



## PLANNING COMMISSION

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Regular Meeting Minutes

June 14, 2023

filled in to bring the houses level. She was told that the lot would never be developed, or she would not have bought her house. She feels the street can not handle the traffic and doesn't want her driveway cut back further than it is.

Planning Director Spencer commented that if the planning commission feels that Hurlburt could be extended, even terminating to a cul-de-sac, then the infill designation probably is not justifiable. Also to consider, with a 60 foot minimum lot width, 8 lots are permissible onto the property with or without an infill designation unless there is some incredible safety issue. To date, no evidence of a safety issue has been received. The street is currently only partially built. With development the street will be fully developed with wider paving and sidewalks on the north side.

Brian Owens- In response to a comment from Commissioner Burns that it appeared Mr. Barrows house was too close to the property line to have a road pass by, Mr. Owens stated that he and Mr. Barrows paid to have a survey completed and there are survey stakes showing the house is located 25 feet off the property line. He feels a cul-de-sac could easily be built in the corner of tax lots 2400, 2500 and 2501.

Mr. Guerena- If he could do a cul-de-sac and face houses inside the cul-de-sac, he is willing to forgo the infill designation. He is making payments on the land and would like to be able to proceed with development. The plan is to build bigger houses on the larger lots.

Mr. Gervais- He has concerns as the sewer is extremely shallow and the sewer may not be able to be extended and it is not certain if Hurlburt can be extended. The water in the pipe would still need to be flowing downhill, not stagnant.

After discussing speeding and the feasibility to extend the road, including utilities, cul-de-sac standards, and lot configuration, Commissioner Fialka moved, and Commissioner Kirkpatrick seconded to continue the hearing to the July planning commission meeting. Motion passed.

Chairman Saylor called for a recess from 8:41 to 8:52PM.

### **North Hermiston Urban Renewal Area (NURA) Presentation**

Planning Director Spencer reviewed the purpose of the proposed urban renewal plan. The district is a small, concentrated area with a focused directive to add a light at the intersection of 395 and NE Aspen Drive, extend NE Aspen Drive from 395 to NE 4<sup>th</sup> St, with a water line extension, and extend NE North St to NE Aspen Drive. The intent is to add traffic calming measures and increase potential development opportunities. The plan has a maximum indebtedness of \$5,000,000 and a life span of 16 years.

Elaine Howard of Elaine Howard Consulting used PowerPoint slides (attached) to present additional details of the plan.



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After some discussion, Commissioner Collins moved, and Commissioner Burns seconded that the Hermiston Planning Commission finds, based upon information provided in the staff report and the provided attachments, that the North Hermiston Urban Renewal Plan conforms to the Hermiston Comprehensive Plan and further recommends that the Hermiston City Council adopt the proposed North Hermiston Urban Renewal Plan. Motion passed.

**New Business - Final Plat- Highland Meadows Phase 2 4N2814AA TL 102- 942 E Highland Ave**  
Planning Director Spencer presented the staff report. The planning commission modified one of the original conditions of approval in February of 2022.

### Testimony

Tyler Brandt 469 SW Cottonwood Dr- The recently installed drainpipe along the church frontage is solid and less likely to collapse than the previous perforated pipe that failed due to tree roots.

After discussion regarding the location and maintenance of the drainage pipe along the church property, Commissioner Fialka moved, and Commissioner Caplinger seconded to approve the final plat subject to the conditions of approval. Motion passed.

**New Business- Final Plat- View Wood Estates Phase 1 4N2814AD TL 902- 920 E View Drive**  
Planning Director Spencer presented the staff report. This phase creates 11 single family lots and one oversized lot for future development.

Commissioner Caplinger moved, and Commissioner Kirkpatrick seconded to approve the final plat subject to the conditions of approval. Motion passed.

### **Planner Comments and Unscheduled Communication**

Commissioner Burns announced his resignation from Position #5 of the Planning Commission. The commissioners thanked him for his service.

### **Adjournment**

Chairman Saylor adjourned the meeting at 9:22PM.