND THE ORDERLY AND EFFICIENT PROVISION OF FACILITIES AND SERVICES.

Finding: The city's population is projected to increase to 26,045 people by the year 2040. The Housing Needs Analysis projected the need for 2,030 new housing units to serve this need by 2040. The development of approximately 1,300 housing units in the Area will help address the housing needs of the community.

POLICY 6: CONVERSION

THE CITY OF HERMISTON WILL ADOPT POLICIES AND PROCEDURES GOVERNING THE CONVERSION OF PROPERTY IN THE UNINCORPORATED PORTION OF THE UGB FROM URBANIZABLE TO URBAN.

Finding: The proposed development will follow all city policies and procedures in the development.

POLICY 7: NATURAL RESOURCES

THE CITY OF HERMISTON WILL PROTECT NATURAL RESOURCES TO THE MAXIMUM DEGREE POSSIBLE.

Finding: The proposed development will go through the normal planning and permit application process which will address any natural resources issues.

POLICY 8: SURFACE AND GROUNDWATER RESOURCES

THE CITY OF HERMISTON WILL COORDINATE ACTIVITIES WITH OTHER GOVERNMENT AGENCIES TO PROTECT THE AREA'S SURFACE AND GROUNDWATER SUPPLIES.

Finding: The City will follow this component of the Comprehensive Plan.

POLICY 9: MINERAL AND AGGREGATE RESOURCES

THE CITY OF HERMISTON WILL PROTECT MINERAL AND AGGREGATE RESOURCE SITES FROM CONFLICTING DEVELOPMENT AND PROTECT

SURROUNDING PROPERTY OWNERS FROM THE ADVERSE IMPACTS ASSOCIATED WITH EXTRACTION ACTIVITIES.

Finding: There are no mineral and aggregate resources located in the Area.

POLICY 10: HISTORIC RESOURCES

THE CITY OF HERMISTON WILL COOPERATE WITH PRIVATE INTERESTS TO IDENTIFY AND PROTECT HISTORIC RESOURCES AND PRESERVE THE COMMUNITY'S HISTORIC CHARACTER.

Finding: There are no known historic resources located in the Area.

POLICY 11: AIR QUALITY

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

Finding: The Comprehensive Plan identifies alternative transportation systems to help address air quality issues. The Area's transportation network includes pathways and trails throughout to promote recreation and alternative forms of transportation.

POLICY 13: WATER QUALITY

THE CITY OF HERMISTON WILL PROTECT WATER QUALITY IN COOPERATION WITH OTHER GOVERNMENTAL AGENCIES.

Finding: The proposed development will be served by a city water, sewer and stormwater system, protecting the city's ground water.

POLICY 14: NATURAL HAZARDS AND DEVELOPMENT LIMITATIONS

THE CITY OF HERMISTON WILL CONTROL CAREFULLY AND, WHEN NECESSARY, PROHIBIT DEVELOPMENT IN AREAS CHARACTERIZED BY NATURAL HAZARDS AND/OR DEVELOPMENT LIMITATIONS.

Finding: The Area has no natural hazards. There are development limitations that are being addressed by the new infrastructure being constructed to serve the site.

POLICY 15: ENERGY CONSERVATION

THE CITY OF HERMISTON WILL ENCOURAGE THE CONSERVATION OF ENERGY RESOURCES WHEREVER POSSIBLE THROUGH CAREFUL LAND USE PLANNING, COMMUNITY EDUCATION AND ADOPTION OF CONSERVATION-ORIENTED POLICIES.

Finding: The proposed development will be a master planned community that must comply with the energy conservation measures required by the City.

POLICY 16: PARKS, RECREATION AND OPEN SPACE

THE CITY OF HERMISTON WILL ACQUIRE AND DEVELOP ADDITIONAL PARKS AND RECREATIONAL FACILITIES THROUGHOUT THE COMMUNITY AND PRESERVE AS OPEN SPACE CITY-OWNED LAND WHICH POSSESSES RECREATIONAL, SCENIC AND OTHER ENVIRONMENTAL QUALITIES OR IS SUBJECT TO NATURAL HAZARDS.

Finding: The proposed development will incorporate significant recreational improvements to provide recreation opportunities for residents of the development and the city as a whole. These include a community park, neighborhood parks and pathways.

POLICY 19: COMMERCIAL DEVELOPMENT

THE CITY OF HERMISTON WILL ASSURE THE AVAILABILITY OF A SUFFICIENT SUPPLY OF COMMERCIAL LAND TO ACCOMMODATE 20-YEAR PROJECTED NEED AND STRIVE TO ACHIEVE THE BALANCED DISTRIBUTION OF COMMERCIAL ACTIVITIES IN NEIGHBORHOODS, DOWNTOWN, AND ALONG OUTLYING HIGHWAYS.

Finding: The development plan proposes small commercial nodes to serve the new residential community.

