

Conditions of Approval for Umatilla

Basin Properties LLC.

150 NE 8th Pl

Conditional Use Permit

December 11, 2024

Subject to the evidence and testimony presented at the public hearing, the following draft conditions of approval are proposed:

1. E Fay Avenue shall be improved from the terminus of existing improvements approximately 20 feet east of the NE 8th Place intersection to the east property line of the property, a distance of approximately 77 feet. E Fay Ave improvements shall consist of half street improvements to a local residential street standard containing street paving, curb, gutter, and sidewalk.
2. NE 8th Place shall be improved with sidewalk along the entire property frontage, a distance of approximately 86 feet.
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. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
4. All storm water shall be retained on site.
5. Parking sufficient for three parking spaces meeting the design standards of §157.175 through §157.179 of the Hermiston Code of Ordinances shall be installed.
6. Outdoor play area complying with the requirements of OAR 414-300-01500 shall be installed and fenced with sight-obscuring fencing of at least four feet in height and not more than six feet in height.
7. Parking lot and exterior lighting shall be designed not to interfere with adjacent residential uses.