

CITY OF HERMISTON

CONDITIONAL USE PERMIT APPLICATION

Pursuant to the provisions of 157.205 of the Hermiston Code of Ordinances, application is hereby made for a conditional use permit for the following described property:

Applicant's Name: Umatilla Basin Properties, LLC Date: 10-17-2024

Address: 150 NE 8th Place, Hermiston, OR Phone: 541-564-4369
(Daytime)

Property Owner(s) Name (If Different): N/A

Address: PO Box 1148, Hermiston, OR Phone: Same
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2811 - DB Tax Lot No: 02700

Comprehensive Plan Designation: R2 Zoning Designation: R2

Current Use of Property: Single Family Dwelling

Request to Allow: Daycare center for public use with up to 12 children and 2 childcare professionals.

Facility will be open during normal working hours on weekdays only.

IMPORTANT!: Oregon's Land Use Planning Laws and 157.208 of the Hermiston Code of Ordinances require the planning commission to make findings of facts with regard to requests for conditional use permits. 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. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:
Per City of Hermiston Code, Title XV, Land Usage, Chapter 157.026 Medium Density Residential Zone (R-2),

(B) a daycare center is permitted as a conditional use because it is permitted as a conditional use in a R-1 Zone.

This facility also meets the requirements in Chapter 157.210, Standards for Conditional Uses, by meeting the requirements in Section (D), Schools.

2. 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. Explain fully:

The home is 932 square feet. This is sufficient space to meet state guidelines of 35 square feet of indoor activity area per child in an in-home daycare center. The property offers adequate fenced outdoor space to accommodate a childcare center. The property offers adequate space for staff parking and child drop off and pick up.

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:
As the original use of the property was for a single family dwelling, utilities are already in place and do not need any
enhancements to serve this conditional use.

4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:
This facility will not impact the neighborhood quality and complies with Policy #22 of the Hermiston Comprehensive Plan.
Additionally, this facility will meet a critical need for working families in our community. According to an Oregon Public
Broadcasting article, dated February 1, 2024, childcare is one of the biggest social and economic challenges facing Oregon.
Per the Oregon Childcare Research Partnership 2022 Report, Umatilla county is considered a Childcare Desert where only
one slot of certified childcare exists per three children, and the actual number for children ages 0 to 5 is one out of four.

ADDITIONAL INFORMATION TO BE FURNISHED AND 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 proposed use.
- 2) Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), 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 representative, at the meeting(s) where this request is scheduled for consideration and may grant or deny this request based upon the testimony provided at the hearing.

I am the ___owner/ ☒ owner(s) authorized representative. (If authorized representative, attach letter signed by owner.)

Applicant's Signature:  Date: 10/18/2024

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

NOTE: The Hermiston Planning Commission meets the second Wednesday of the 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 public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 10.21.24 Received By: Wupl Meeting Date: 11-13-24
Fee: \$800.00 Date Paid: 10-18-24 Receipt No: XBP CF # 21278089

Lisa McMeen

From: NW Installations <nwinstall1@gmail.com>
Sent: Friday, October 18, 2024 12:55 PM
To: Lisa McMeen
Cc: John Gorsline
Subject: Permission for zoning consideration

This is Casey Casey Zollman, the current owner of the property located at 150 Northeast 8th Street in Hermiston Oregon.

I give permission for umatilla properties to submit an application for zoning consideration on this property.

This property is expected to close by the end of November.

Thank you for your consideration,
Casey Zollman
caseyz@windowspnw.com
541-601-5983

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Umatilla County Interactive Map



150 NE 8th Pl, Hermiston, OR 97111

Show search results for 150 NE...

5800 sq ft

116.3'

86.3'

100.0'

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