POLICY 20: GENERAL ECONOMIC DEVELOPMENT

THE CITY OF HERMISTON SUPPORTS ECONOMIC DEVELOPMENT AND JOB GROWTH WHICH WILL DIVERSIFY AND STRENGTHEN THE MIX OF ECONOMIC ACTIVITY IN THE LOCAL MARKETPLACE AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS:

Finding: The provision of housing is a key component in spurring economic development in a community. New businesses need housing for their employees and existing businesses need housing to support their existing employees and any expansion of their business.

POLICY 21: HOUSING AVAILABILITY AND AFFORDABILITY

THE CITY OF HERMISTON WILL ENCOURAGE THE HOME-BUILDING INDUSTRY TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES IN SUFFICIENT QUANTITIES AT AFFORDABLE PRICES TO MEET THE HOUSING NEEDS OF ITS RESIDENTS. IN SUPPORT OF THIS GOAL, THE CITY OF HERMISTON ADOPTS THE FOLLOWING POLICIES:

- A) Support the adequate supply of housing that is affordable for low- and moderate-income households is a top priority;
- B) To assure a variety of housing types, the City also places a high priority on the provision of sufficient housing opportunities for households at middle to higher income levels;

C) The City will maintain an adequate supply of land to provide for housing types within the City's residential land use categories consistent with the findings from the adopted housing needs analyses;

D) The City may identify, through an adequate public process, specific areas to become the focus of redevelopment, and/or housing infill opportunities (for instance, the Downtown area);

E) The City supports the provision of housing for senior citizens and other residents of the city with specialized needs, such as physical disabilities.

F) Support state housing objectives by encouraging the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Umatilla County households and allow for flexibility of housing location, type, and density.

G) Support partnerships with public sector, private sector, and non-profit programs which facilitate the construction of affordable housing for moderate- and low-income household

H) Develop code and building regulations that allow for and accommodate a variety of housing types, including single-family detached housing, attached single-family housing (duplexes, townhouses), accessory dwelling units, apartments, manufactured housing, and mixed-use development.

I) Support the opportunity for a wider range of rental and ownership housing choices in Hermiston.

Finding: The City completed a Housing Needs Analysis in January of 2021 that identified the existing and future needs for the provision of housing in Hermiston. These are specifically identified in Section XI (C) of the Report. The development in the Area is proposed to add 1,100 single family residential units, 150 multi-family units and 80 senior housing units. The use of tax increment financing to offset systems development charges (one of the projects in the Plan) is a way to lower the costs of housing to provide more affordable housing.

POLICY 22: NEIGHBORHOOD QUALITY

THE CITY OF HERMISTON WILL PROTECT AND ENHANCE THE QUALITY OF LIFE IN RESIDENTIAL NEIGHBORHOODS BY:

Permitting the location of small shops in neighborhoods. As part of the PUD review or conditional use process, evaluate proposed commercial development in terms of its scale, design, and pedestrian and automobile access to insure compatibility with surrounding residences.

Finding: The development proposes a node of commercial uses that will provide services to the community.

POLICY 23: PROVISION OF PUBLIC SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF A FULL COMPLEMENT OF URBAN SERVICES AND FACILITIES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE COMMUNITY. TIMELY MEANS A POINT WITHIN THE 20-YEAR TIMEFRAME WHEN THE CITY DEEMS DEVELOPMENT APPROPRIATE FOR A GIVEN PROPERTY BASED ON FACTORS INCLUDING BUT NOT LIMITED TO THE NEED FOR ADDITIONAL URBAN DEVELOPMENT WITHIN THE URBAN GROWTH BOUNDARY AND THE EXTENT OF UNDEVELOPED OR UNDERDEVELOPED LAND BETWEEN THE EXISTING DEVELOPMENT AND THE SUBJECT PROPERTY.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing an urban renewal area.

POLICY 24: WATER, SEWER AND STORM DRAINAGE

THE CITY OF HERMISTON WILL EXTEND PUBLIC WATER AND SEWER TO ALL DEVELOPING AREAS WITHIN THE UGB; THE CITY MAY EXTEND PUBLIC WATER TO INDUSTRIAL LANDS EXCEPTIONS AREAS OUTSIDE THE UGB: ANNEXATION WILL BE A CONDITION OF SUCH EXTENSIONS EXCEPT WHEN A HEALTH HAZARD OR POLLUTION THREAT EXISTS AND EXCEPT FOR WATER PROVISIONS TO INDUSTRIAL LANDS.

Finding: The development will have a full range of public services as development commences. The provision of infrastructure to the site is attained through the use of the tax increment financing allowed by establishing and urban renewal area.

POLICY 25: SOLID WASTE

THE CITY OF HERMISTON WILL ENCOURAGE THE EFFICIENT AND SAFE DISPOSAL OF SOLID WASTE.

Finding: The Area will be served by the city's solid waste program.

POLICY 26: SCHOOLS

THE CITY OF HERMISTON WILL SUPPORT AND FACILITATE THE PROVISION OF HIGH QUALITY ELEMENTARY AND SECONDARY EDUCATION IN THE COMMUNITY.

