



Where Life is Sweet

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

Title/Subject

Conditional Use- Skate Park 4N2811CC Tax Lot 2300- 345 S First St

Summary and Background

The City of Hermiston has submitted a request for a conditional use permit master plan approval for the construction of a new Teen Adventure Park located at 345 S 1st St. The property is described as 4N 28 11CC Tax Lot 2300. The subject parcel lies within the Outlying Commercial (C-2) zoning district located between Highway 395 and S 1st Street, north of E Highland Ave. Specific amenities proposed for the park include a skate park, a parkour area, a climbing boulder, a restroom, and various landscape and pedestrian improvements. The park is funded through State of Oregon grants and a local match.

The park is planned for two phases. Phase 1 includes skate park and pedestrian improvements, as well as the restroom installation. Phase 2 will install the parkour area, climbing boulder, and site furnishings such as benches. Certain conditional uses may receive a master plan approval from the planning commission. A public park is one of the uses eligible for a master plan approval per §157.210(F) of the Hermiston Code.

Staff has prepared a burden of proof discussing the overall site development plan as well as draft findings of fact and recommended conditions of approval. The attached burden of proof functions as the staff report narrative.

Tie-In to Council Goals

The Teen Adventure Park has been approved and funded by the city council. A resolution of support was adopted as part of the grant application process and the project is funded in the 2022-23 city budget.

Fiscal Information

Phase 1 has received a grant of \$545,366 from the State of Oregon. Phase 2 is not yet funded but has a grant request of \$537,366. Each phase requires a 50% match from the City of Hermiston.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the proposed conditional use permit master plan as submitted
- Approve the proposed conditional use permit master plan with amendments either to configuration or conditions of approval
- Deny the proposed conditional use permit master plan

Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to adopt findings of fact
- Motion to impose conditions of approval
- Motion to approve conditional use permit master plan

Submitted By:

Clinton Spencer, Planning Director