Finding: The schools will receive additional funding through the attendance of additional students in the school system. The city will coordinate with the school district on the expected number of new residential units in the Area.

POLICY 27: POLICE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT POLICE PROTECTION.

Finding: The City's police department will provide police services in the Area.

POLICY 28: FIRE PROTECTION

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT FIRE PROTECTION.

Finding: The city will ensure that all development is protected by adequate fire protection through the following steps:

1. Construction of adequate water storage.
2. Construction of adequate water pressure and flow systems in all areas within the urban renewal area.
3. Require construction and maintenance of fire hydrants in all phases of development within the urban renewal area. City standards require installation of fire hydrants along all public streets.
4. Require design and construction of all public streets to ensure adequate maneuvering width and radii for emergency vehicles.
5. Require adequate emergency vehicle access to all areas of the urban renewal area through the construction of a series of collector streets internal to the development which serve local streets.

POLICY 29: LOCAL GOVERNMENT SERVICES AND FACILITIES

THE CITY OF HERMISTON WILL PROMOTE ADEQUATE AND EFFICIENT PROVISIONS OF LOCAL GOVERNMENT SERVICES AND FACILITIES.

Finding: The Area will have access to all of the city services.

POLICY 30: PRIVATE UTILITIES

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE ADEQUATE AND EFFICIENT PROVISION OF PRIVATE UTILITIES INCLUDING ELECTRICAL, NATURAL GAS AND TELEPHONE SERVICE.

Finding: The Area will have access to electrical, natural gas and telephone service.

J. TRANSPORTATION (GOAL 12)

POLICY 31: INTEGRATED TRANSPORTATION SYSTEM

THE CITY OF HERMISTON WILL PROMOTE A BALANCED, WELL-INTEGRATED LOCAL TRANSPORTATION SYSTEM WHICH PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS, AND FACILITATES THE MOVEMENT OF COMMODITIES.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

POLICY 33: ALTERNATIVE TRANSPORTATION

THE CITY OF HERMISTON WILL ENCOURAGE AND FACILITATE THE PROVISION OF ALTERNATIVE TRANSPORTATION MODES AND FACILITIES TO REDUCE CONGESTION AND AIR POLLUTION AND IMPROVE RECREATIONAL OPPORTUNITIES. PROVISION OF TRANSPORTATION TO THE HANDICAPPED AND ELDERLY IS A HIGH PRIORITY.

Finding: The Area has a transportation network that includes alternative transportation systems. This transportation network will be reviewed by the city in the master planning process.

POLICY 34: TRANSPORTATION SYSTEM PLAN

THE CITY OF HERMISTON WILL COMPLY WITH THE REQUIREMENTS OF THE TRANSPORTATION PLANNING RULE WITH THE ADOPTION OF THE TRANSPORTATION SYSTEM PLAN AND RELATED AMENDMENTS TO IMPLEMENTING ORDINANCES.

CONNECTED STREET NETWORK. THE CITY WILL SUPPORT AND DEVELOP A CONNECTED NETWORK OF STREETS, ACCESSWAYS AND OTHER IMPROVEMENTS, INCLUDING BIKEWAYS, SIDEWALKS, AND SAFE STREET CROSSINGS, TO PROMOTE SAFE AND CONVENIENT BICYCLE AND PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY.

Finding: The proposed development will conform to the provisions of the Hermiston Transportation Systems Plan. The proposed development will be approved through the city's planning and permit process to ensure conformance.

2. Hermiston Parks, Recreation and Open Space Master Plan

Adopted August 2020. Prepared by Cameron McCarthy Landscape Architecture & Planning

The ***Hermiston Parks, Recreation and Open Space Master Plan*** did not specifically address parks needs in the Hayfields area. However, the general goals of the ***Hermiston Parks, Recreation and Open Space Master Plan*** support the development of additional recreation opportunities as shown below.

Vision Statement

Hermiston actively provides inviting parks, trails, and programs for all walks of life. We celebrate our unique abilities, values and cultures. Parks and Recreation facilities and programs are the heart of our physical and emotional well-being.

Goals

Accessibility and Distribution

Provide an equitable distribution of park facilities and improve physical access to the PROS system.

Community Health

Increase park and recreation opportunities in order to improve physical and mental health across the community.

Natural Resource Restoration and Conservation

Restore and conserve natural resources in Hermiston in order to sustain and enhance environmental assets.

Diversity

Promote a welcoming atmosphere for all residents and identify and meet the needs of a diverse population.

Maintenance and Facility Upgrades

Operate, maintain, and update park facilities and amenities to provide a safe and accessible environment for all Hermiston residents.

Local and Regional Character

Reinforce continuity across the PROS system to create a recognizable identity that reflects the Hermiston residents and honors the surrounding landscape.

Finding: The Area will provide significant additional recreational opportunities for the City of Hermiston. These include a community park, neighborhood park, natural areas, and pathways.

Overall Finding: The Plan conforms to the Hermiston Comprehensive Plan.